

M E M O R A N D U M

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DATE: April 29, 2015

TO: Kevin Poole, Planning Commission Chair  
Members of the Renton Planning Commission

FROM: Angie Mathias, Senior Planner

SUBJECT: **Comprehensive Plan Land Use Element – Rezone and Land Use  
Designation Amendments Recommendations by Community Planning  
Area**

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**ISSUE**

There are four types of rezones and/or Comprehensive Plan Land Use designations being recommended as part of the update to the Comprehensive Plan.

1. Property owner requested rezones and/or amendments. *Identified with pink outlines on maps.*
2. Corrections to the Comprehensive Plan Land Use Designation or the zoning because there is a conflict with the zoning not being a zone that implements the existing Comp Plan designation. Or corrections where the development that is built out does not match the existing zoning. *Identified with blue outlines on maps.*
3. Instances where a parcel or use is split zones, so the recommended rezone and/or amendment provides consistency. *Identified with black outlines on maps.*
4. Rezones based on analysis by Berk and Associates that was completed in September 2014. Berk issued a land use suitability analysis that evaluated Renton zoning and identified many areas where the existing built out density is not aligned with the density allowed under the existing zoning. As indicated in the white paper, there are some areas where this “mismatch” is in places where the City intends to ccc. In other areas, it is not the intent of the City to xxx and therefore, at this time the City seeks to “right size” that zoning to more closely align it with the existing built out density. *Identified with red outlines on maps.*
5. Rezones based on Berk and Associates analysis that identified areas where critical areas are significant and existing zoning places unreasonable expectations of development potential and which would not be appropriate given the extent of the critical areas. *Identified with green outlines on maps.*
6. Rezones resulting from analysis to resolve the moratorium on new development in the CA and RMF zones or the interim zoning ordinance. *Identified with purple outlines on maps.*

Staff reviewed RMF and CA zoned parcels and identified parcels that were vacant for consideration to be rezoned. Parcels that are located in the City Center and the Sunset area, where the City has planned for infrastructure commensurate with high density development, were not considered. The City has increasingly experienced significant challenges with accommodating vehicle trips associated with high density development in areas without existing or planned infrastructure improvements that would accommodate such development. Parcels that are located at the edges of areas that are zoned either RMF or CA and are vacant largely comprise parcels recommended for rezoning.

This issue paper identifies staff recommended rezones and/or Comprehensive Plan Land Use designation amendments by Community Planning Area.

**RECOMMENDATION**

Community Planning Area	ID on Map	Type of Rezone/ Amendment	Recommendation
Benson	A	6 - moratorium	Amend Land Use from CC to RHD and rezone from CA to R-14
	B	3 – split zoned	Amend Land Use from RMF to Residential Single Family and rezone from RMF to R-8
	C	2 - correction	Amend Land Use from CC to RMF and rezone from CA to RMF
	D	3 – split zoned	Amend Land Use from RSF to RLD and rezone from R-8 to R-4
	E	2 - correction	Rezone from R-4 to RC
	F	2 - correction	Rezone from R-4 to R-6
	G	4 - density	Rezone from R-8 to R-6
	H	6 - moratorium	Amend Land Use for a portion of the area from CC to RMF and rezone from CA to RMF, also rezone from CA to CN
	I	4 - density	Rezone from R-8 to R-6
	J	6 - moratorium	Amend Land Use from CC to RHD and rezone from CA to R-10 for 2 parcels and R-8 for 2 parcels
	K	6 - moratorium	Amend Land Use from CC to RMF and rezone from CA to RMF
Cedar River	A	2 - correction	Amend Land Use from RSF and RMD to RLD and rezone from R-10 to R-4
	B	2 - correction	Amend Land Use from RMD to RSF and rezone from R-10 to R-8
City Center	A	2 - correction	Rezone from CO to CA
	B	3 – split zoned	Amend Land Use from RSF to CC and rezone from R-8 to CA
	C	6 - moratorium	Amend Land Use from CC to RSF and rezone from CA to R-8
	D	6 - moratorium	Amend Land Use from RMF to RSF and rezone from RMF to R-8
	E	2 - correction	Rezone from IL to UCN

	F	1 - request	Rezone from RMU to CD
	G	1 - request	Rezone from RMT to R-14
	H	1 - request	Rezone from RMU to R-14
	I	2 - correction	Rezone from CO to CA
	J	2 - correction	Rezone from IH to UCN
	K	6 - moratorium	Rezone from CD to R-14
East Plateau	A	4 - density mismatch	Rezone from R-8 to R-6
	B	1 - request	Rezone from R-1 to R-4
Highlands	A	6 - moratorium	Amend Land Use from RMF to RSF and rezone from RMF to R-8
	B	2 - correction	Rezone from R-10 to R-8
	C	2 - correction	Rezone from R-10 to R-8
	D	2 - correction	Rezone from R-8 to R-10
	E	4 - density mismatch	Rezone from R-8 to R-6
	F	6 - moratorium	Amend Land Use from CC to RMF and rezone from CA to RMF
	G	6 - moratorium	Amend Land Use from CC to RHD and rezone from CA to R-10
	H	2 - correction	Rezone from IL to CA
	I	6 - moratorium	Amend Land Use from CC to RHD and rezone from CA to R-10
	J	6 - moratorium	Amend Land Use from CC to RHD and rezone from CA to R-10
	K	6 - moratorium	Amend Land Use from CC to RHD and rezone from CA to R-10
	L	4 - density mismatch	Rezone from R-8 to R-6
	M	6 - moratorium	Amend Land Use from RMF to RHD and rezone from RMF to R-10
	N	6 - moratorium	Amend Land Use from RMF to RHD and rezone from RMF to R-10
	O	3 - split zone	Rezone from R-10 to RMH
Kennydale	A	4 - density mismatch	Rezone from R-8 to R-6
	B	4 - density mismatch	Amend Land Use from CC to RLD and rezone from CA to RC
	C	4 - density mismatch	Amend Land Use from RMD to RSF and rezone from R-10 to R-8
	D	1 - request	Amend Land Use from RLD to RSF and rezone from R-4 to R-8
Talbot	A	4 - density mismatch	Rezone from R-8 to R-6
	B	5 - critical areas	Amend Land Use from RMD to RLD and rezone from R-14 to R-1
	C	5 - critical	Amend Land Use from RMD to RLD

