

## **D# 04 SETBACK MODIFICATIONS**

### **General Description**

The City of Renton Planning Division made this docket item request. It proposes to amend Title IV to add procedures that stipulate the Planning Division can require or the applicant can request, Site Plan Review to adjust front yard setbacks, when the applicant would have been otherwise exempt from Site Plan Review. The proposed amendment would create administrative procedures for applicants to use Site Plan Review, where applicable, to reduce front yard setbacks instead of applying for a setback variance.

### **Impact Analysis**

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

The proposed amendment would not affect the rate of growth or development as envisioned in the Comprehensive Plan.

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

The proposed amendment would not affect the City's capacity to provide adequate public facilities.

#### Effect on the rate of population and employment growth

The proposed amendment would not affect the rate of population and employment growth.

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

The Plan is a broad statement of community goals, objectives, and policies that directs the orderly and coordinated physical development of the City.

The Renton Business Plan Mission states, unequivocally, the responsibility of the City, "in partnership and communication with residents, businesses, and schools" to take the steps necessary to fulfill the Vision. These include:

- Promoting citywide economic development
- Promoting neighborhood revitalization
- Managing growth through sound urban planning
- Meeting service demands that contribute to the livability of the community
- Influencing decisions that impact the City.

This amendment would help to facilitate orderly and coordinated development within the City, by creating a procedure for requesting setback reductions, where applicable, when a proposal is deemed exempt from Site Plan Review. Currently, an applicant would request a setback variance in order to reduce the front yard setback. This amendment would allow applicants to use the Site Plan Review process to reduce front yard setbacks, when the proposal would have been otherwise exempt from Site Plan Review, as opposed to requesting a setback variance. Site Plan Review is used to analyze plans to ensure continuity of project concept and consistent implementation, manage growth through the use of sound planning principles and assure that proposed development is compatible with the plans, policies and regulations of the City of Renton.

Effect on general land values or housing costs

The City is not anticipating an affect on general land values or housing costs as a result of the proposed amendment.

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

The City is not anticipating capital improvements or expenditures as a result of the proposed amendment.

Consistency with GMA, the Plan, and Countywide Planning Policies

See the discussion above; under whether Plan objectives are being met as specified or remain valid and desirable.

Effect on critical areas and natural resource lands

The proposed amendment would not affect critical areas and/or natural resource lands.

Effect on other considerations

Not applicable.

**Staff Recommendation**

Staff recommends approval of the docket request. Currently, a setback variance is needed in order to reduce the front yard setback. The request would formalize procedures for projects exempt from Site Plan Review, to take advantage of reduced front yard setbacks when criteria for setback modifications can be met and demonstrated through an optional Site Plan Review process.

**Implementation Requirements**

Changes are needed to the Site Development Plan Review Applicability section within the Procedures Chapter of Title IV. Specifically:

- 4-9-200 Site Development Plan Review
  - Attachment A