



**DEPARTMENT OF COMMUNITY
&
ECONOMIC DEVELOPMENT
M E M O R A N D U M**

DATE: September 24, 2008
TO: Ray Giometti, Planning Commission Chair
Members of the Planning Commission
FROM: Angie Mathias, Associate Planner
SUBJECT: CPA #2008-M-04, Petrovitsky/Fairwood PAA & Red Mill

DESCRIPTION

This map amendment involves establishing appropriate Comprehensive Plan designations for the area that is in the Petrovitsky/Fairwood Potential Annexation area and the Red Mill annexation area. Currently, the areas have four Comprehensive Plan designations: Residential Low Density (RLD), Residential Single Family (RSF), Residential Multi-Family (RMF), and Commercial Corridor (CC). Analysis indicates that there is a need to re-designate some areas as Residential Low Density (RLD), Residential Medium Density (RMD), Residential Multi-Family (RMF), and Commercial Corridor (CC).

ISSUE SUMMARY

1. Existing land uses in the Fairwood Potential Annexation Area and Red Mill area do not match existing Renton Comprehensive Plan designations; some areas need to be re-designated with a Comprehensive Plan designation that more closely matches the existing land use.

ANALYSIS

Petrovitsky/Fairwood

Within the Petrovitsky/Fairwood Potential Annexation Area larger area, the vast majority of existing land use is single family. The area also has some multi-family residential land use. Most of the multi-family development is located in the area of SE 176th Street and Southeast Petrovitsky. A map indicating the location of the multi-family land uses is included at the end of this paper and the table below lists the developments, the estimated gross density, and the Renton Comprehensive Plan designation that the property is currently designated. The calculations for density are for gross density, not net density. Gross density uses only the total size of the lot and does not deduct any area for the critical areas or roadways. Many of the parcels have significant critical areas and the physical buildings have been constructed on a limited portion of the overall

land area. The actual resulting development may be at higher density than what is estimated based on the gross area.

Development	Number of Units	Estimated Gross Density	Exiting Renton Comp Plan
Heritage at Fairwood ó Condominiums	62	22.55	Commercial Corridor
Fairwood Condominiums	176	21.1	Commercial Corridor
Fairwood Villa	136	12.14	Commercial Corridor/ Residential Medium Density
Fairway Village Condominiums	15	5.21	Residential Medium Density
Fairway Greens	140	20.83	Residential Medium Density
On the Green at Fairwood ó Condominiums	132	19.97	Residential Medium Density
Fairwood Pond Apartments	194	18.81	Commercial Corridor/ Residential Medium Density
Fairwood Downs Apartments	400	13.33	Residential Medium Density
Fairway Drive Condominiums	84	14.33	Commercial Corridor
Merrihill Condominiums	10	18.87	Residential Single Family
Group of 10 Fourplexes	40		Residential Single Family

The Petrovitsky/Fairwood area has a significant amount of publicly owned or group owned property. Groups that hold property in the area include: King County, Kent School District, City of Seattle, Washington State Department of Wildlife, the United States, churches, set aside tracts, and homeowners associations. There is also the Fairwood Golf and Country Club that is owned by members. A map indicating the location of these properties is included at the end of this paper.

There are a few commercial properties in the area. A Kindercare is located on Petrovitsky at the intersection with Southeast 171st Way. Kindercare is a childcare and educational business. There are a few four-plex buildings that are used as offices located on 140th Avenue Southeast. Finally, there is Springbrook Farms located south of Southeast 192nd Street near the southwestern boundary of the area. The Springbrook Farms is a commercial organic chicken farm. Finally, in the Petrovitsky/Fairwood Area there are several parcels that are vacant that are currently within the Single Family Residential and/or Low Density Residential designation.

Red Mill

The Red Mill area has greatly varied existing land uses. There are fairly extensive critical areas, intensive commercial land uses, single-family residential, and multi-family residential. The area includes a significant amount of commercial development, with multiple grocery stores, strip

malls, convenience stores, freestanding auto related retail, some office, and restaurants. These commercial uses are primarily located around the intersection of 140th Avenue Southeast and Southeast Petrovitsky Road. The table below indicates the existing commercial uses in the Red Mill area and the existing Renton Comprehensive Plan designation.

	Existing Land Use	Existing Renton Comp Plan
The Triangle		
	Gas Station	Commercial Corridor
	Medical Dental Office	Commercial Corridor
	Safeway, et al	Commercial Corridor
	Bank	Commercial Corridor
	Bank	Commercial Corridor
	Strip Mall	Commercial Corridor
	Strip Mall	Commercial Corridor
	Retail	Commercial Corridor
	Gas Station	Commercial Corridor
	Office	Commercial Corridor
	Shopping/Restaurant	Commercial Corridor
South of the Triangle		
	Albertsons	Commercial Corridor
	Shucks Auto Supply	Commercial Corridor
	Fairwood Square Strip Mall	Commercial Corridor
West of 140th Avenue SE		
	Auto Zone	Residential Single Family
	Rite Aid	Residential Single Family
	7-11	Residential Single Family

There are several multi-family developments including the Fairwood Landing Apartments, Pebble Cove Apartments, and Red Mill Condominiums located in the Red Mill area. These developments have been developed with a substantial number of units and fairly high estimated density. The table below lists the developments, the estimated gross density, and the Renton Comprehensive Plan designation that the property is currently designated.

