FAIRWOOD POTENTIAL ANNEXATION AREA PRE-ZONING

General Description

The City of Renton Planning Division made this request. This item proposes pre-zoning the Fairwood Annexation area in order to provide residents with complete information about what their land use zoning would be if the area annexed to the City. There are six zones proposed for the area: R-1, R-4, R-8, R-14, RMF, and CA.

Impact Analysis

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

Not applicable. The proposed changes would not affect the rate of growth or rate of development as envisioned in the Plan directly.

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

Not applicable. There are no anticipated effects on the City's capacity to provide adequate public facilities created by the proposed pre-zoning. The residential capacity under the existing King County zoning is higher than the proposed pre-zoning with the City of Renton. Since population growth under the City of Renton's proposed residential zoning is less than that under the County's current zoning, the capacity of public facilities is anticipated to be adequate for the demand of the area.

Effect on the rate of population and employment growth

Not applicable. There are no anticipated effects on the rate of population and employment growth created by the proposed pre-zoning. However overall population growth is anticipated to be less if the area annexes to Renton with the proposed pre-zoning than if the area remains in King County. King County estimates that over the next ten-year period, the area would grow to include an additional 2,376 housing units with their existing zoning and using their estimates of the amount of vacant and redevelopable lands. Based upon 2.5 persons per household in an additional 2,376 units, it estimated that the 10 year population growth of the area under King County zoning is 5,940 persons. Typically, Renton zoning results in lower realized densities than King County zoning, in part, because Renton calculates density using a net calculation as opposed to a gross density calculation. The City of Renton estimates that over the next ten-year period, the area would grow to include an additional 815 housing units with the proposed pre-zoning City estimates of the amount of vacant and redevelopable lands. Based upon 2.5 persons per household in an additional 815 units, it is also estimated that the 10 year population growth of the area, using Renton estimates, is 2,038 persons. Employment growth is not anticipated to be effected by the proposed Renton zoning as compared to the existing King County zoning.

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

Comprehensive Plan Policy LU-55 states that the City should designate "appropriate zoning districts for property in an annexation proposal. Zoning in the annexation territory should be consistent with the comprehensive plan land use designations". Pre-zoning the area works to

meet this policy. Policies specifically related to the zoning designations are discussed in the Renton Comprehensive Plan Designations portion of this report.

Effect on general land values or housing costs

Not applicable. There are no anticipated effects on general land values or housing costs created by the proposed changes.

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

Not applicable.

Consistency with GMA and Countywide Planning Policies

Not applicable. The proposed action of pre-zoning is consistent with GMA and Countywide Planning Policies. The area is identified as being within Renton's Potential Annexation Area on the County's Potential Annexation Areas Map. King County planning efforts under the Growth Management Act have included ensuring that development in the Urban Growth Area occurs at urban densities and with urban level services available. The City of Renton has planned for urban densities for this area and can provide urban services within its negotiated service areas should annexation occur. Additionally, King County Comprehensive Plan policy LU-32 specifically supports the proposed action, it reads: . . . "All cities shall phase annexations to coincide with the ability for the city to coordinate the provision of a full range of urban services to areas to be annexed." Pre-zoning the area is a step in preparation to be able to coordinate the provision of services to the area.

Effect on critical areas and natural resource lands

Not applicable. The proposed changes would not have any effects on critical areas and/or natural resource lands. Also, although specific regulations vary, Chapter 21A.24, Environmentally Sensitive Areas, of the King County Code provides comparable regulatory protection of sensitive areas. The City of Renton's Critical Areas Ordinance (RMC 4-3-050) describes permitted and prohibited activities and uses, waivers, modifications and variances, and additional criteria and permit processes for development in critical areas. Critical areas regulated by the Ordinance include: streams and lakes, wetlands, aquifer, flood and geologic hazard areas, and habitat. The proposed pre-zoning is comparable to King County zoning with areas that have indications of critical areas being designated with Residential Low Density and zoned with either R-1 or R-4.

Effect on other considerations

Not applicable.

