

## **D# 85 OVERLAY MAP**

### **SUPPLEMENTAL STAFF REPORT**

**SUMMARY:** This Supplemental Staff Report provides responses to issues that were raised at a Planning Commission meeting regarding amendments to the Development Regulations (Title IV). It also includes additional information that staff has identified as being necessary to include in the analysis for amendments.

#### **General Description**

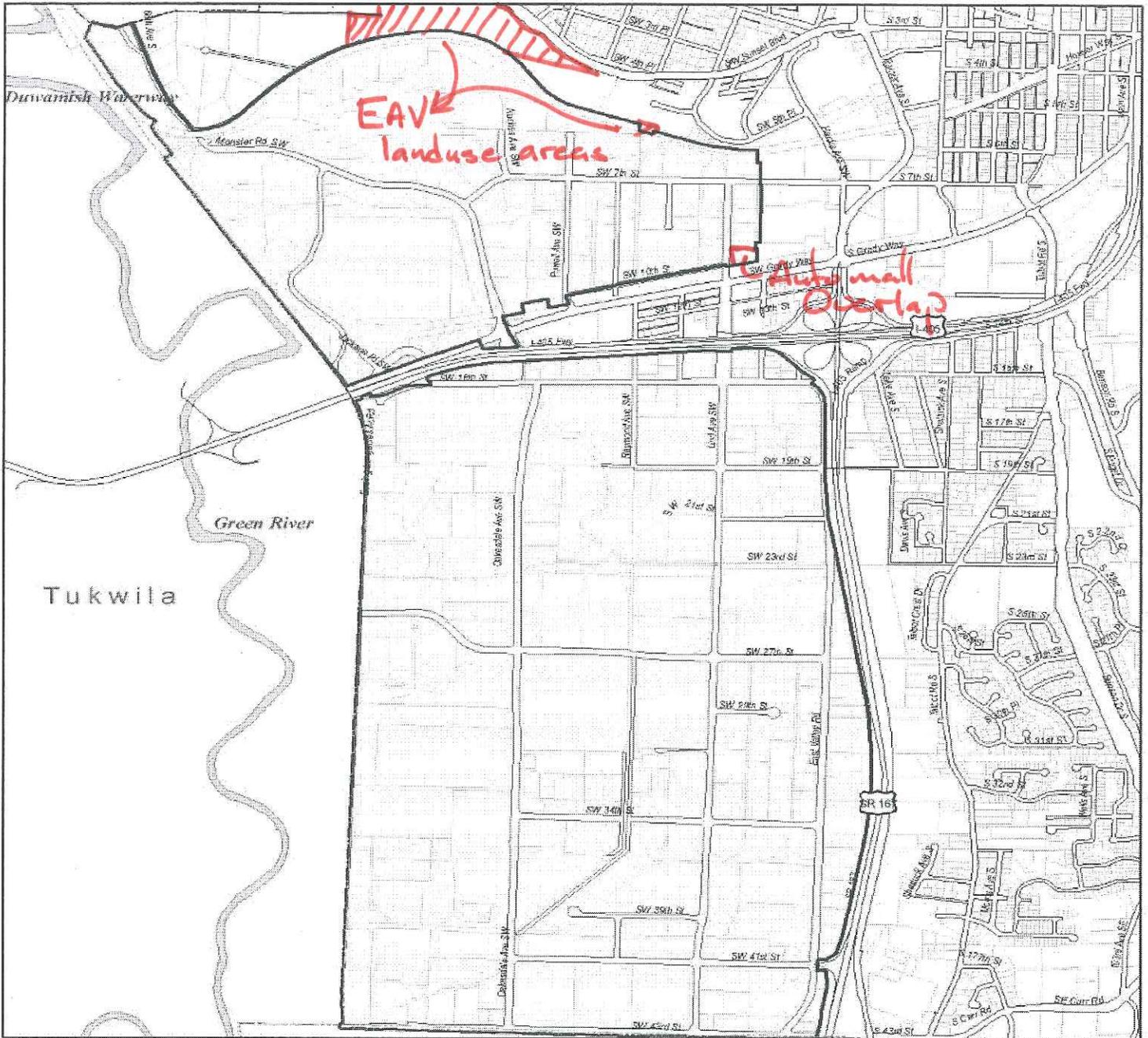
The City of Renton Planning Division requested this docket item.