Development	Number of Units	Estimated Gross Density	Existing Renton Comp Plan
Fairwood Landing Apartments	194 Units	19.2	Commercial Corridor
Pebble Cove Apartments	288 Units	17.7	Residential Single Family
Red Mill Condominiums ó Phase I	96 Units	19.4	Residential Single Family
Red Mill Condominiums ó Phase II	54 Units	8.6	Residential Single Family

Finally, there are several parcels that are vacant. A significant number of those parcels are environmentally constrained with wetlands and/or topography. Most of the parcels with extensive environmental constraints are owned King County, homeowners associations, or are owned by other public bodies/private groups.

Existing Comprehensive Plan and Zoning

Within the Petrovitsky/Fairwood and Red Mill area currently there are four Renton Comprehensive Plan designations: Residential Low Density (RLD), Residential Single Family (RSF), Residential Multi Family (RMF), and Commercial Corridor (CC). A map of the existing Renton Comprehensive Plan designations is included at the end of this paper. Although, the City will not be pre-zoning the Petrovitsky/Fairwood or Red Mill area at this time, the purpose and standards of the zones that could be applied to the area with the associated Comprehensive Plan designation are useful in determining the appropriate Comprehensive Plan designation.

Residential Low Density

The Residential Low Density Comprehensive Plan designation is applied to land that is *appropriate for a range of low intensity residential and employment, where land is either constrained by sensitive areas or where the City has the opportunity to add larger-lot housing stock, at urban densities of 4-du/net acre, to its inventory*. When the land does “*not have significant sensitive areas, or can be adequately protected by the critical areas ordinance*” the area should be zoned Residential Four Dwelling Units per acre (R-4). Further, areas to be zoned with R-4 are areas where the *constraints are not extensive*”. If land has *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*” it should be zoned either Resource Conservation (RC) or Residential One Dwelling Unit per acre (R-1).

Specific relevant policies include:

Policy LU-135. For the purpose of mapping four dwelling units per net acre (4-du/ac) zoned areas as contrasted with lower density Residential 1 (R-1) and Resource Conservation (RC) areas, 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.

Objective LU-EE: 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.

Many of the developed subdivisions in the Petrovitsky/Fairwood area are large lot subdivisions. Most are at least 6,000 square foot lots with many much larger. It is appropriate to designate these larger lot subdivisions as Residential Low Density. There are some subdivisions that have developed with smaller lot sizes, such as less than 4,500 square feet and less, and for these subdivisions it is appropriate that they retain their designation as Residential Single Family.

There are many properties in both Petrovitsky/Fairwood and Red Mill that are owned by King County and other public agencies. Much of the King County property has extensive environmental constraints. There are at least eight streams identified on King County IMAPs within the Petrovitsky/Fairwood area and Molasses Creek, a Class 2 stream, runs roughly in northerly to southerly direction lying just east of the approximate center of the Red Mill area. Many of the areas that are constrained by streams/wetlands have subdivisions that are already developed with appropriate stream and wetland buffers. The properties owned by King County that are at the western boundary of the Red Mill area are constrained by both streams and wetlands. Those wetlands extend over much of the area and include a portion of the triangular parcel owned by the Renton Housing Authority. Environmental constraints continue east from the wetlands with topographical changes. The Residential Low Density land use designation is an appropriate designation for this type of land. A map indicating the location of the streams and wetlands is included at the end of this paper.

There are many parcels located at the southwestern portion of the Petrovitsky/Fairwood area that are designated by the King County Comprehensive Plan as Urban Separator. Countywide Planning Policy LU-27 states that *“Urban separators are low-density areas or areas of little development within the Urban Growth Area. Urban separators shall be defined as permanent low-density lands that protect adjacent resource lands, Rural Areas, and environmentally sensitive areas and create open space corridors within and between Urban Areas that provide environmental, visual, and recreational and wildlife benefits. Designated urban separators shall not be re-designated in the future (in the 20 year planning cycle) to other urban uses or higher densities. The maintenance of these urban separators is a regional as well as a local concern. Therefore, no modifications should be made to the development regulations governing these areas without King County review and concurrence”*. Residential Low Density designation also complies with Renton Policy LU-141 *“Residential Low density areas may be incorporated into Urban Separators”*. Designation of these parcels as Residential Low Density is consistent with these policies. A map indicating the King County Comprehensive Plan designations is included at the end of this paper and shows the location and extent of the designated urban separator area.

Residential Single Family

In the Residential Single Family (RSF) designation the associated zoning is Residential Eight Dwelling Units per Acre (R-8). The purpose of the Single Family Residential designation is in part that land *“be used for quality detached residential development organized into neighborhoods at urban densities.”* Further, *“it is intended that larger subdivision, infill*

development, and rehabilitation of existing housing be carefully designed to enhance and improve the quality of single-family living environments.

One of the specific policies that relate to this Comprehensive Plan amendment is:

Policy LU-148. A minimum lot size of 5,000 square feet should be allowed on in-fill parcels of less than one acre (43,560 sq. ft.) in single-family designations. Allow a reduction in lot size to 4,500 square feet on parcels greater than one acre to create an incentive for aggregation of land. The minimum lot size is not intended to set the standard for density in the designation, but to provide flexibility in subdivision/plat design and facilitate development within the allowed density range.

The purpose and intent of the R-8 zone is to fulfill the Comprehensive Plan policies and objectives for the Residential Single Family designation. The uses allowed in the R-8 zone are primarily residential. There are some non-residential uses that may be allowed as a Hearing Examiner conditional use such as: golf courses, religious institutions, and medical institutions.