		areas	and rezone from R-14 to R-4
	D	5 - critical areas	Amend Land Use from RMD to RLD and rezone from R-10 to R-4
	E	5 - critical areas	Amend Land Use from RMD to RLD and rezone from R-10 to R-4
	F	3 - split zone	Rezone from R-10 to RMH
	G	5 - critical areas	Amend Land Use from RMD to RLD and rezone from R-14 to R-4
	H	4 - density mismatch	Rezone from R-8 to R-6
	I	2 - correction	Rezone from R-1 to R-4

**Benson Hill Community Planning Area**

Community Planning Area	ID on Map	Type of Rezone/ Amendment	Recommendation
Benson	A	6 - moratorium	Amend Land Use from CC to RHD and rezone from CA to R-14
	B	3 – split zoned	Amend Land Use from RMF to Residential Single Family and rezone from RMF to R-8
	C	2 - correction	Amend Land Use from CC to RMF and rezone from CA to RMF
	D	3 – split zoned	Amend Land Use from RSF to RLD and rezone from R-8 to R-4
	E	2 - correction	Rezone from R-4 to RC
	F	2 - correction	Rezone from R-4 to R-6
	G	4 - density	Rezone from R-8 to R-6
	H	6 - moratorium	Amend Land Use for a portion of the area from CC to RMF and rezone from CA to RMF, also rezone from CA to CN
	I	4 - density	Rezone from R-8 to R-6
	J	6 - moratorium	Amend Land Use from CC to RHD and rezone from CA to R-10 for 2 parcels and R-8 for 2 parcels
	K	6 - moratorium	Amend Land Use from CC to RMF and rezone from CA to RMF

Area A (7 parcels of land bounded by Benson Rd S to the east and S Puget Dr to the west) is an area of CA zoned vacant parcels that are encumbered with steep slopes. There is a significant area, approximately 185 acres, to the east and south that is zoned RMF and is almost completely built out with multi-family dwellings. Recent development and development proposals have been challenged by the requirement of the CA zone to have a commercial component in order to develop with multi-family units. It has been stated that it is challenging to find commercial tenants for the area, but that it is suitable for multi-family development as indicated by the substantial multi-family development in the area. Although Benson Road South is an arterial with heavy traffic counts, the topography of the area

slopes steeply down from Benson Road South to the parcels. Because of the grade, direct access to the parcels from Benson is extremely challenging. Access from South Puget Drive, which parallels Benson Road on the other side of these parcels, is more feasible. Other CA zoned parcels along this strip that have developed have utilized access from Benson. Given concerns about high density development and impacts to existing infrastructure, staff recommends rezoning the area to R-14.

Area B (Parcel #2023059012 and #2023059013) is two vacant parcels owned by Puget Sound Energy. The properties would only develop if Puget Sound Energy sold them and although such a sale is unlikely, the City would prefer that the parcels develop with single family housing rather than multi-family. Access to the parcels is from Grant Avenue South. As part of the review of RMF and CA zoned parcels staff considered the traffic impacts multi-family development would have on roadways that would serve the new development. Grant Avenue South is not an arterial roadway; it is not intended to accommodate a high volume of traffic. Parcels to the east and southeast are zoned R-8. Staff recommends amending the Land Use designation of the parcels from Residential Multi Family to Residential Single Family and rezoning them from RMF to R-8 to match the zoning of the area to the east.

Area C (1250 and 1300 South Puget Drive) is two parcels, one of which is part of an existing large multi-family development and the other is being developed with multi-family. Staff recommends rezoning the parcels in line with their current use of multi-family with no mixed use component.

Area D (Parcel #2123059042) is a parcel owned by the Federal Government as part of a Bonneville Power substation that is split zoned RC and R-8. Staff recommends rezoning the R-8 portion with RC zoning so that the parcel has only one zoning designation.

Area E (Parcel #2460701120 and 2460701090) are two vacant parcels owned by King County. The Soos Creek Park Trail runs through both parcels. The northern portion of the area has steep slopes. Properties that are owned by a public entity and that have environmental constraints are zoned RC in most areas of the City. Staff recommends rezoning the parcels from R-4 to RC.