Renton Comprehensive Plan Designations

The Fairwood Annexation area is designated with five Renton Comprehensive Plan designations. Each of those designations and the zones which implement them are as follows:

Renton Comp Plan Designation	Implementing Zones
Residential Low Density	• RC: Resource Conservation (Residential One Dwelling Unit Per 10 Net Acres) • R-1: Residential One Dwelling Unit Per Net Acre • R-4: Residential Four Dwelling Units Per Net Acre
Residential Single Family	• R-8: Residential Eight Dwelling Units Per Net Acre
Residential Medium Density	• R-10: Residential Ten Dwelling Units Per Net Acre • R-14: Residential Fourteen Dwelling Units Per Net Acre
Residential Multi-Family	• RMF: Residential Multi Family (Twenty Dwelling Units Per Net Acre) • RMT: Residential Multi Family (Thirty Five Dwelling Units Per Net Acre) • RMU: Residential Multi Family (Seventy Five Dwelling Units Per Net Acre)
Commercial Corridor	• CA: Commercial Arterial • CO: Commercial Office • IL: Light Industrial

Renton's Comprehensive Plan provides guidance regarding the application of different zones. Those related policies are below:

Resource Conservation and Residential One Dwelling Unit per Net Acre

Policy LU-151. Base development densities should range from 1 home per 10 acres to 1 home per acre on Residential Low Density (RLD) designated land with significant environmental constraints, including but not limited to: steep slopes, erosion hazard, floodplains, and wetlands or where the area is in a designated Urban Separator.

Policy LU-153. For the purpose of mapping, the prevalence of significant environmental constraints should be interpreted to mean:

1) Critical areas encumber a significant percentage of the gross area;
2) Developable areas are separated from one another by pervasive critical areas or occur on isolated portions of the site and access limitations exist;
3) The location of the sensitive area results in a non-contiguous development pattern;
4) The area is a designated urban separator; or
5) Application of the Critical Areas Ordinance setbacks/buffers and/or net density definition would create a situation where the allowed density could not be accommodated on the remaining net developable area without modifications or variances to other standards.

Residential Four Dwelling Units per Net Acre

Policy LU-147. Adopt urban density of at least four (4) dwelling units per net acre for residential uses except in areas with identified and documented sensitive areas and/or areas identified as urban separators.

Policy LU-151 (cont). Density should be a maximum of 4-du/net acre on portions of the Residential Low Density land where these constraints [including but not limited to: steep slopes, erosion hazard, floodplains, and wetlands or where the area is in a designated Urban Separator] are not extensive and urban densities are appropriate.

Objective LU-II: Designate Residential 4 du/acre zoning in those portions of the RLD designation appropriate for urban levels of development by providing suitable environments for suburban and/or estate style, single-family residential dwellings.

Residential Eight Dwelling Units per Net Acre

Policy LU-160. Designate land for Residential Single-Family land use where there is an existing pattern of single-family development in the range of four to eight units per net acre and where critical areas are limited.

Residential Ten Dwelling Units per Net Acre

Policy LU-162. Residential Medium Density neighborhoods may be considered for Residential 10 (R-10) zoning if they meet three of the following criteria:

1) The area already has a mix of small-scale multi-family units or has had long standing zoning for flats or other low-density multi-family use;
2) Development patterns conducive to medium-density development are established;
3) Vacant lots exist or parcels have redevelopment potential for medium-density infill development;
4) The project site is adjacent to major arterial(s) and public transit service is located within ¼ mile;
5) The site can be buffered from existing single-family residential neighborhoods having densities of eight (8) dwelling units or less; or
6) The site can be buffered from adjacent or abutting incompatible uses.

Residential Fourteen Dwelling Units per Net Acre

Policy LU-163. Areas may be considered for Residential 14 (R-14) zoning where the site meets the following criteria:

1) Adjacent to major arterial(s);
2) Adjacent to the Urban Center, Highlands Center Village, or Commercial Corridor designations;
3) Part of a designation totaling over 20 acres (acreage may be in separate ownership);
4) Site is buffered from single-family areas or other existing, potentially incompatible uses; and
5) Development within the density range and of similar unit type is achievable given environmental constraints.

Residential Multi-Family

Policy LU-180. Residential Multi-Family (RMF) zoning should be applied where existing small scale, garden-style multi-family development exists.

Policy LU-181. Residential Multi-Family Traditional (RMT) zoning should be applied in areas where the surrounding land use provides a compact urban environment or where such an environment is envisioned. This area should be within a half mile of shopping and transit.