There are some areas within the Petrovitsky/Fairwood Red Mill area that it will be appropriate to designate RSF. However, there is a significant area that is currently designated RSF that it is more appropriate to designate Residential Low Density. Many fully developed subdivisions have large residential lot sizes, over 8,000 square feet which meets the minimum lot size for the R-4 zone. There are also subdivisions with parcels that are smaller than the 8,000 square feet, but larger than the 4,500 square feet parcel size of the R-8 zone. For the purpose of the Comprehensive Plan designation, the lot sizes of the overall subdivision will be considered. Other designations that will need to be applied to areas that area currently designated RSF include: Commercial Corridor, Residential Medium Density, and Residential Multi-Family.

Commercial Corridor

In the Commercial Corridor designation there are three possible zoning designations, Commercial Arterial (CA), Commercial Office (CO), and Light Industrial (IL). The Commercial Corridor designation *“is characterized by concentrated, pre-existing commercial activity, primarily in a linear urban form, that provides necessary goods and services for daily living, accessible to near-by neighborhoods, serving a sub-regional market and accommodating large volumes of traffic.”* Further, *“Commercial Corridor areas are characterized by medium intensity levels of activity. It is anticipated, however, that intensity levels in these areas will increase over time . . .*“

Specific policies that relate to this Comprehensive Plan amendment are:

Objective LU-DDD. The Commercial Corridor land use designation should include:

- 1) Established commercial and office areas;
- 2) Developments located on large parcels of land;
- 3) Projects that may be highly visible from principal arterials;
- 4) Uses dependent upon or benefiting from high-volume traffic;
- 5) Uses that provide significant employment; and

- 6) Businesses that provide necessary or desirable goods and services to the larger community.

Policy LU-333. The Commercial Corridor Land Use designation should be mapped in areas with the following characteristics:

- 1) Located on, and having access to, streets classified as principal arterials;
- 2) High traffic volumes; or
- 3) Land use pattern characterized by strip commercial development, shopping centers, or office parks.

The uses allowed in the CA zone are broad in terms of commercial development. Uses like eating and drinking establishments, retail sales, indoor recreation facilities, and vehicle fueling stations are permitted outright. Outside of designated business districts like the NE Fourth Business District allowed uses include: dance clubs, hotels, and small-scale vehicle rentals. Uses that area allowed as conditional uses include: auto body shops, transit centers, and light manufacturing and fabrication.

Many of the parcels that have existing multi-family development on them are currently designated with Commercial Corridor, it would be more appropriate for them to be designated Residential Multi Family (RMF). Additionally, a portion of the area that is designated Commercial Corridor is part of the Fairwood Golf and Country Club. None of the zones within the Commercial Corridor designation allow new or existing golf courses. The residential properties located around the golf course have large lots and would meet the criteria for the Residential Low Density (RLD) designation. This designation also allows golf courses, both new and existing. Further, the definition for golf courses reads, *“An area designed and used for playing golf, including all accessory uses incidental to the operation of the facility. This definition excludes other outdoor recreational facilities, neighborhood parks, and community/regional parks.”* Therefore, any club houses, pro shops, etc. associated with the Fairwood Golf and Country Club would be allowed within zones that are possible in the RLD designation.

In conjunction with this Comprehensive Plan amendment, there are two changes that need to be made to Renton Municipal Code section 4-2-060.J. First, the zones where golf course (existing) are allowed currently include Resource Conservation (RC), Residential One Dwelling Unit per acre (R-1), Residential Eight Dwelling Units per Acre (R-8), and Residential Mobile Home (RMH). There appears to be an oversight or error of omission in not including the Residential Four Dwelling Units per Acre (R-4) zone and the table should be amended by placing a “P” for permitted in the column associated with the R-4 zone. The use is allowed in zones that are generally considered less intensive, as well as ones that are generally considered more intensive. These are also all residential zones. It appears clear that the intent is that golf courses (existing) are to be allowed in residential zones and further it appears clear that the intent is they be allowed in low density zones. Additionally, there appears to be an oversight or omission in the allowance for Recreational facilities, indoor, existing. Recreational facilities, indoor, new are allowed as a Hearing Examiner conditional use in the R-4 zone. If new indoor recreation facilities are allowed in the R-4, there is no apparent reason that existing indoor recreation facilities would not be allowed. The table should be amended so that a “H” for Hearing Examiner conditional use is placed in the column associated with the R-4 zone.

The parcel with the Kindercare business and the parcels with 7-11, and the Auto Zone meets the criteria of objective LU-DDD~~s~~ by having an established commercial use, being located on a principal arterial, and providing a good or service that is desirable to the larger community. Further, the Kindercare is adjacent to other existing commercial uses. The Commercial Corridor designation will need to be extended to include the property where the Kindercare is located. The Commercial Corridor designation will also need to be expanded across 140th Avenue Southeast to include the 7-11, Auto Zone, etc. The Nativity Lutheran Church is located immediately south of the Auto Zone parcel. It is currently zoned residential in King County. In the City of Renton churches are allowed as a Hearing Examiner conditional use in all zones. Due to the churches proximity to the Auto Zone and other commercial land uses, it is appropriate to designate the church Commercial Corridor. General offices are permitted in the CA zone. It is most appropriate to designate the existing offices Commercial Corridor. Additionally, the Fairwood Landing Apartments should be removed from the Commercial Corridor area and designated with Residential Multi-Family.

The existing Springbrook Farms is located in a King County designated green belt/urban separator and is zoned King County R-1. Although it is a commercial use, there is no commercial zone in the City of Renton that allows the type of use that the commercial farm is. The commercial farm is currently non-conforming in King County, designating it with a residential land use in Renton retains the circumstances under which they currently exist within King County. Additionally, the farm is located in a designated urban separator, which will be discussed later in this issue paper.