Area F (Approximately 65 acres, abutting parcel lines of Area E at the north, parcel lines near 131<sup>st</sup> Pl. SE to the east, parcel lines near SE 164<sup>th</sup> St. the south, and parcel lines near 128<sup>th</sup> Ave SE to the west) is an area that annexed to the City in 2011. Although the area is functionally connected by roadways to the eastern portion of Cascade neighborhood, the area was part of the Fairwood annexation area. As part of the 2008 Comp Plan amendments, the City amended the Land Use of much of Fairwood to Residential Low Density. When the area annexed, the R-4 zone was the most appropriate zone given the designation as Residential Low Density. Typical parcels in the area are approximately 7,000 square feet or larger. Now that the City has the R-6 zone, this area is more appropriately zone R-6. The minimum lot size in the R-6 zone is 7,000 square feet. Staff recommends amending the Land Use designation from Residential Low Density to Residential Single Family and rezoning them from R-4 to R-6.

Area G (Approximately 540 acres, commonly identified as the Cascade neighborhood) is an area that was zoned R-6 in King County before it annexed to the City in 2008. At the time the City did not have an R-6 zone and the City determined that R-8 was the most appropriate zone. The typical parcel size in the area is approximately 7,000 square feet in size, which matches the minimum lot size in the R-6 zone the City recently adopted. There are several parcels in the eastern portion of this area that are larger than 7,000 square feet. However, given their proximity to the existing pattern of 7,000 square foot lots, it would help retain the character of the area if these lots subdivided with a similar pattern to the existing development. Therefore, it is appropriate to include these larger parcels with the platted Cascade neighborhood. Additionally, these parcels to the east were zoned R-6 in King County. Staff recommends rezoning the area from R-8 to R-6.

Area H (approximately 25 acres, most of which is Cascade Shopping Center) is currently zoned CA. The area is located away from the arterial roadways which carry high traffic volumes, such as SE Petrovitsky Rd. While the shopping center once thrived, it has been challenged for many years. The CA zone allows for 60 dwelling units per acre in mixed use structures. Redevelopment of the Cascade Shopping Center with such high density would place a tremendous burden on the road network in the area. SE 168<sup>th</sup> St and 116<sup>th</sup> Ave SE are both three lane roads, one lane of travel in each direction with a center turn lane. The CA zone also allows intensive commercial activities that would create significant traffic volumes that would also be challenging to accommodate on the existing roadways, such as fast food restaurants, dance clubs, and sports arenas. The RMF zone allows 20 dwelling units per acre and up to 25 dwelling units per acre for units that are affordable housing or built green. The CN zone allows for commercial uses, but at a smaller scale than the CA zone. Offices, eating and drinking establishments, indoor recreational facilities, are examples of uses allowed in the CN. The retail allowed in the CN is limited to retail such as mini-marts, gift shops, and specialty shops and “other similar small scale, low-intensity commercial uses that serve nearby residents”. These two zones are more appropriate for this area than the CA zone. Staff recommends rezoning the 9 parcels with existing businesses (7-11, post office, 3 offices, parking for the offices, ball field, two buildings of the Cascade Shopping Center, and a daycare) with the CN zone. It is recommended that the parcel with the Cascade Shopping Center be zoned CN for the portion fronting 116<sup>th</sup> Ave SE and RMF on the portion that abuts an existing multi-family development and a single family neighborhood.

Area I (approximately 83 acres bounded by SE 180<sup>th</sup> St – if extended - to the north, 116<sup>th</sup> Ave SE to the east, SE 188<sup>th</sup> St – if extended - to the south, and 112<sup>th</sup> Ave SE to the west) is an area that was identified in the Berk Analysis as an area to be considered to be rezoned to R-6. The area recommended by staff to be rezoned to R-6 is where the majority of the parcels identified as being below density range and includes Benson Hill elementary school.

Area J (17622, 17628, 17655, and 17661 110<sup>th</sup> Ave SE) are four parcels with existing residential development that are zoned CA. Two of the parcels have 4-plexes on them and two parcels have single family homes. The area is in close proximity to properties developed with CA type uses, such as fast food restaurants, mini-lube, and retail stores. It appears that these properties were mistakenly zoned with the CA zone because of their close proximity to CA zoned properties. Staff recommends rezoning the parcels with 4-plexes on them to R-10 and the parcels with single family house to R-8.

Area K (10717 and 17249 Benson Rd S, as well as parcel #293059009 and #2923059174) is a group of four CA zoned parcels. Three are vacant and one has a daycare center. As part of the review of the CA and RMF zones, staff considered vacant parcels for potential rezones. Consistent with the review, these vacant parcels that are along the edge of the commercial area are recommended to be rezoned to a zone that allows less density with multi-family development. Staff recommends rezoning the parcels from CA to RMF.

***Cedar River Community Planning Area***

<b>Community Planning Area</b>	<b>ID on Map</b>	<b>Type of Rezone/ Amendment</b>	<b>Recommendation</b>
Cedar River	A	2 - correction	Amend Land Use from RSF and RMD to RLD and rezone from R-10 to R-4
	B	2 - correction	Amend Land Use from RMD to RSF and rezone from R-10 to R-8

Area A (524, 529, 530, 535, 541, 542 Olympia Ave SE and 3506 SE 6<sup>th</sup> St.) is an area that is zoned R-10, but has two Comprehensive Plan Land Use designations: Residential Single Family and Residential Medium Density. The R-10 zone is not a zone that implements the Residential Single Family land use designation. This is an error that should be corrected. These 7 parcels are a small portion of the Maplewood Division #2 subdivision; the rest of the subdivision is zoned R-4. The R-10 parcels that range from approximately 4,500 square feet to 6,000 square feet. This parcel size is in line with lot sizes in the R-8 zone. Therefore, staff recommends that the area be zoned R-8.