Policy LU-182. Residential Multi-Family Urban (RMU) zoning should be applied when the surrounding land uses call for high-density housing choices in an area with a pedestrian-scale environment and direct access to transit facilities.

Policy LU-176. Properties that are a part of annexations into the City and have existing multi-family land use, but do not meet the criteria for Residential Multi-Family land use designation, may be designated Residential Multi-Family when properties meet the following criteria:

1) There is a pre-existing and long term use of multi-family development; and
2) The property is 43,560 square feet or less in size, and
3) The designation shall not be used as justification for expanding Residential Multi-Family zone to other properties.

Commercial Arterial

Policy LU-253. Portions of the Commercial Corridor designation appropriate for a wide range of uses catering to low and medium intensity office, service, and retail uses should be mapped with Commercial Arterial zoning.

Policy LU-254. Areas that should be considered for Commercial Arterial zoning should meet the following criteria:

1) The corridor is served by transit or has transit within one-quarter mile;
2) A historical strip commercial urban development pattern predominates;
3) Large, surface parking lots exist;
4) Primary development on the site is located at rear portions of the property with parking in front of the buildings;
5) Parcel size and configuration typically is defined by a larger parcel fronting the arterial street with multiple buildings and businesses; and
6) The corridor exhibits long block lengths and/or an incomplete grid street network.

Light Industrial

Policy LU-251. Industrial Light zoning should be applied to land that is appropriate for very low intensity manufacturing and industrial services.

Commercial Office

Policy LU-257. Areas of the City identified for intensive office use may be mapped with Commercial Office implementing zoning when site is developed, historically used for office, or the site meets the following criteria:

1) Site is located contiguous to an existing or planned transit route;
2) Large parcel size;

3) High visibility; and
4) Opportunities for views.

Policy LU-258. Small-scale medical uses associated with major institutions should be located in the portions of Commercial Corridor designated areas with Commercial Office zoning, in the Urban Center, or in the Employment Area – Valley.

Policy LU-259. Retirement centers that have a medical facility as a component of the services offered should be located in areas of the Commercial Corridor that have Commercial Office zoning.

Policy LU-260. Medium and high intensity office should be encouraged as the primary use in Commercial Office zoned areas.

Policy LU-261. Retail and services should support the primary office use in areas identified for Commercial Office zoning, and should be located on the ground floor of office and parking structures.

King County Comprehensive Plan Designations and Zoning

The King County designations (Attachment B) and zoning (Attachment C) for the Fairwood area are as follows:

Greenbelt/Urban Separator

This designation has been applied to the parcels that run on both sides of Soos Creek in the southwestern portion of the Fairwood area. Most of the parcels with this designation are owned by King County, but there are some in private ownership. King County has zoned all parcels in this designation as Residential One Dwelling Unit per Gross Acre (R-1).

Open Space Recreation

The King County owned parcels that comprise Petrovitsky Park are designated as Open Space Recreation. The park is zoned Residential Six Dwelling Units per Gross Acre (R-6).

Urban Residential Low 1 du/acre

King County only allows the Residential One Dwelling Unit per Gross Acre (R-1) zone in this Comprehensive Plan designation. There are two areas that have this designation and the R-1 zone; first the northeastern portion of the parcels abutting Lake Desire and second a portion of a large parcel at the northern boundary of the Fairwood area. This parcel is a tract that is owned by multiple owners for the purposes of ingress/egress, utility facilities, open space, or is set aside due environmental constraints. These tracts are considered undivided interests and are not developable lands.

Urban Residential Medium 4 – 12 du/acre

This designation applies to the Fairwood majority of the area. Areas with existing patterns of single family residential have this designation with some remaining redevelopable parcels. The predominate King County zoning for the Fairwood area, in general and within this designation, is Residential Six Dwelling Units per Gross Acre (R-6). There are four areas with topographical constraints and/or other sensitive area constraints that are zoned Residential Four Dwelling Units per Gross Acre (R-4). Two of these areas are at the northern

portion of the area, one is at the western portion, and the remaining area surrounds Shady Lake.