The docket item as proposed would eliminate overlapping and thus conflicting zoning overlay districts. The overlay districts at issue are defined in Title IV, Development Regulation, Chapter 2 Zoning Districts – Uses and Standards, Section 080 B. Employment Area Valley and F. Automall, Chapter 3 Environmental Regulations and Overlay Districts, Section 040, G. Automall, Section 100 Urban Design Districts B. 3. Urban Design Districts Map and Chapter 4 City-Wide Property Development Standards, Section 100 Sign Regulations, H. 3. Map of City Center Sign Regulation Boundaries. These sections of the code have maps that conflict and overlap with each other and the defining textual portion of the code also create overlays and conflicts.

The conflict and overlap issues can be addressed by eliminating several of the maps which are either redundant and/or at odds with the defining section of the code and removing the text references to the deleted maps and with some minor text revisions to the defining sections of the code.

Planning Commission Issue: There was some concern expressed with regard to the extent and unintended consequences of any textual code changes.

Staff Response: The text changes presented are minor and seek to eliminate erroneous references created by the elimination of redundant maps and make minor changes to the defining section of the overlay zones to remove areas of overlap between overlay districts to reduce conflicting definitions in the code and clarify the defining sections.

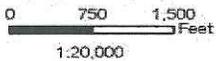


Department of Community & Economic Development

Alex Pietsch, Administrator

Data/GIS Analysis Services  
Adriana Johnson

November 12, 2008



1:20,000



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Employment Area Valley

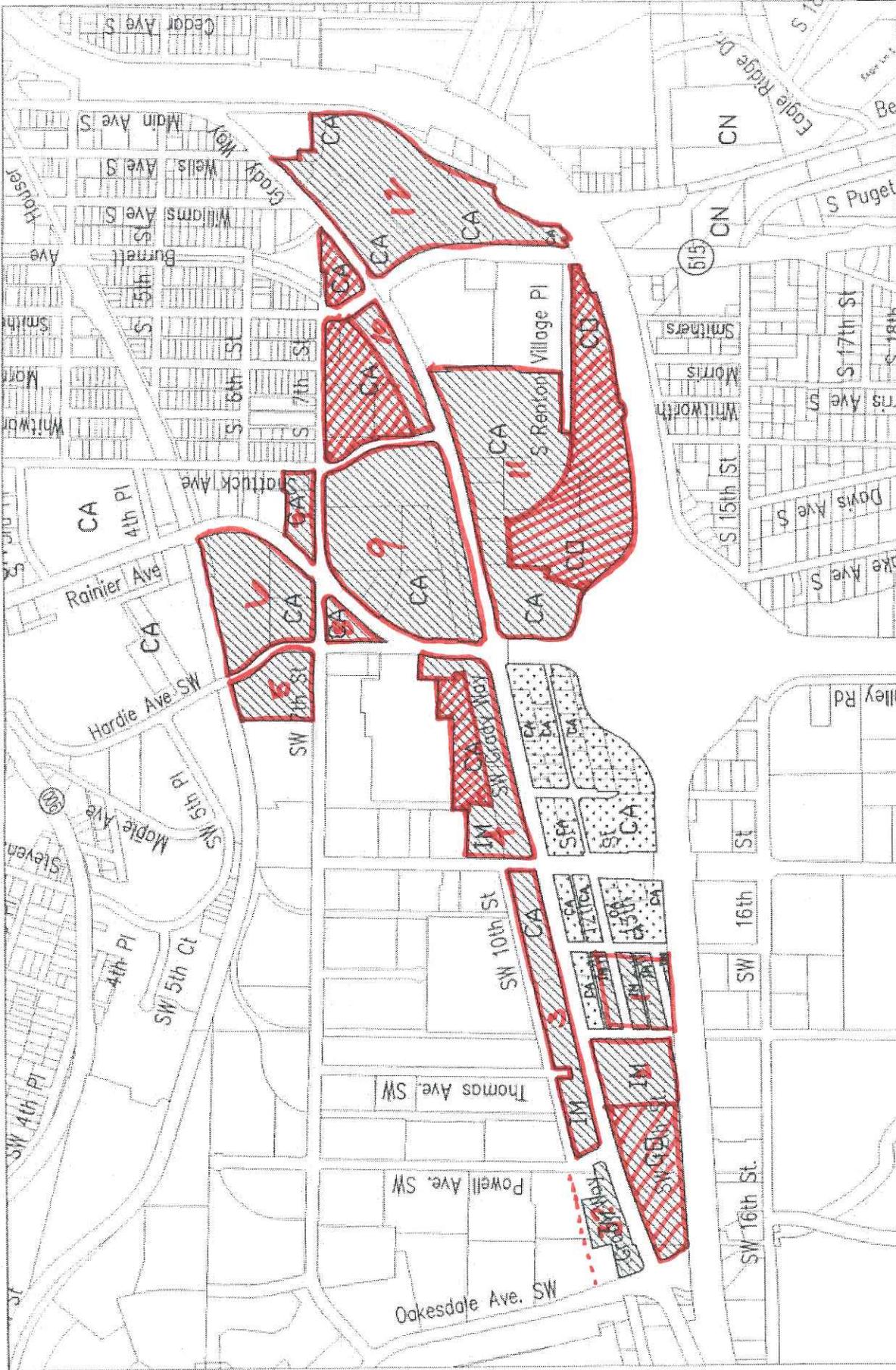
Legend

- Employment Area Valley
- City Limits
- Parcels

File Name: H:\GIS\GIS\_projects\080816\0816\amend\080816\employment\_area\_valley\_0811.mxd

4-2-080 F Delete

Exhibit #2



-  Automall Commercial Corridor - Area A
-  Automall Commercial Corridor - Area B



Not in  
4-3-040 B

**Automall**

Economic Development, Neighborhoods & Strategic Planning  
 Planning Department  
 1000 1st Avenue  
 Renton, WA 98057  
 2004





# Automall

## Legend

- Automall Commercial Corridor Area A
- Automall Commercial Corridor Area B

Economic Development,  
Neighborhoods and  
Strategic Planning  
Alex Pleisch, Administrator  
A. Jonsson, Planning Technician