Area B (2904 Maple Valley Highway) is the only parcel zoned R-10 in a large area that is either zoned RC or R-4. A very large parcel that is zoned RC abuts the property to the north and west. The Maplewood Division #1 subdivision that is zoned R-4 abuts the property to the east. The parcel is developed with a single family dwelling on a 9,002 square foot lot. Rezoning the property R-4 would match the zoning of other properties developed with single family homes in the area. Parcels in the abutting single family area are of comparable lot size, ranging from approximately 7,000 square feet to 10,000 square feet. Staff recommends amending the land use designation of the parcel from Residential Medium Density with R-10 zoning to Residential Low Density with R-4 zoning.

**City Center Community Planning Area**

Community Planning Area	ID on Map	Type of Rezone/ Amendment	Recommendation
City Center	A	2 - correction	Rezone from CO to CA
	B	3 – split zoned	Amend Land Use from RSF to CC and rezone from R-8 to CA
	C	6 - moratorium	Amend Land Use from CC to RSF and rezone from CA to R-8
	D	6 - moratorium	Amend Land Use from RMF to RSF and rezone from RMF to R-8
	E	2 - correction	Rezone from IL to UCN
	F	1 - request	Rezone from RMU to CD
	G	1 - request	Rezone from RMT to R-14
	H	1 - request	Rezone from RMU to R-14
	I	2 - correction	Rezone from CO to CA
	J	2 - correction	Rezone from IH to UCN
	K	6 - moratorium	Rezone from CD to R-14

Area A (parcel #1180002940) is a single parcel of CO zoned property on Rainier Ave S near the airport. The existing use is office. The abutting property is zoned CA. In order to provide consistent zoning in the area the CA zone is more appropriate. Offices are allowed uses in the CA zone. Staff recommends rezoning the property from CO to CA.

Area B (801 Rainier Ave S) is a single parcel with split zoning of CA and R-8 on the parcel. The parcel is built out with the Bokara by the Lake condominium, a 106 unit condominium complex. In order to have just one zone on the parcel, staff recommends rezoning the R-8 portions of the parcel with CA zoning.

Area C and Area D (parcel #9564800110, as well as 501 and 503 NW 5<sup>th</sup> St) are three parcels that do not abut Rainier Ave S, but take access off of Rainier Ave S. The parcel zoned CA is vacant and has steep slopes and a wetland that encumbers the most of the parcel; it is owned by King County. One of the two parcels with RMF zoning is vacant and the other has an existing single family home. There is no other RMF zoning in the area, it is only on these two parcels. Abutting zoning is CA and R-8. Access to these two parcels is via a private easement that measures only 20 feet across off of Rainier Ave S. This is not an adequate width to provide access to a multi-family development. Additionally, the parcels are encumbered by steep slopes and the access easement has steep slopes. Given the access concerns of all of these parcels and the limitations of the critical areas, they are more appropriately zoned R-8; which abuts the parcels to the north and west. Staff recommends rezoning these three parcels from CA and RMF to R-8.

Area E (405 Logan Ave N and Parcel #0723059085) is two parcels of land with Renton Memorial Stadium, the stadium for the Renton School District. The parcels are zoned IL. Abutting zoning to the north and east is UCN. Zoning across the Cedar River to the west is IM, consistent with its use of Renton Municipal Airport. As part of the Comprehensive Plan land use designation consolidation, the IL zone is being removed as an implementing zone in the Urban Center designation. The UCN zone allows stadiums. Staff recommends rezoning the parcels from IL to UCN.

Area F (approximately 10 acres that is bounded by the Cedar River to the north, Main Ave S to the east, parcel lines to the south, and parcel lines to the east) is a group of properties zoned RMU. These properties and approximately 18 acres in the South Renton neighborhood are the only locations in the City with this zoning designation. If the South Renton neighborhood is rezoned, then these 10 acres would be the only location of this zone. The CD zone has comparable density and maximum height and abuts this area to the east, south, and west. Properties to the north across the Cedar River are zoned R-10 and R-8. The properties that abut the river are built out with existing multi-family. There are two parcels that abut the river that have existing offices. If Area H (in South Renton) is rezoned, then staff recommends this area be rezoned from RMU to CD.

Area G, Area H, and Area K (South Renton Neighborhood) is part of the South Renton neighborhood. The consideration of a rezone of this community was adopted as an implementation strategy of the City Center Community Plan. The City Center Community Plan Advisory Board recommended that staff undertake the work of the consideration as one of their six priorities in 2013. City Council concurred with the recommendation and staff began meetings with the South Renton neighborhood group. At those meetings staff confirmed with the group their desire to see the area rezoned to a zone that would make their single family homes conforming and would allow new single family homes to be constructed in the area. The existing multi-family zones do not allow detached dwellings. The zones also do not allow Accessory Dwelling Units. The neighborhood residents would like to continue to incentivize redevelopment with zoning that allows density that is higher than typical single family neighborhoods, just at a scale that is more compatible with single family homes. Staff recommends rezoning the area from CD, RMT, and RMU to R-14. See Attachment A for analysis of this area.

Area I (541 Park Ave N) is single parcel of CO zoned property that has an existing automotive repair shop. Abutting properties are zoned R-10 and CA. Staff recommends rezoning the property to CA, which is consistent with the zoning in this block of Park Ave N.

