

#D-114 TITLE IV UPDATES PER THE COMPREHENSIVE PLAN UPDATE

SUPPLEMENTAL STAFF REPORT

SUMMARY: This Supplemental Staff Report provides responses to issues that were raised at a Planning Commission meeting regarding amendments to the Renton Municipal Code 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

Renton's Comprehensive Plan (referred to as "the Plan") is proposed to be updated, and as a result of some changes (elimination and/or renaming of some land use designations and zoning districts) Title IV will need to be amended to reflect changes to the Plan. While preparing required changes per the Plan update, staff identified other portions of Title IV that could be improved.

Proposed changes to Title IV prompted by the Comprehensive Plan Update include, but are not limited to:

- Revised Land Use Designation names
- Revised Zone names
- Revised purpose statements of Zones
- Elimination of the RM-U and RM-T Zones
- Consolidation of UC-N1 and UC-N2 Uses and Footnotes
- Consolidation of Footnotes applied to other Zones
- Formatted all Residential Zone Development Standards into one table (previously excluded all RM suffixes)
- Formatted the consolidated UC Zone into Development Standards for Commercial Zones, and eliminate the need for a third table.
- Consolidation of common development standards among zones within the same table

Proposed changes to Title IV that are not needed as a result of Comp. Plan amendments are identified below:

- New standards in the RMF Zone that will facilitate townhouse development:
 - ✓ Minimum density is not applicable
 - ✓ 25 ft. minimum wide lot width (30 ft. for corner lots)
 - ✓ 50 ft. minimum lot depth
 - ✓ Front yard: 20 ft.
 - ✓ Rear yard: 10 ft.
 - ✓ Side yard: unchanged at 5 ft.
 - ✓ Building coverage: 70%
- Allowing multi-family housing in the CO Zone under limited circumstances
- Nonconforming ~~lot~~ structure development standards (see staff issue and staff response below)

Staff Issue: In an attempt to further illustrate proposed nonconforming lot development standards (i.e., reduced setbacks and building coverage for lots with substandard area) staff observed that property owners would benefit from applying normal development standards instead of reductions in both setbacks and building coverage relative to their lot size and the zone's minimum standards.

Staff Response: Staff believes that some relief should be provided for property owners wanting to make reasonable improvements to existing structures. Therefore, staff is preparing proposed code that will allow additions to existing structures if the addition will not make the structure more nonconforming than currently exists. Staff will provide more information and illustrations during the May 6, 2015 public hearing.

Impact Analysis

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

Proposed changes to Title IV are generally in response to changes prompted by the Comprehensive Plan update and therefore analysis of the Comprehensive Plan update is cited in lieu of a separate analysis.

Effects of allowing multi-family housing in the CO Zone are analyzed in a separate staff report.

Enabling townhouse style development in the RMF Zone will have negligible effects on growth, development, and conversion of land as envisioned in the Plan.

Effect on the City's capacity to provide adequate public facilities

Proposed changes to Title IV are generally in response to changes prompted by the Comprehensive Plan update and therefore analysis of the Comprehensive Plan update is cited in lieu of a separate analysis.

Effects of allowing multi-family housing in the CO Zone are analyzed in a separate staff report.

Enabling townhouse style development in the RMF Zone will have negligible effects on the City's capacity to provide adequate public facilities.

Effect on the rate of population and employment growth

Proposed changes to Title IV are generally in response to changes prompted by the Comprehensive Plan update and therefore analysis of the Comprehensive Plan update is cited in lieu of a separate analysis.

Effects of allowing multi-family housing in the CO Zone are analyzed in a separate staff report.

Enabling townhouse style development in the RMF Zone will have negligible effects on the City's rate of population growth, and no effect on employment growth.

Whether Plan objectives are being met as specified or remain valid and desirable

The following Plan objective is being met:

Proposed changes to Title IV are generally in response to changes prompted by the Comprehensive Plan update and therefore analysis of the Comprehensive Plan update is cited in lieu of a separate analysis.

Effect on general land values or housing costs

Proposed changes to Title IV are generally in response to changes prompted by the Comprehensive Plan update and therefore analysis of the Comprehensive Plan update is cited in lieu of a separate analysis.

Whether capital improvements or expenditures are being made or completed as expected

Neither capital improvements nor expenditures are occurring nor are anticipated as a direct result of the proposed code amendments.

Consistency with GMA, the Plan, and Countywide Planning Policies

Proposed changes to Title IV are generally in response to changes prompted by the Comprehensive Plan update and therefore analysis of the Comprehensive Plan update is cited in lieu of a separate analysis.

Effect on other considerations

None

Staff Recommendation

Amend Renton Municipal Code as described to codify changes necessary to implement the updated Comprehensive Plan.

Implementation Requirements

Adopt an ordinance to amend Title IV of Renton's Municipal Code in response to the update of Renton's Comprehensive Plan.