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December 5, 2007

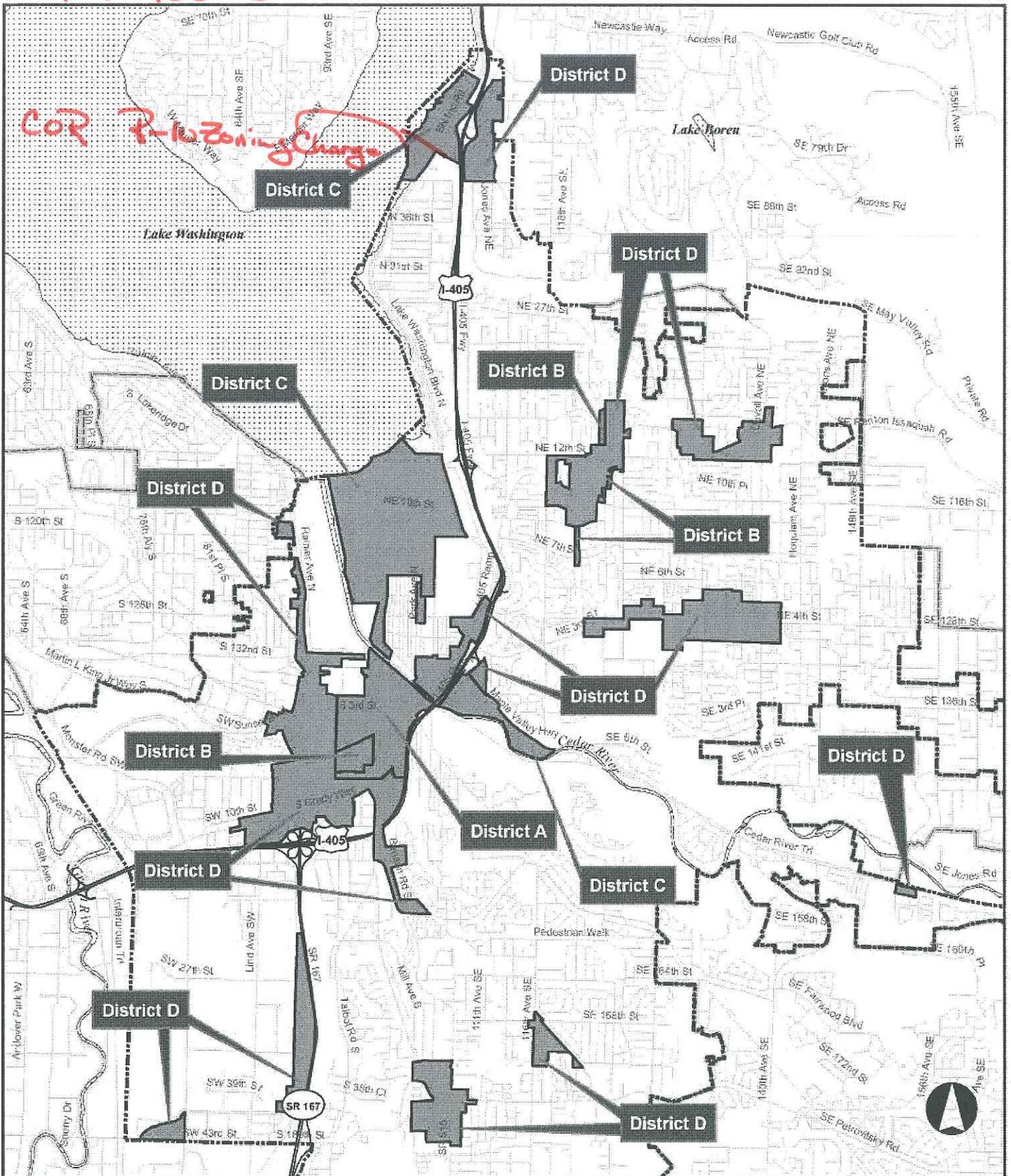


Not in 4-3-040 B.  
defining code



4-3-100 B.3. Delete Exhibit #4

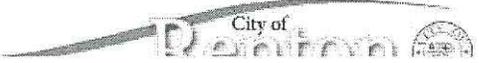
COR Rezoning Change