Area J (Parcel # 0823059218, #0823059205, and #0823059219) are three vacant parcels that are used as parking for multiple industrial buildings. The parcels are in the Urban Center land use designation, but IH is not an implementing zone in the Urban Center. To correct this error, staff recommends rezoning the parcels with UCN zoning.

**East Plateau Community Planning Area**

Community Planning Area	ID on Map	Type of Rezone/ Amendment	Recommendation
East Plateau	A	4 - density mismatch	Rezone from R-8 to R-6
	B	2 - correction	Amend Land Use to Residential Low Density and rezone from R-8 to R-4
	C	1 - request	Rezone from R-1 to R-4

Area A (4 parcels: 204, 216, 222, and 228 Duvall Ave SE) is a small area located in the East Plateau area that is part of a large area in the Highlands that is being recommended to be rezoned to R-6. In order to create a logical boundary it extends into the East Plateau area. Additionally, the R-4 zone abuts the four parcels to the east making R-6 a more reasonable transition of density. Staff recommends rezoning the area from R-8 to R-6.

Area B (approximately 38 acres bounded by NE 2<sup>nd</sup> St. to the north, 152<sup>nd</sup> Ave. SE to the east, a parcel line at SE 2<sup>nd</sup> Pl. – if extended, and Nile Ave NE to the west) was developed as phase two of the Maplewood Estates plat. The area is built out with single family houses. Vacant parcels are set aside as dedicated tracts that will never be developed because of the critical areas present. Wetlands encumber most of the vacant tracts. The Land Use designation of the area is Residential Single Family, but the surrounding area is all Residential Low Density. In fact, the 40 acre area is the only area designated with Residential Single Family in an area that is over three square miles in size. Given the critical areas and the surrounding zoning, the area is more appropriately zoned R-4. Staff recommends amending the Land Use designation to Residential Low Density and rezoning from R-8 to R-4.

Area C (20 parcels: 6201 and 6207 NE 4<sup>th</sup> St and approximately 4 acres in the Amberwood subdivision) is a small group of properties zoned R-1 in an area that is predominately zoned R-4. The owners of 6201 and 6207 NE 4<sup>th</sup> requested the rezone and staff recommends extending the rezone to the other 18 parcels which are part of the Amberwood subdivision. The other properties that are part of the Amberwood subdivision are zoned R-4. The R-4 zone surrounds all of these R-1 parcels on the north, east, south, and west. As documented in a City memo, the owners of 6201 and 6207 NE 4<sup>th</sup> are members of the Leifer family. Their property was part of an annexation in 2003 in which family members voted in support of annexation, but mistakenly voted against proposed R-5 zoning. Because the matter of zoning had been considered, it was determined that the only option was to adopt either Resource Conservation (RC) zoning or Residential One Dwelling Unit per Acre (R-1) zoning. Council adopted the R-1 zoning and encouraged the Leifers to apply for a rezone. Staff recommends rezoning the area from R-1 to R-4.

**Highlands Community Planning Area**

Community Planning Area	ID on Map	Type of Rezone/ Amendment	Recommendation
Highlands	A	6 - moratorium	Amend Land Use from RMF to RSF and rezone from RMF to R-8
	B	2 - correction	Rezone from R-10 to R-8
	C	2 - correction	Rezone from R-10 to R-8

	D	2 - correction	Rezone from R-8 to R-10
	E	4 - density mismatch	Rezone from R-8 to R-6
	F	6 - moratorium	Amend Land Use from CC to RMF and rezone from CA to RMF
	G	6 - moratorium	Amend Land Use from CC to RHD and rezone from CA to R-10
	H	2 - correction	Rezone from IL to CA
	I	6 - moratorium	Amend Land Use from CC to RHD and rezone from CA to R-10
	J	6 - moratorium	Amend Land Use from CC to RHD and rezone from CA to R-10
	K	6 - moratorium	Amend Land Use from CC to RHD and rezone from CA to R-10
	L	4 - density mismatch	Rezone from R-8 to R-6
	M	6 - moratorium	Amend Land Use from RMF to RHD and rezone from RMF to R-10
	N	6 - moratorium	Amend Land Use from RMF to RHD and rezone from RMF to R-10
	O	3 - split zone	Rezone from R-10 to RMH

Area A (approximately 13 acres bounded by parcel lines in proximity of Sunset Blvd. NE to the north, Edmonds Ave NE to the east, parcel lines in proximity of NE 10<sup>th</sup> St to the south, and parcel lines in proximity to Sunset Blvd. NE to the east) is an area of single family homes that are zoned RMF. There are a number of existing multi-family developments in the surrounding area, but this area is single family homes. As part of the review of RMF zoned parcels, staff recommends rezoning the area to R-8, commensurate with the existing development and the zoning of parcels to the south of the area.

Area B (a group of 11 parcels bounded by NE 12<sup>th</sup> St to the north, Edmonds PI NE to the east, NE Sunset Blvd to the south, and Camas Ave NE to the east) is an area of single family homes that is zoned R-10, but is in the Residential Single Family (RSF) land use designation. The area also has a parcel owned by Puget Sound Energy and used as a transfer station, as well as one vacant parcel. R-10 is not an implementing zone in the RSF designation. To correct this, staff recommends rezoning the parcels to R-8.