Residential Multi-Family (RMF) Comprehensive Plan Designation and Zone

The RMF designation and zone has specific criteria that are to be met in order for the designation to be applied. Within the existing City limits properties must meet the following criteria:

- 1) Properties under consideration should take access from a principal arterial, minor arterial, or collector. Direct access should not be through a less intense land use designation area;
- 2) Properties under consideration must abut an existing Residential Multi-family land use designation on at least two (2) sides and be on the same side of the principal arterial, minor arterial, or collector serving it; and
- 3) Any such expansion of the Residential Multi-family land use designation should not bisect or truncate another contiguous land use district.

For the Benson Hill Comprehensive Plan Amendments done in 2007, there were areas that were designated Residential Multi-Family when there were multiple parcels, or when several pre-existing multi-family developments were located contiguously. Application of this same standard would make it appropriate to designate almost all of the existing multi-family in the Petrovitsky/Fairwood area with the RMF designation.

The Merrihill Condominiums do not meet the above criteria. However, for smaller scale multi-family developments located in areas that are annexed into the City there are different criteria that make it appropriate to designate the Merrihill Condominiums RMF. Those criteria are:

- 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.

Development density in the Residential Multi-family designation should be within a range of ten (10) dwelling units per acre as a minimum to twenty (20) dwelling units per acre as a maximum. The existing multi-family development in the Petrovitsky/Fairwood and Red Mill areas are generally within these density limitations and meet the criteria for annexation areas to be designated RMF.

Comprehensive Plan and Zoning Alternatives

There are several portions of the Petrovitsky/Fairwood and Red Mill areas that the Residential Single Family and Commercial Corridor designations are not appropriate for. More appropriate designations are Residential Low Density and Residential Medium Density (RMD). This section will outline the RMD designation, but will not detail the designations that were outlined in the previous section regarding the existing Comprehensive Plan designations.

Residential Medium Density

Areas designated Residential Medium Density should be *where access, topography and adjacent land uses create conditions appropriate for a variety of unit types designed to incorporate features from both single-family and multi-family developments, and to support cost-efficient housing, infill development, transit service, and the efficient use of urban services and infrastructure*. There are two zones that may be applied with the RMD Comprehensive Plan designations, they are Residential 10 dwelling units per net acre (R-10) and Residential 14 dwelling units per net acre (R-14).

Areas that meet three of the following criteria may be mapped with Residential 10 (R-10) zoning:

- 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.

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.

The townhouse development located in the southern tip of the Petrovitsky/Fairwood area meets the criteria for mapping the R-10 where townhouse developments are permitted outright. The criteria the development meets is: having an established development pattern that is conducive to medium-density development, it is buffered from existing single-family development, and the site is buffered from adjacent uses. Although the Petrovitsky/Fairwood area is not being pre-zoned this criteria illustrates the appropriateness of designating this area Residential Medium Density.

In the Red Mill area, The Red Mill Condominiums phase I are not traditional condominiums. Each home is self-contained and platted. The homes are more appropriately called small lot single family, with lots that are approximately 3,600 square feet. This area is most appropriately designated as Residential Medium Density. Outside the Red Mill Condominiums phase I and II parcels is a vacant odd shaped parcel that is currently zoned R-18 in King County. The closest zoning possibility that can be applied to this parcel in Renton is R-14, one of the zones allowed in the RMD designation. The Residential Multi-family designation that would allow up to 20 dwelling units per acre requires pre-existing multi-family land use in order to be mapped, this parcel is vacant and can not meet this criteria. This parcel is most appropriately designated RMD.

COMPREHENSIVE PLAN COMPLIANCE

The proposed Comprehensive Plan amendments of the Petrovitsky/Fairwood and Red Mill area must meet at least one criteria in RMC 4-9-020G. This criteria requires that it be found that:

- 1) The request supports the vision embodied in the Comprehensive Plan, or
- 2) The request supports the adopted business plan goals established by the City Council, or
- 3) The request eliminates conflicts with existing elements or policies, or
- 4) The request amends the Comprehensive Plan to accommodate new policy directives of the City Council.

This proposal meets the first criterion, that the changes support the vision embodied in the Comprehensive Plan. The adopted Comprehensive Plan land use element goals seek to promote new development and neighborhoods that *“are walkable places where people can live, shop, play, and get to work without always having to drive”* (goal 7b), *“offer a variety of housing types for a population diverse in age, income, and lifestyle”* (goal 7d), and *“are varied or unique in character”* (goal 7e).