Urban Residential High >12 du/acre

There are three King County zones applied to the Fairwood area within this designation. They are: Residential Eighteen Dwelling Units per Gross Acre (R-18), Residential Twenty Four Dwelling Units per Gross Acre (R-24), and Residential Forty Eight Dwelling Units per Gross Acre (R-48). This designation and its zones surround the commercial area of Fairwood. The majority of the R-24 zoned area lies south of the golf course, but does include a portion of the golf course. There are also a few parcels that lie on the southern side of SE Petrovitsky Road. This zone is built out with multi-family housing with the exception of Nativity Lutheran Church which is zoned R-24. It is south of SE Petrovitsky Road and immediately west of 140th Avenue SE. There are three areas zoned R-18. These parcels are located immediately south of SE Petrovitsky Road with 134th Avenue SE running through the area, south of SE 177th St, and north of SE Petrovitsky Road towards the eastern portion of the commercial area. These parcels are largely built out with existing multi-family housing; however, there is one parcel that is vacant. There is one parcel zoned R-48. This .52 acre parcel is built out with existing condominiums; it is located north of SE Petrovitsky Road and west of 140th Avenue SE.

Community Business Center

The commercial center of the Fairwood area is designated Community Business Center. The parcels that run along SE Petrovitsky Road and to the east of 140th Avenue SE are zoned Commercial Business (CB). The existing land uses in this zone include the Safeway grocery store and associated smaller businesses and the Albertsons grocery store and associated smaller businesses. The 7-11, Rite-Aid, and the Auto Zone that are immediately west of 140th Avenue SE are also zoned CB. The La Fuente restaurant and the office spaces that are in the Fairwood Plaza development are zoned CB. There is a group of duplex and triplex buildings that lie immediately north of SE Petrovitsky Road and west of 140th Avenue SE that are zoned Office (O). Some of these residential units have been converted to office uses; however, there are many that are still used as residential units.

Recommended Renton Pre-zoning

The recommended City of Renton pre-zoning of the Fairwood Potential annexation area strikes a balance between most closely approximating the existing King County zoning as possible and the application of the City of Renton Comprehensive Plan designations and the zones within each designation. Attachment A shows the recommended pre-zoning. Below is a brief explanation of each of the areas.

Resource Conservation (RC)

There are no areas that are recommended to be pre-zoned with Renton's RC zone.

Residential One Dwelling Unit per Net Acre (R-1)

It is recommended that the areas that are within the Renton Comprehensive Plan designation of Residential Low Density and which King County has zoned R-1 be pre-zoned with Renton R-1 zoning. There are three areas this applies to:

- The parcels at the northern and eastern portion of Lake Desire. (Approximately 90 acres)
- The parcels on both sides of Soos Creek that are designated as Urban Separator by King County. This includes parcels owned by King County and by private parties. (Approximately 220 acres)
- The northernmost portion of the King County tract that is at the northern portion of the Fairwood area. (Approximately 48 acres)

Residential Four Dwelling Units per Net Acre

It is recommended that all of the area remaining that is designated with the Renton Comprehensive Plan Residential Low Density designation be pre-zoned with Renton R-4 zone. This R-4 recommended prezone applies to the vast majority of the Fairwood area. General descriptions of those areas are:

- Four areas that are zoned by King County as R-4, they are located:
    - Surrounding Shady Lake (Approximately 170 acres)
    - Along the northern boundary of the area where the parcels are large, but primarily undeveloped due to environmental constraints. There are three fully developed residential subdivisions in this area. (Approximately 260 acres)
    - Approximately at the northwestern corner of the Fairwood area. This area also has large parcels that are undeveloped due to environmental constraints, but does have one developed residential subdivision. (Approximately 110 acres)
    - Along the western boundary at the approximate midpoint. These parcels are large and undeveloped, except for a portion that is likely an extension of a large residential subdivision. (Approximately 60 acres)
- The predominate King County zone in the Fairwood area is R-6. Most parcels are within fully developed large lot subdivisions. However there are some redevelopable large parcels, especially in the area that is south of SE Petrovitsky Road, but north of SE 192nd Street on both sides of 140th Avenue SE. (Approximately 2,560 acres)
- Petrovitsky Park and the golf course. The golf course is zoned both R-24 and R-6 by King County. Petrovitsky Park is zoned R-6 in King County. (Approximately 215 acres)

Residential Eight Dwelling Units per Net Acre

There are three areas that are recommended to be pre-zoned with Renton R-8 zone. All three of the areas are fully developed with smaller lot single family residential subdivisions. Those three areas are:

- The Emerald Vista subdivision which lies immediately south of SE Petrovitsky Road along the western boundary of the Fairwood area. (Approximately 6 acres)
- The Woodside at McGarvey Park subdivision which is along the eastern boundary of the area and abuts the Urban Growth Boundary. (Approximately 80 acres)

- The later phases of Woodside at McGarvey Park that are at northernmost portion of the eastern boundary and which abuts the Urban Growth Boundary. (Approximately 15 acres)

Residential Ten Dwelling Units per Net Acre
There are no parcels that are recommended to be pre-zoned Renton R-10.

Residential Fourteen Dwelling Units per Net Acre
There are two areas that are recommended to be zoned with Renton R-14 zone, they are:

- A group of three parcels that lie immediately south of SE Petrovitsky Road near the western portion of the Fairwood area. One of the parcels is completely developed with small lot single family homes and two parcels are vacant. All are zoned by King County with R-18 zoning. (Approximately 27 acres)
- A fully built development of townhomes that lies at the southernmost portion of the area. The subdivision name is Jerry's Place and is zoned R-6 by King County. The average lot size in this area is 2,100 square feet. This small lot size is comparable to the lot sizes in Renton R-14 zone. (Approximately 1 acre)

Residential Multi-Family
The Renton RMF zone is proposed to be applied to the parcels that have pre-existing multi-family development. These parcels generally abut the commercial portions of the area. This includes:

- The RedMill Condominiums, The Fairwood Landing Apartments, The Fairway Drive Condominiums, the Fairwood Pond Apartments, The Fairwood Downs Apartments, On the Green at Fairwood Condominiums, Fairway Greens Condominiums, Fairway Village Condominiums, Fairwood Apartments, and Heritage at Fairwood Condominiums. These properties are zoned R18 and/or R-24 by King County. (Approximately 185 acres)
- The Fire District 40 Fire Station which is zoned by King County as R-6 (Approximately 1 acre)
- The Merrihill Condominiums zoned R-48 by King County. (Approximately ½ acre)

Commercial Arterial
The area around the intersection of SE Petrovitsky Road and 140th Avenue SE is the commercial center of the Fairwood community. Those areas recommended to be zoned with Renton CA zone include:

- Properties zoned by King County as Commercial Business (CB), this includes:
    - The cluster of commercial uses that is north of SE Petrovitsky Road and east of 140th Avenue SE; this area includes the Safeway, other retail businesses, and the Fairwood Plaza development. (Approximately 27 acres)
    - The cluster of businesses south of SE Petrovitsky Road and east of 140th Avenue SE; this area includes the Albertsons' and other small retail uses. (Approximately 7 acres)

- The area south of SE Petrovitsky Road and west of 140th Avenue SE which includes the Auto Zone, Rite Aid, and 7-11. (Approximately 5 acres)