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# Urban Design Districts

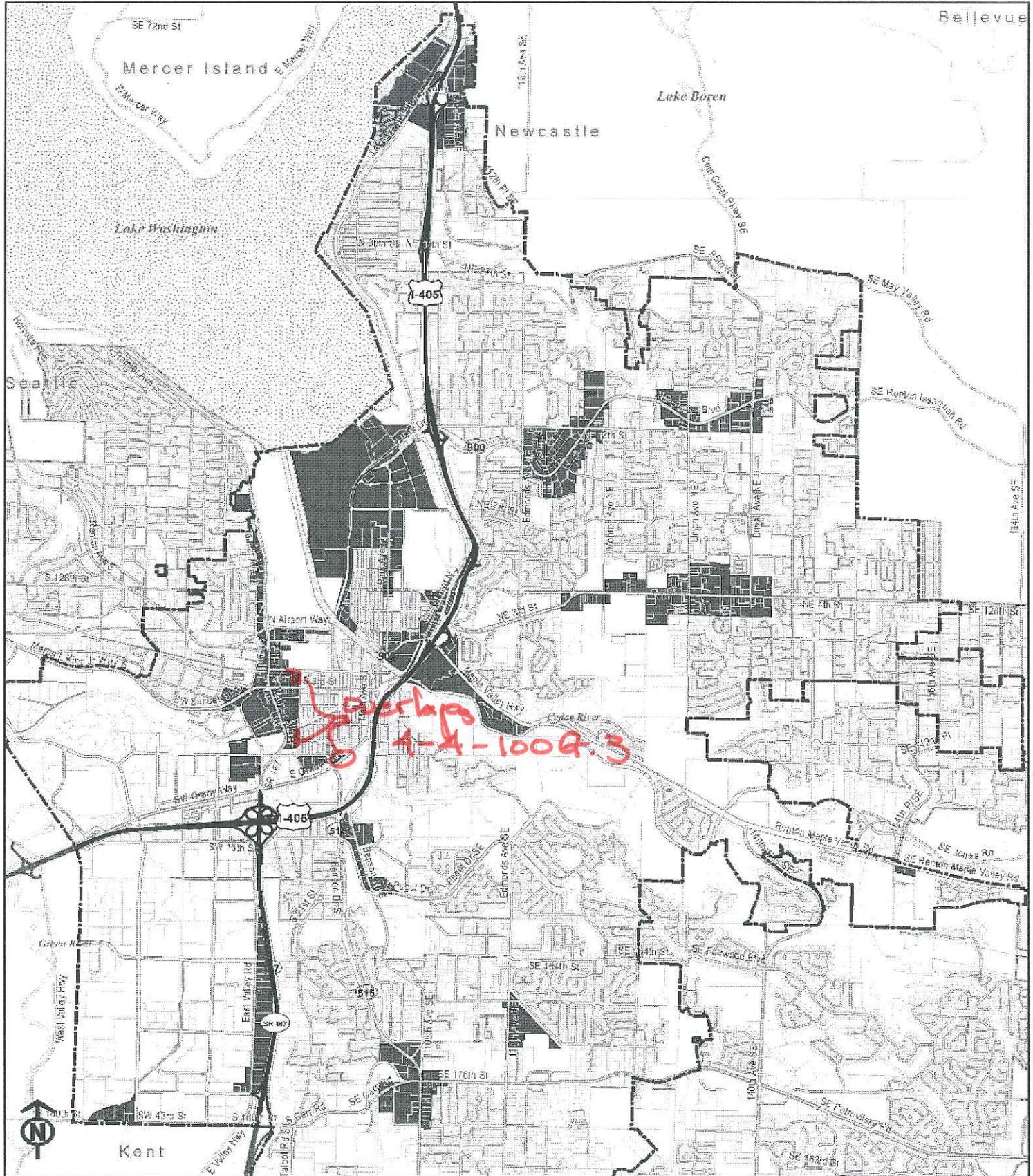
Community & Economic Development  
Alex Pietsch, Administrator  
Adriana A. Johnson, Planning Tech II