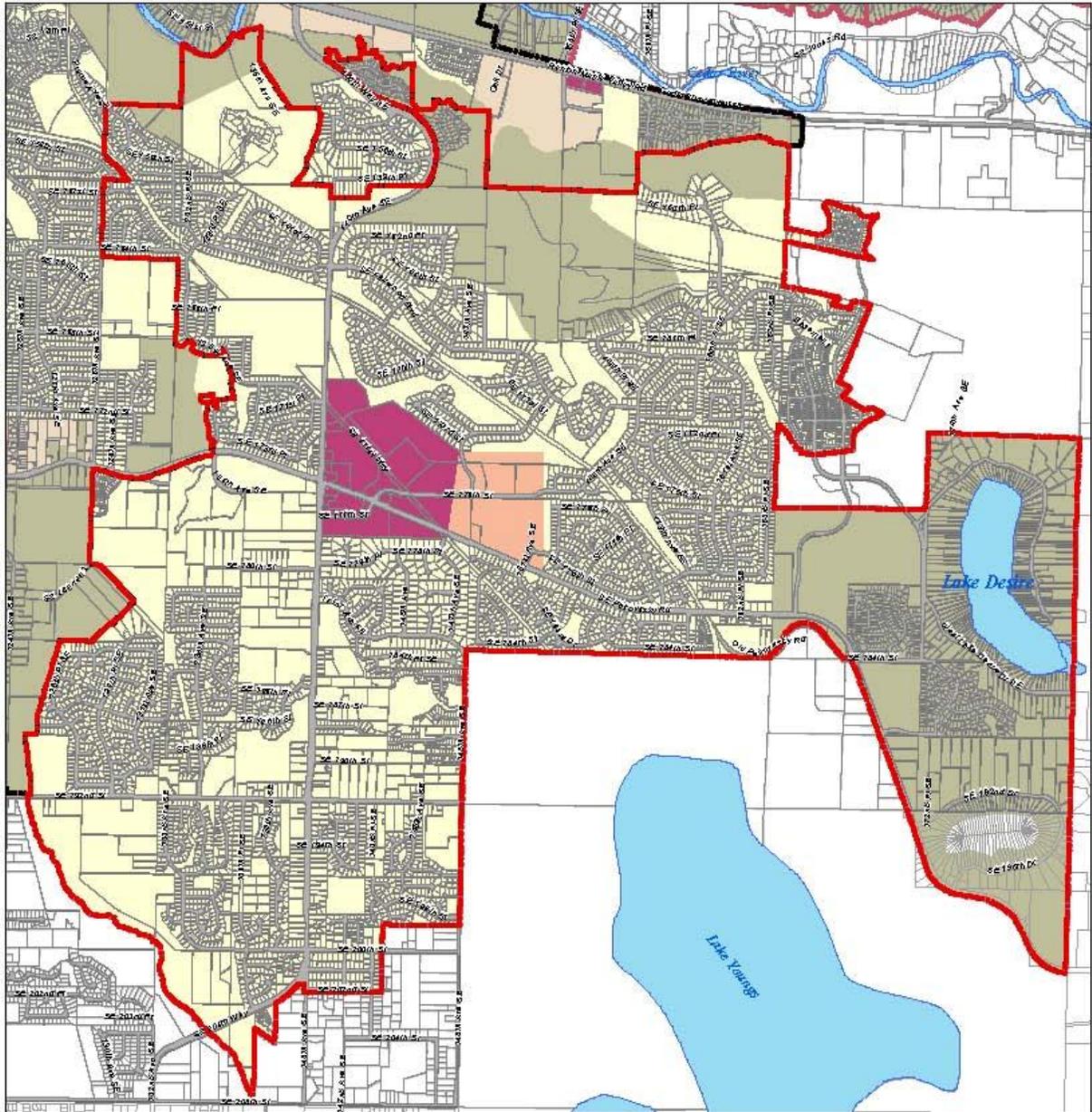
CONCLUSION

There are several areas within the Petrovitsky/Fairwood area where the existing Renton Comprehensive Plan map designation does not match the land uses that have developed on the parcels and/or in the area. At this time the City is not pre-zoning this area, this Comprehensive Plan Amendment is simply applying the most comparable Renton Comprehensive Plan

designation. There are several changes that are appropriate and comply with the Renton Comprehensive Plan.

There are several areas within the Petrovitsky/Fairwood area where the existing Renton Comprehensive Plan map designation does not match the land uses that have developed on the parcels and/or in the area. At this time the City is not pre-zoning this area, this Comprehensive Plan Amendment is simply applying the most comparable Renton Comprehensive Plan designation. There are several changes that are appropriate and comply with the Renton Comprehensive Plan, including amending:

- The Residential Single Family (RSF) designation to:
 - Residential Low Density where there are existing large lot subdivisions, large lot subdivisions are the predominant land use in the area, parcels have environmental constraints, land is owned by public bodies or homeowners associations, or where land is designated as an King County Urban Separator; and
 - Residential Medium Density where townhomes have been developed; and
 - Residential Multi-Family where multi-family dwellings occur; and
 - Commercial Corridor where commercial development or churches exist.
- The Commercial Corridor (CC) designation to:
 - Residential Multi-Family where multi-family dwellings occur; and
 - Residential Low Density where the Fairwood Golf Course is a pre-existing use.