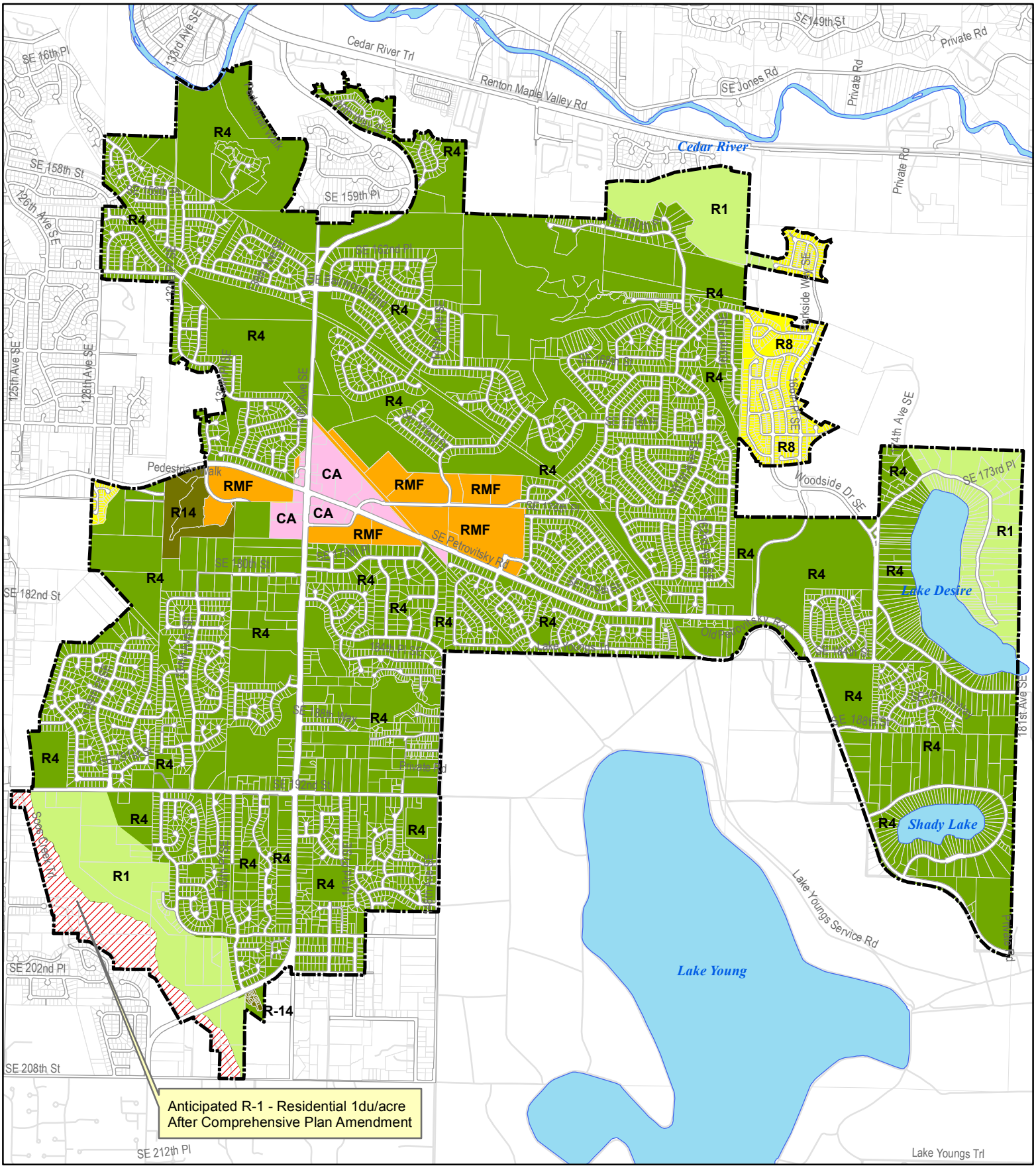
- The Kindercare Day Care center located along SE Petrovitsky Road. This parcel is zoned by King County as R-6. (Approximately 1 acre)
- The Nativity Lutheran Church located on 140th Avenue SE. This parcel is zoned R-24 by King County. (Approximately 5 acres)
- The group of 10 parcels located north of SE Petrovitsky Road and west of 140th SE. These parcels were originally developed with fourplexes. Several of them are being used for businesses such as a chiropractic office and a tattoo shop. (Approximately 2 acres)

Commercial Office

There are no properties proposed to be pre-zoned with Renton's CO zone.

Light Industrial

There are no properties proposed to be pre-zoned with Renton's IL zone.