February 18, 2010  
0 2,500 5,000 Feet

4-4-100 G.3 Delete

Exhibit #5



August 28, 2010  
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 Feet

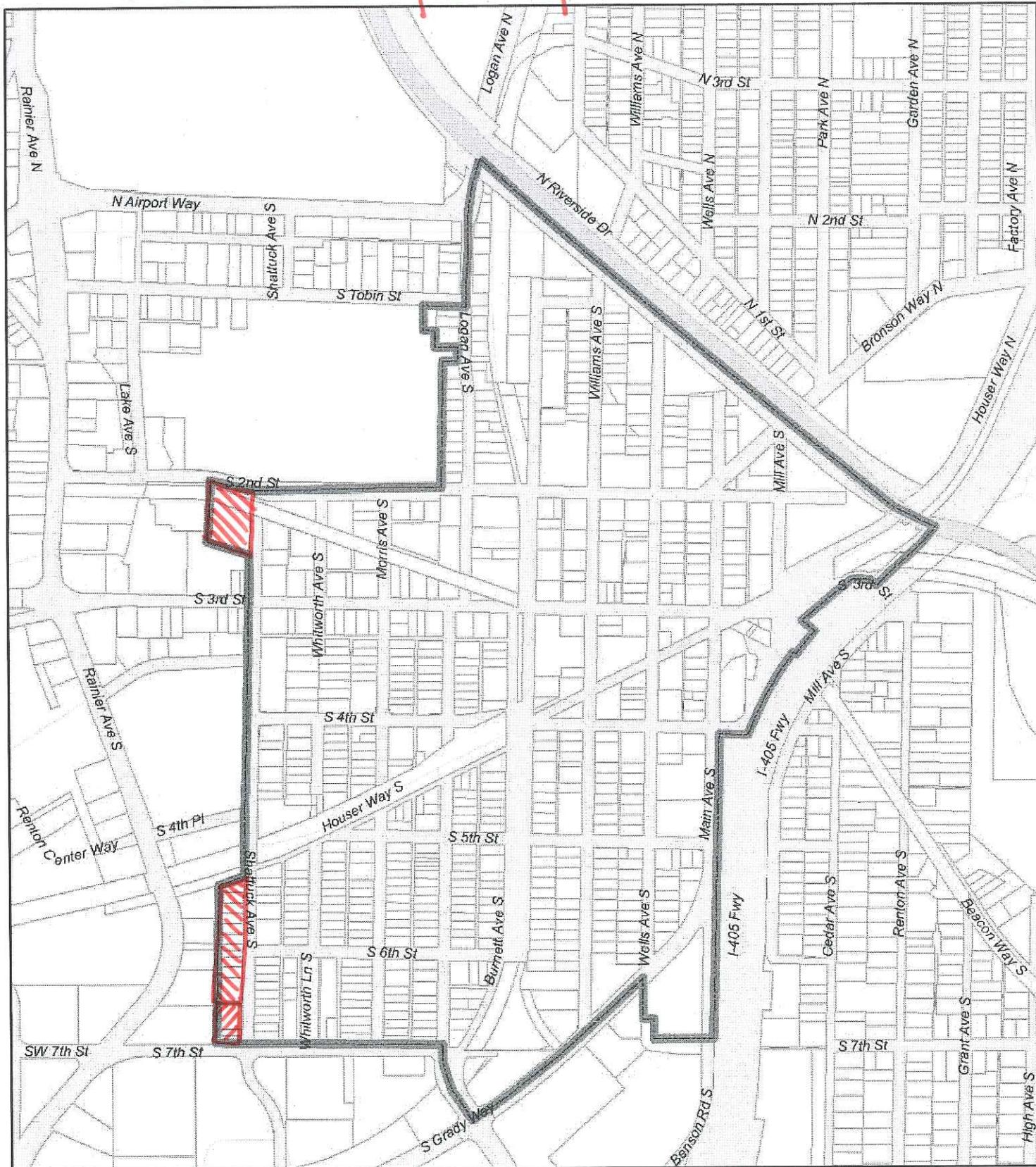
### Urban Design Sign Regulation Area

Community & Economic Development  
 Alex Pietsch, Administrator  
 Adriana A. Johnson, Planning Tech II

Adopted by Ordinance # 5578

- City Limits
- Potential Annexation Area
- Urban Design Sign Regulation Area

File Name: I:\CED\Planning\GIS\GIS\_projects\urban\_design\dm0\_sign\_regulation\_area\_design\_districts.mxd



Economic Development,  
Neighborhoods and  
Strategic Planning

Alex Pietsch, Administrator  
Adriana Johnson, Planning Technician

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**Legend**

-  City Center Sign Boundary
-  Parcels

File Name: H:\EDNSP\GIS\_projects\  
city\_center\_sign\_boundaries.mxd

**City Center Sign Boundary**

February 4, 2008

0 265 530 1,060  
Feet

1:7500



 Automall Overlap  
 Overlap Design District  
06/13/2012

## Docket 85 Zoning Overlays – Proposed Changes

### Changes to **CHAPTER 2** **ZONING DISTRICTS – USES AND STANDARDS**

#### **4-2-080 A. 68.**

Only permitted in the Automall District [RMC 4-3-040, see Automall Map in RMC 4-3-040 G](#), and Employment Area Valley land use designations. ~~See Automall Map in RMC 4-2-080F and EAV Map in RMC 4-2-080B.~~ Provided, however, that indoor only sales of small vehicles are permitted anywhere within the CA Zone, regardless of overlay zone.