Area C (a group of 25 parcels that are accessed by Kirkland PI NE) is a group of R-10 parcels that are in the Center Village (CV) land use designation. R-10 is not a zone that implements the CV designation. To correct this staff recommends amending the land use designation to Residential Single Family and rezoning to R-8. The area is built out with single family homes with lots that are at least 5,000 square feet. There are no attached dwellings in the area. Given the existing development, R-8 zoning is most appropriate.

Area D (parcel #3547700000) is a portion of a single 13 acre parcel that is developed with the Hyde Park condominiums. The northern portion of the parcel is zoned R-8 and the southern portion is zoned R-10. To provide consistent zoning on the parcel, staff recommends rezoning the R-8 portion with R-10 zoning.

Area E (Approximately 400 acres of land that is generally north of Sunset Blvd and south of May Valley Rd) is an area of R-8 zoned properties that was identified in the Berk analysis to be considered for

rezoning to R-6. The area is largely developed with parcels that are 7,000 square feet; comparable with the standards for the R-6 zone. There are some areas of parcels that are not fully built out and have capacity to be subdivided. They are generally located in the northern portion of the area and the eastern portion. The area recommended by staff to be rezoned to R-6 encompasses an area where the majority of the parcels are already developed with lots that are approximately 7,000 square feet in size.

Area F (16 parcels which generally take access from Sunset Blvd. NE or Union Ave NE) was reviewed as part of the staff review of CA and RMF zoned parcels. The portion of the area that is north of Sunset Boulevard is comprised of a six acre parcel is developed as Creekside on Sunset condominiums, one vacant parcel, and 11 parcels with single family houses. There are no commercial uses on any of these parcels. The portion that is south of Sunset Boulevard is three parcels that are vacant. Staff recommends rezoning the area with RMF zoning.

Area G (approximately 4 acres that take access from Elma PI NE or Sunset Blvd) is an area that has been developed as the Cottages at Honey Creek. The area is abutted by the R-8 zone to the east and the south. There are three vacant parcels in the area and one that is developed with a tri-plex. One of the vacant parcels contains the detention ponds associated with the housing, this parcel abuts Sunset Blvd. The two remaining vacant parcels are significantly encumbered with wetlands and Honey Creek runs through the approximate center of both parcels. The typical lot size in the Cottages at Honey Creek is approximately 3,000 square feet. Given the lots sizes of this subdivision staff recommends rezoning the area R-10.

Area H (Renton Technical College) is currently zoned Industrial Light (IL). As part of the Comp Plan consolidation of land use designations, it is recommended that the IL zone be removed as a zone that implements the Commercial Corridor (CC) land use designation. Staff recommends rezoning the property to CA. Trade or vocational schools are allowed in both the IL zone and the CA zone.

Area I, Area J, and Area K (three areas in proximity to the NE 4<sup>th</sup> St commercial area) is group of areas zoned CA that have been developed with housing and no commercial uses. To reflect the existing use, staff recommends rezoning them to R-10. There are two parcels that are not developed with either townhomes or small lot single family. One is owned by Puget Sound Energy and the other has a mobile home. The parcel with the mobile home abuts properties zoned R-8 and, if rezoned, parcels that would be zoned R-10. To provide consistent zoning, staff recommends rezoning all the parcels from CA to R-10 zoning.

Area L (approximately 115 acres bounded by NE 2<sup>nd</sup> PI to the north, Field Ave NE to the east, parcel lines to the south, and approximately Union Ave SE to the east) was identified in the Berk analysis as an area that should be considered to be rezoned from R-8 to R-6. Staff identified the area where the majority of the parcels are developed with lot sizes comparable to the 7,000 square foot lots required in the R-6 zone. Staff recommends rezoning the area R-6.

Area M (parcel #1623059046) is an approximately 10 acre parcel owned by Washington State Department of Transportation. It has a small approximately 2,000 square foot prefab steel structure that is used as a warehouse. As part of the review of CA and RMF zoned properties, staff identified this parcel as one that should be rezoned from RMF to R-10. Higher density development at this site would significantly increase the burden on the existing infrastructure. Zoning across the street is R-10 and developed with the Liberty Ridge subdivision.

Area N (parcel #1723059180, #1723059001, and #1723059057) is three RMF zoned parcels that have steep slopes. Three of the parcels are vacant, except that one is utilized to store vehicles by a demolition company, one is owned by Puget Sound Energy, and the other is approximately 35 feet in

width. This parcel would be challenging to develop given its width and slopes. The R-8 zone abuts the area to the south. Staff recommends rezoning the area to R-8.

Area O (parcel #1723059153) is an RMF parcel that has an existing office building. The office building lies across two parcels; the other parcel is zoned Commercial Office (CO). Staff recommends rezoning the RMF parcel to CO so that the structure has one zoning designation.

***Kennydale Community Planning Area***

Community Planning Area	ID on Map	Type of Rezone/ Amendment	Recommendation
Kennydale	A	4 - density mismatch	Rezone from R-8 to R-6
	B	4 - density mismatch	Amend Land Use from CC to RLD and rezone from CA to RC
	C	4 - density mismatch	Amend Land Use from RMD to RSF and rezone from R-10 to R-8
	D	1 - request	Amend Land Use from RLD to RSF and rezone from R-4 to R-8

Area A (parcel #3224059010) is an area with environmental constraints of streams, wetlands, and slopes. The parcel recommended for land use amendment and rezone has a portion of May Creek that runs through the southern portion of the parcel. May Creek is considered a shoreline of statewide significance and therefore the regulations of the City’s Shoreline Management Program apply. Additionally, the parcel is largely encumbered by wetlands; approximately 3.9 acres of the 5.7 acre parcel. The pervasiveness and extent of the critical areas on this parcel merit zoning that is consistent with such constraints and sensitivity. The parcels located immediately south of this parcel are zoned RC. Staff recommends amending the land use from Commercial Corridor with Commercial Arterial (CA) zoning to Residential Low Density with Resource Conservation (RC) zoning.