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

July 18, 2008

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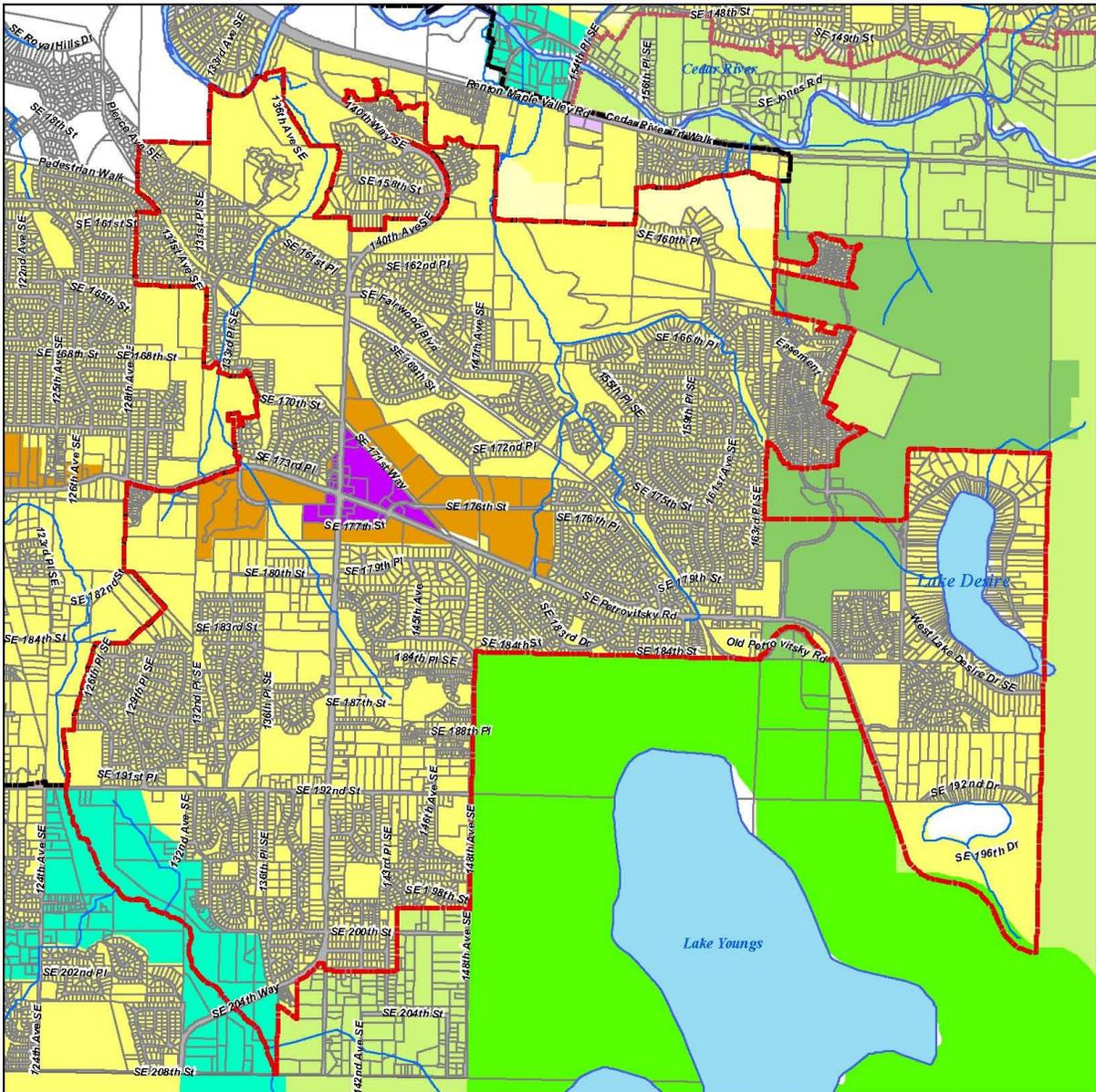
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CPA 2008 M:04 Renton Comp Plan

Legend

<ul style="list-style-type: none"> ■ CPA M:04 Study Area City Limits PAA Boundary Renton Parcels Land Use 2008 CC-Commercial Corridor CN-Commercial Neighborhood CO R-Commercial Office-Residential CV-Center Village 	<ul style="list-style-type: none"> EA1-Employment Area Industrial EA2-Employment Area Valley RL1-Residential Low Density RMD-Residential Medium Density RMF-Residential Medium Family RS-Residential Single Family RSF-Residential Single Family UC-D-Urban Center Downtown UC-N-Urban Center North
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Department of Community & Economic Development
 Alex Pietsch, Administrator
 Adriana Johnson, Planning Technician