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July 21, 2010

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

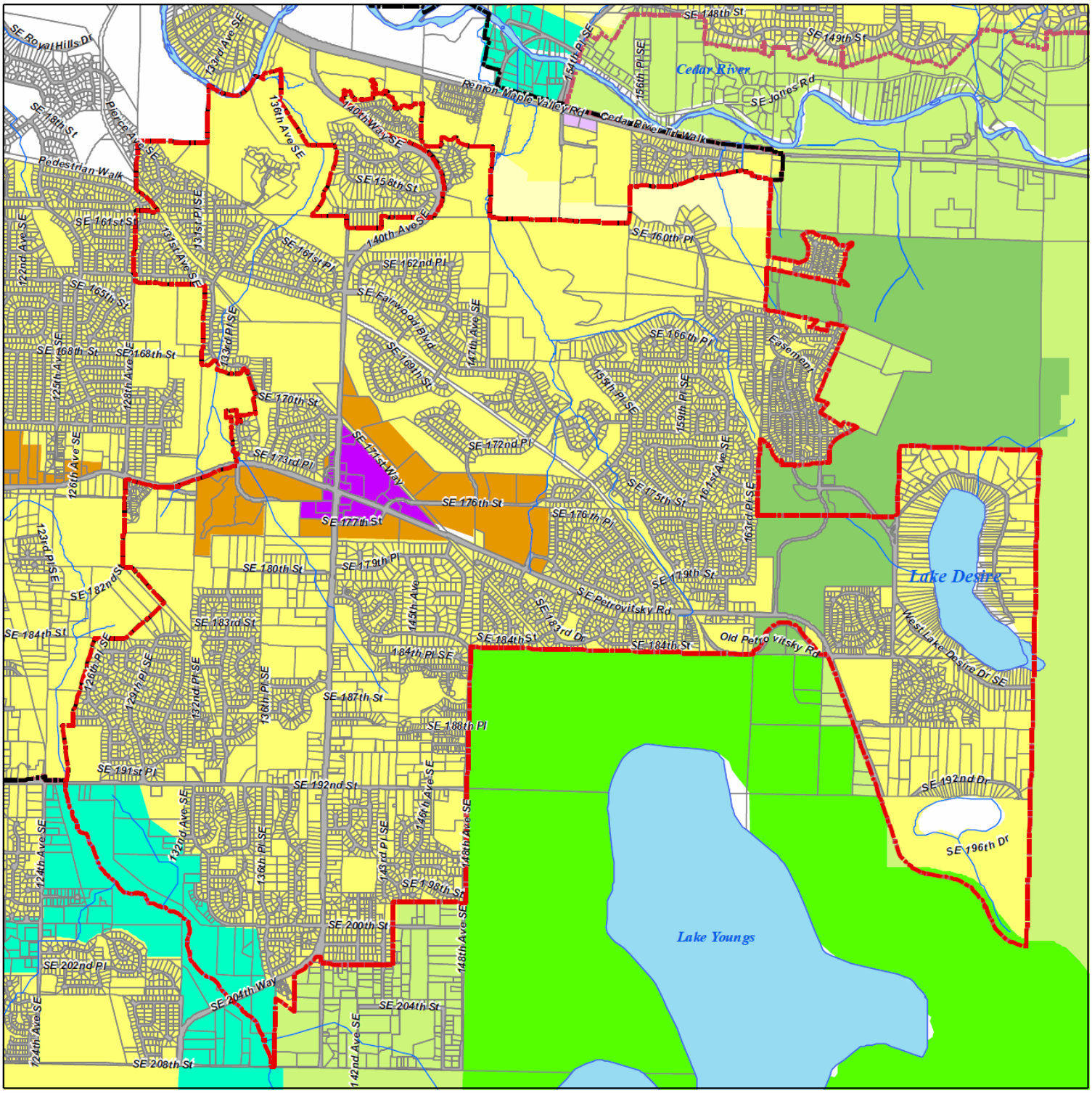
City of Renton

Attachment A - Fairwood Prezone

Fairwood Boundary

Prezone

- CA- Commercial Arterial
- R-1 - Residential 1du/acre
- R-4 - Residential 4 du/acre
- R-8 - Residential 8 du/acre
- R-14 - Residential 14 du/acre
- RMF - Residential Multifamily



Department of Community & Economic Development

Alex Pietsch, Administrator
Adriana Johnson, Planning Technician

Attachment B
King County Comprehensive Plan Designations

July 21, 2008

0 1,500 3,000 Feet

1:30,000

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CPA M:04 Study Area
City Limits
PAA Boundary

King County Comprehensive Planning08 CPLU

- ac Unincorporated Activity Center
- ag Agriculture
- cb Community Business Center
- co Community Outside of Center
- f Forestry
- gb Greenbelt/Urban Separator
- i Industrial
- m Mining
- nb Neighborhood Business Center
- op Other Parks/Wilderness
- os Open Space/Recreation
- rn Rural Neighborhood
- rr Rural Residential 1du/2.5-10 Acres
- rt Rural Town
- rx Rural Cities Urban Growth Area
- uh Urban Residential High >12du/acre
- ul Urban Residential Low 1du/acre
- um Urban Residential Medium 4-12du/acre
- upd Urban Planned Development