Area B (14 parcels bounded by NE 43<sup>rd</sup> Street to the north, Lincoln Ave NE to the east, NE 40<sup>th</sup> St – if extended – to the south, and Jones Ave NE to the west) is also an area with environmental constraints. A class 2 stream runs along the northern boundary and extends through approximately half the area running towards the eastern boundary. Wetlands that appear to be associated with the stream are present. The wetlands encumber much of the area to the northeast. The southern portion of the area has steep slopes (greater than 40%) that are protected by critical areas regulations. The area is not a single parcel and has been subdivided with separate ownership. The area is appropriate for single family development, but not multifamily development that would be possible under R10 zoning. Staff recommends amending the land use from Residential Medium Density with R10 zoning to Residential Single Family with R8 zoning.

Area C (Approximately 166 acres in proximity to N 41<sup>st</sup> Pl – if extended – at the north, I-405 to the east, NE 21<sup>st</sup> – if extended – to the south, and Park Ave N and Lk Washington Blvd to the west) is identified in the Berk analysis as an area where a rezone to R6 should be considered. The white paper states that “High property values have prompted a trend of constructing larger homes on relatively small lots and subdividing larger lots to build as many homes as possible. This gradual transition has slowly altered the character of the neighborhood.” Staff recommends rezoning the areas where the majority of the parcels are identified as being below the density range for the R-8 zone with R-6 zoning, but retaining

the R-8 zoning on areas where the majority of the parcels match the density of the R-8 zone. This rezone recommendation is anticipated to work to diminish the impact new development may have on altering the character of the neighborhood.

Area D (1836 NE 20<sup>th</sup>) is a single parcel. The property owner requested a land use amendment and rezone, from Residential Low Density with R-4 zoning to Residential Single Family with R-8 zoning. The property is abutted on the north and east by the R-8 zone and the west by the R-4 zone. To the south, there is both the R-4 and R-8 zone. The R-4 zoned properties to the west are separated by an access easement and the R-4 and R-8 zoned properties to the south are separated by a roadway. The properties to the north and east that are zoned R-8 are immediately abutting the applicants property. Given that the R-8 zone is what immediately abuts the property, staff supports the applicants request to rezone to R-8. Staff recommends amending the land use from Residential Low Density with R-4 zoning to Residential Single Family with R-8 zoning.

**Talbot Community Planning Area**

Community Planning Area	ID on Map	Type of Rezone/ Amendment	Recommendation
Talbot	A	4 - density mismatch	Rezone from R-8 to R-6
	B	5 - critical areas	Amend Land Use from RMD to RLD and rezone from R-14 to R-1
	C	5 - critical areas	Amend Land Use from RMD to RLD and rezone from R-14 to R-4
	D	5 - critical areas	Amend Land Use from RMD to RLD and rezone from R-10 to R-4
	E	5 - critical areas	Amend Land Use from RMD to RLD and rezone from R-10 to R-4
	F	3 - split zone	Rezone from R-10 to RMH
	G	5 - critical areas	Amend Land Use from RMD to RLD and rezone from R-14 to R-4
	H	4 - density mismatch	Rezone from R-8 to R-6
	I	2 - correction	Rezone from R-1 to R-4

Area A (approximately 105 acres bounded generally by I-405 to the north, Shattuck Ave. S. and Talbot Rd. S. to the east, S 37<sup>th</sup> St to the south, and parcel lines in proximity of SR 167 to the west) is a large area identified in the Berk analysis as an area where the R-6 zone should be considered. As stated in the white paper, the area is mostly platted at a density of 4 – 6 units per acre and has environmental constraints to the west. Panther Creek, wetlands, and steep slopes all lie to the west. Although the majority of the land with extensive critical areas are zoned R-1, some of the steep slopes extend into areas currently zoned R-8. Staff recommends rezoning the area from R-8 to R-6.

Areas B, C, and D are all designated as Residential High Density and are zoned R-14. The area has significant critical areas, with wetlands, Panther Creek (a class 2 stream), an unnamed class 3 stream, and steep slopes. For discussion and analysis the areas are grouped into three different areas.

Area B (four parcels measuring approximately 17 acres abutting SE Carr Rd) is four parcels of land owned by the City of Renton. The area is an extension of an area identified in the Berk analysis as having critical area constraints that are significant enough to merit consideration of downzoning. The area has wetlands, a class 3 stream that is a tributary to Panther Creek, and regulated slopes. The critical areas are extensive and merit resignation to the Residential Low Density land use designation. Since all the parcels are owned by the City, R-1 zoning is appropriate. Staff recommends amending the Land Use designation from Residential High Density to Residential Low Density and rezoning from R-14 to R-1.