CPA 2008 M:04

King County Comp Plan

July 21, 2008

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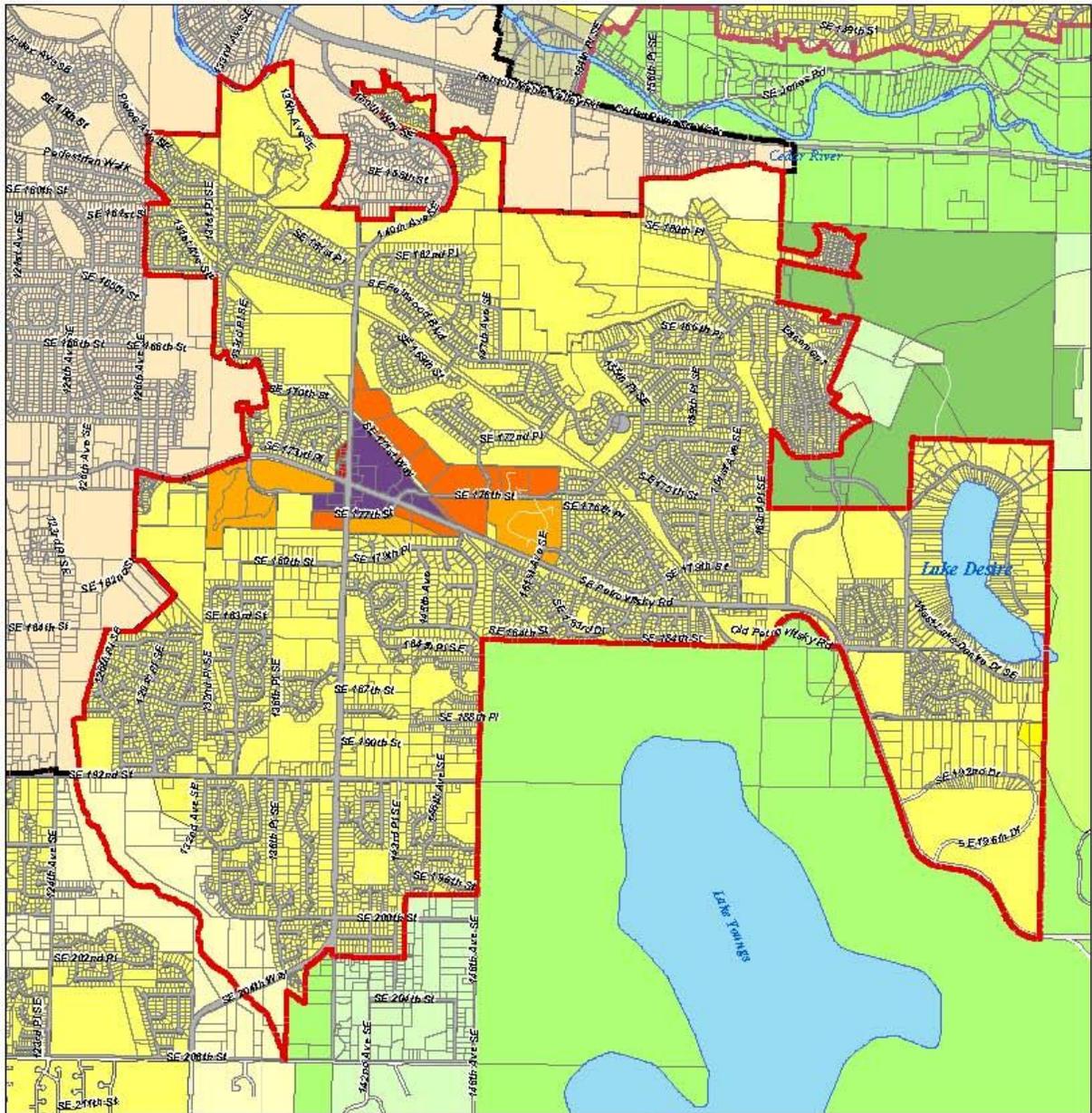
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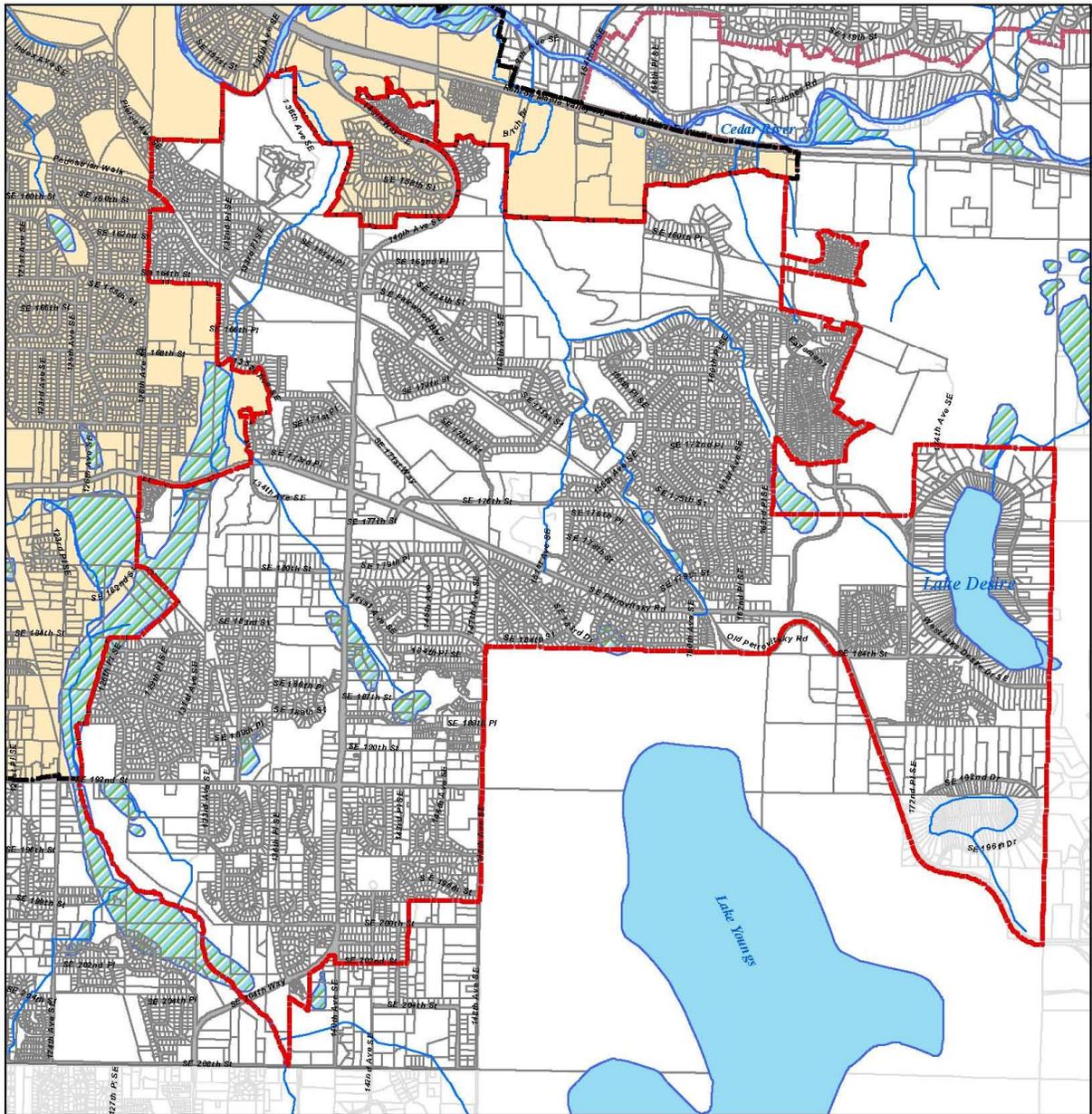
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CPA 2008 M:04 King County Zoning