#### Associated Map Changes

Delete: 4-2-080 B. Employment Area Valley (Map no longer referenced.)

Delete: 4-2-080 F. Automall  
(Map reference changed to defining section RMC 4-3-040 G.)

# Changes to CHAPTER 3 ENVIRONMENTAL REGULATIONS AND OVERLAY DISTRICTS

4-3-040

## B. APPLICABILITY – RENTON AUTOMALL DISTRICT:

1. **Automall Area A:** ~~That~~Those properties within the areas bounded by Grady Way S. on the north, Rainier Avenue S. (SR-167) on the east, I-405 on the south, and Seneca Avenue S. on the west; and

~~That that~~ area bounded by S.W. Grady Way on the north, Raymond Avenue S.W. on the west, Seneca Avenue S.W. on the east, and the alley midway between S.W. Grady and S.W. 12th Street on the south.

2. **Automall Area B:** Those properties the majority of which fall within the following described areas:

That area along the south side of S.W. Grady defined by the alley between S.W. Grady Way and S.W. 12th Street on the north, Seneca Avenue S.W. on the east, Raymond Avenue S.W. on the west, and I-405 on the south;

That area along the south side of S.W. Grady Way west of Raymond Avenue S. between S.W. Grady Way on the north, Raymond Avenue S. on the east, a north/south line approximately four hundred feet (400') west of Raymond Avenue S.W. on the west, and I-405 on the south;

That area along the north side of S.W. Grady Way west of Lind Avenue S. bounded by S.W. Grady Way on the south, Oakesdale Avenue S.W. on the west, S.W. 10th Street and its southwesterly extension on the north, and Lind Avenue S.W. on the east;