Area C (3 parcels measuring approximately 3.5 acres: 17648 103<sup>rd</sup> Ave SE, #3223059316, and #3223059020) is immediately across the street from the City owned parcel discussed as Area B. These parcels are also zoned R-14 and have critical area constraints. There are no identified wetlands, however the class 3 stream that is a tributary to Panther Creek extends from Area B into Area C. Additionally, these parcels have significant slopes that limit development potential. Given that the larger area of R-14 zoned properties are being recommended to be rezoned and that the area has critical areas, it is appropriate that the Land Use designation be amended consistent with the larger area. to rezone the area to R-4.

Area D (approximately 13.7 acres near Smithers Ave S and S Carr Rd) was included in the interim zoning ordinance with the zoning amended from R10 to R4 as part of the ordinance. The area is part of 4 parcels owned by Washington State Department of Transportation (WSDOT). The zoning of other portions of these parcels is R-1 and R-4. Rezoning Area D to R-4 would provide consistency and is commensurate with the steep slopes and proximity to Panther Creek. Staff recommends amending the Land Use designation from Residential High Density to Residential Low Density and rezoning from R-10 to R-4.

Area E and F (parcel #3223059079 and a portion of 18100 107<sup>th</sup> Pl SE) comprise a small portion of land zoned R-10 within the larger area that includes Area B, C, and D. This approximately 3 acres of R-10 zoned area is one parcel of vacant land and a portion of another parcel. Area E is a vacant property that has steep slopes. Area F is a portion of a large, approximately 22 acres, parcel that is a mobile home park owned by King County Housing Authority called Vantage Glen. Accordingly, the parcel is zoned RMH except for this small R-10 zoned portion. It is appropriate for the entire parcel to have consistent zoning. To leave Area E with R-10 zoning would effectively create a spot zone. Additionally, the parcel is significantly constrained by steep slopes. Therefore the zoning of this parcel should be consistent with the rezoning of Area B, C, and D. Staff recommends amending the Land Use designation from Residential High Density to Residential Low Density for both Area E and Area F. Staff recommends rezoning Area E from R-10 to R-4 and Area F from R-10 to RMH.

Area G (parcel #3123059115, 5414 and 5420 Talbot Rd S, 498 and 520 S 55<sup>th</sup> St, and a portion of parcels #3123059119 and #7931000140) is part of a larger area of significant critical areas. There are large wetlands, Springbrook Creek, a class 2 and 3 stream, and steep slopes. The larger area also includes the Talbot Urban Separator. Urban Separators are "permanent low density lands that protect resources and environmentally sensitive areas" (RMC 4-3-110A). Development that occurs on land that is designated as Urban Separator is required to dedicate 50% of the land area as open space. The Talbot Urban Separator is not a contiguous area, it is comprised of three separate areas. A map of the Talbot Urban Separator is provided as Attachment B. Staff recommends amending the Land Use designation from Residential Medium Density with R-14 zoning to Residential Low Density with R-4 zoning for this area.

Parcel #3123059115 is an approximately 34 acre parcel of vacant land. The parcel has split zoning of R-1 on approximately 9 acres and R-14 on the remaining approximately 25 acres. The entire portion that is zoned R-1 is part of a wetland and is one of the three parts of the Talbot Urban Separator. That wetland

extends onto a significant portion of the R-14 zoned area; approximately 5.6 acres. Additionally Springbrook Creek, a class 2 stream runs along the southern portion of the parcel. Parcels across S. 55<sup>th</sup> St. from this parcel are zoned R-1.

5414 and 5420 Talbot Rd S, 498 and 520 S 55<sup>th</sup> St, and a portion of parcels #3123059119 and #7931000140 are either vacant or have single family homes. The easternmost parcel abuts the Talbot Urban Separator; which is zoned R-1 in accord with its designation as urban separator. The parcels across the S. 55<sup>th</sup> St from these parcels are zoned R-4. Given the proximity of much lower density zones and critical areas, staff recommends rezoning the area R-4.

Area H (approximately 38 acres bounded by parcel lines at SE 188<sup>th</sup> St. – if extended – to north, 106<sup>th</sup> Ave SE to the east, SE 196<sup>th</sup> to the south, and parcel lines at 104<sup>th</sup> Ave. SE. – if extended – to the west) was identified in the Berk analysis as an area of density mismatch. Staff recommends rezoning a portion of the area identified by Berk to R-6, but retaining the R-8 zoning for parcels that are in closer proximity to 108<sup>th</sup> Ave SE, an arterial roadway. The parcels to the west of the area recommended to be rezoned are zone R-4. Rezoning these 38 acres provides a transition between the two zones. Staff recommends rezoning the area from R-8 to R-6.

Area I (approximately 41 acres bounded by SE 196<sup>th</sup> St. to the north, 108<sup>th</sup> Ave SE to the east, SE 200<sup>th</sup> St. to the south, and parcel lines to the east) is an area that is currently zoned R-1. Most of the parcels are approximately 9,000 square feet which is more comparable with the R-4 zone. Staff has had many encounters with area residents who wish to improve their property, but have been unable to because of the setbacks and standards of the R-1 zone. Most of the homes were built in the 1960's, so were not built with R-1 standards. Although there are critical areas in the surrounding area, there are none identified within this area. R-4 zoning is a zone that implements the Residential Low Density designation, which is the designation that is typically applied to area with critical areas constraints. R-1 zoning is also a zone that implements the Residential Low Density designation, but is most appropriately applied to areas that have significant constraints by critical areas. Since there are not critical areas in this immediate area, R-4 zoning is appropriate. Staff recommends rezoning the area from R-1 to R-4.