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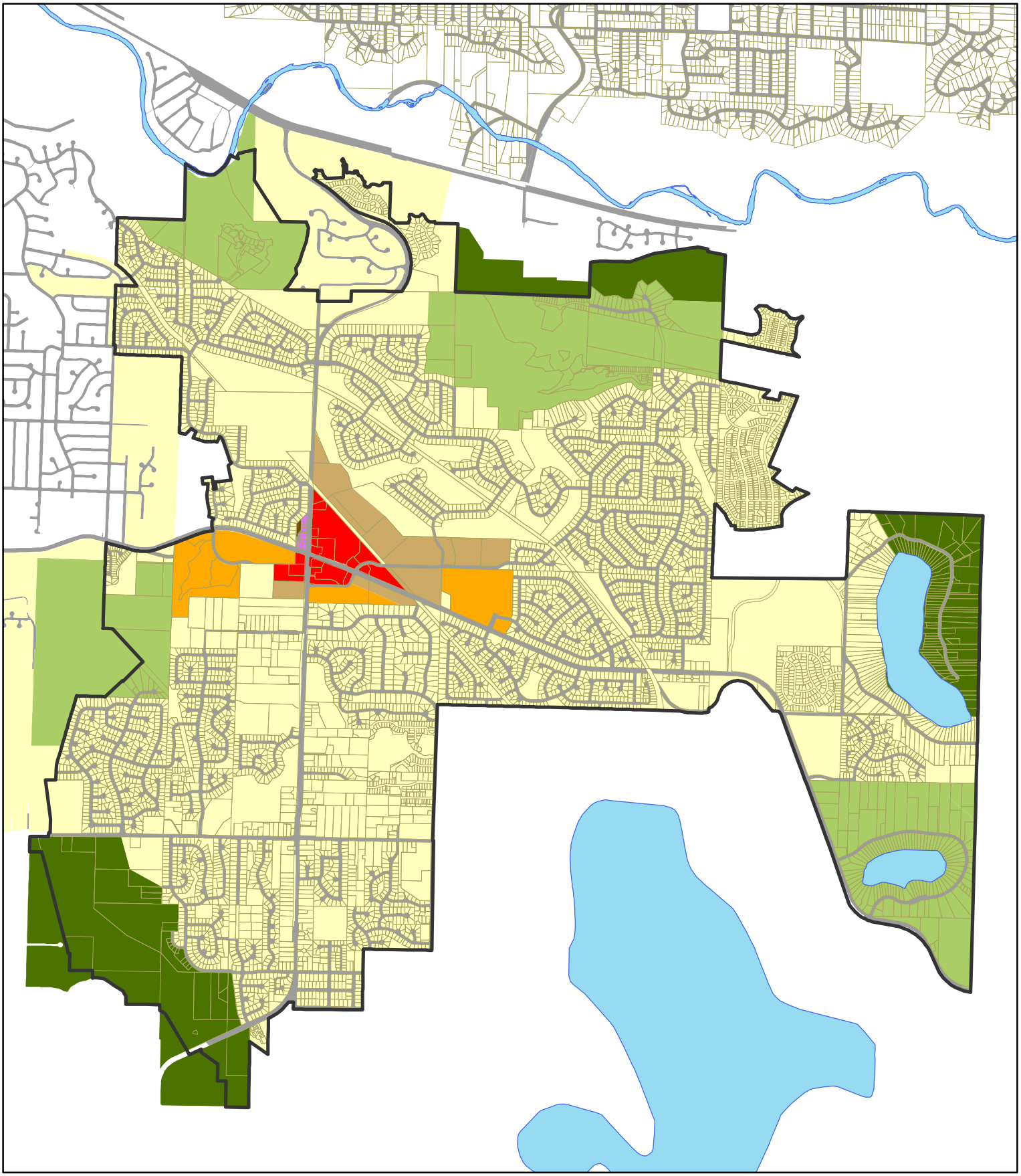

Department of Community
& Economic Development
Alex Pietsch, Administrator
Adriana Johnson, Planning Technician

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King County Zones

R-4	R-6	O
	R-6	R-18
R-1	R-6	R-24	R-48
R-4	R-6	CB

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July 21, 2010

Attachment C
Fairwood Annexation Area
King County Zoning

0 1,100 2,200 4,400 Feet

1:5,000

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