That area along the north side of S.W. Grady Way between Lind Avenue to the west and Rainier Avenue S. on the east. Beginning at a point approximately four hundred feet (400') north of S.W. Grady Way along the east side of Lind Avenue S.W. on the west, then east for a distance of approximately three hundred twenty five feet (325'), then south to a point approximately one hundred eighty feet (180') north of S.W. Grady Way, then east from this point parallel to S.W. Grady Way to a point approximately ninety feet (90') west of Rainier Avenue S., then north from this point approximately sixty feet (60'), then west approximately fifty feet (50'), and then north approximately two hundred fifteen feet (215') and then east approximately one hundred sixty feet (160') to Rainier Avenue S. on the east;

That area north of South 7th Street and west of Hardie Avenue generally described as the area beginning at the northwest corner of South 7th Street and Hardie Avenue S. and then proceeding west approximately four hundred twenty five feet (425'), then north approximately four hundred fifty feet (450') to the southern edge of the Burlington Northern Railroad right-of-way, then east along the railroad right-of-way approximately two hundred thirty five feet (235') to Hardie Avenue and then south along Hardie Avenue to the beginning point;

That area north of South 7th Street between Hardie Avenue on the west, the Burlington Northern Railroad right-of-way on the north, and Rainier Avenue on the east;

That area north of South 7th Street between Rainier Avenue S. on the west, a line approximately one hundred ninety feet (190') north of and parallel to South 7th Street on the north, and Shattuck Avenue S. on the east;

The triangular area on the south side of South 7th Street between Hardie Avenue on the west and Rainier Avenue on the east;

The larger area north of S. Grady Way between Rainier Avenue on the west and Shattuck Avenue S. on the east between South 7th Street on the north and S. Grady Way on the south;

That area north of S. Grady Way between Shattuck Avenue S. on the west, the northern edge of the former railroad right-of-way approximately one hundred fifty feet (150') north of S. Grady Way, and Talbot Road/Smithers Avenue S. on the east; and

~~That area along the south side of S. Grady Way between SR-167/Rainier Avenue S. on the west and a north/south line approximately one thousand six hundred thirty feet (1,630') east of SR-167 on the east, S. Grady Way on the north, and on the south, west along S. Renton Village Place approximately one hundred seventy five feet (175') to the 1998 zoning boundary between the CA Zone and the CO Zone on the south; and~~

That area along the south side of S. Grady Way east of Talbot Road bounded by Talbot Road on the west, S. Grady Way on the northwest, Renton City Hall on the north/northeast, Benson Road S. on the east/southeast, and the I-405 right-of-way on the south.

Together with those properties and portions thereof zoned Commercial Arterial (CA) within the area between SR-167/Rainier Avenue S. on the west, S. Grady Way on the north, Talbot Road S. on the east and I -405 on the south. (Ord. 5191, 12-12-2005; Ord. 5355, 2-25-2008; Ord. 5437, 12-8-2008)

**4-3-100 B. 1. b. iv.**

**District 'D':** All parts of the City zoned Center Village (CV) or Commercial Arterial (CA) except for those areas included in the Automall District, see RMC 4-3-040 G. (Ord. 5572, 11-15-2010)

Associated Map Changes

Update Map: 4-3-040 G. Automall (Map correction.)

Delete: 4-3-100 B .3. Urban Design Districts  
(Map is not referenced and would need to be changed should any underlying or defining zoning changes occur.)

Changes to **CHAPTER 4**  
**CITY-WIDE PROPERTY DEVELOPMENT STANDARDS**

**4-4-100 G. 1.**

**Applicability:** The regulations of this Section apply in addition to the regulations listed in subsection E5 of this Section, Additional Signs Permitted in Commercial and Industrial Zones within Urban Design Districts 'C' and 'D' as defined in RMC 4-3-100 B. 1. b. iii. and iv., respectively, ~~to those areas of the City depicted in subsection G3 of this Section, Map of Urban Design Sign Regulation Area.~~

Associated Map Changes

Delete: 4-4-100 G. 3. Urban Design Sign Regulation Area (Map no longer referenced.)

Update Map: 4-4-100 H. 3. City Center Sign Regulation Area~~Boundary~~  
(Map correction and name change.)