Legend

CPA M:04 Study Area	A-35 Agricultural, 1 du/0.5 acres	R-1 Residential 1du/acre	R-8 Residential 8du/acre
City Limits	CB Community Business	R-12 Residential 12du/acre	RA-10 Rural 1du/acre
PAA Boundary	F Forest	R-18 Residential 18du/acre	RA-2.5 Rural 1du/5 acres
Renton Parcels	I Industrial	R-24 Residential 24du/acre	RA-5 Rural 1du/5 acres
King County Zoning CURRZONE	M Mineral	R-4 Residential 4du/acre	RA-5-P
A-10 Agricultural, 1 du/10 acres	NB Neighborhood Business	R-48 Residential 48du/acre	RB Regional Business
O Office	R-6 Residential 6du/acre	UR Urban Reserve	

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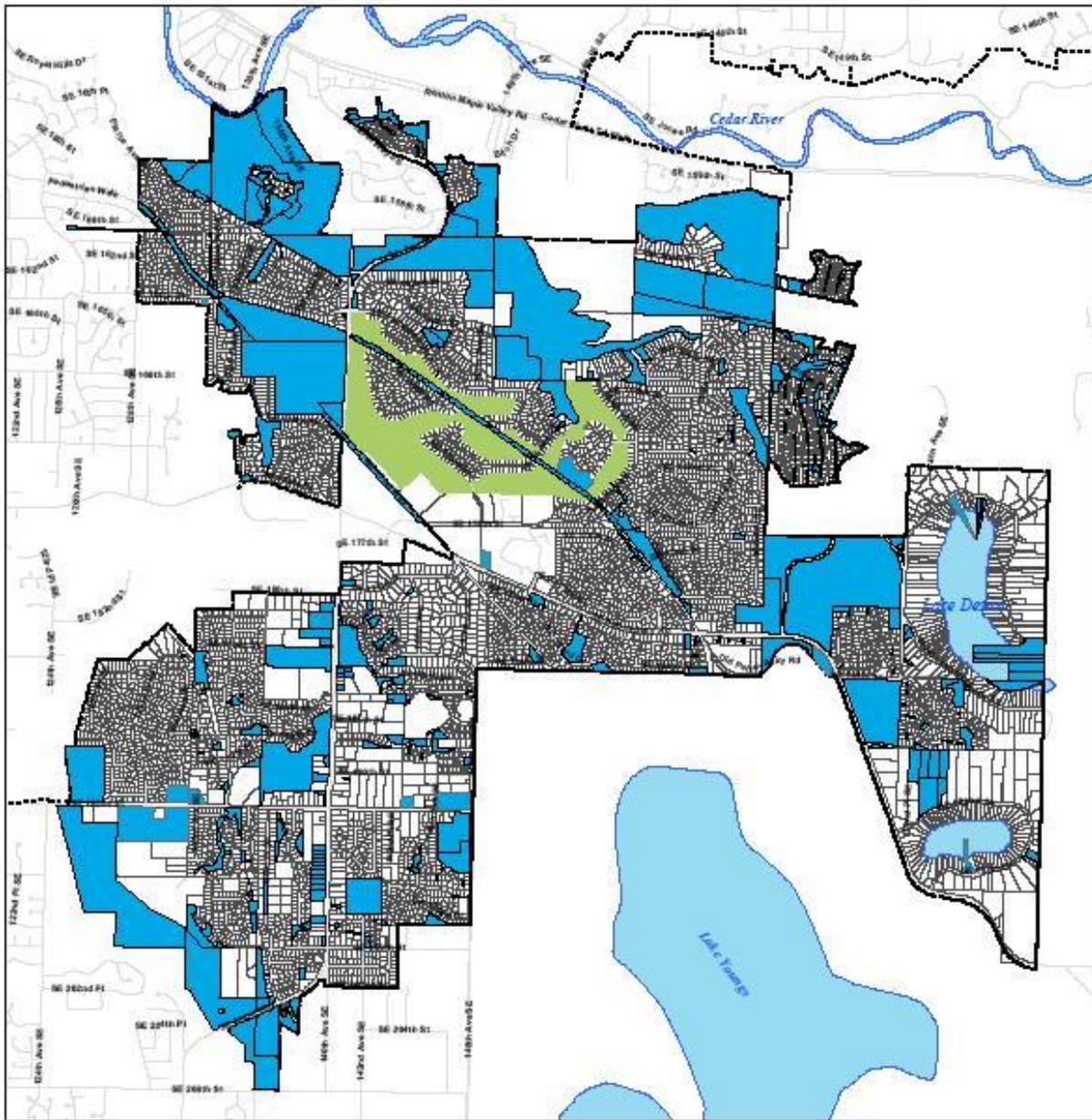
CPA 2008 M:04

Critical Areas

Legend

 CPA M:04 Study Area	 Renton Parcels
 PAA Boundary	— Streams
 City Limits	 Wetlands

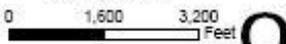
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Department of Community
& Economic Development

Alex Pletsch, Administrator
 Adriana Johnson, Planning Technician

August 1, 2008



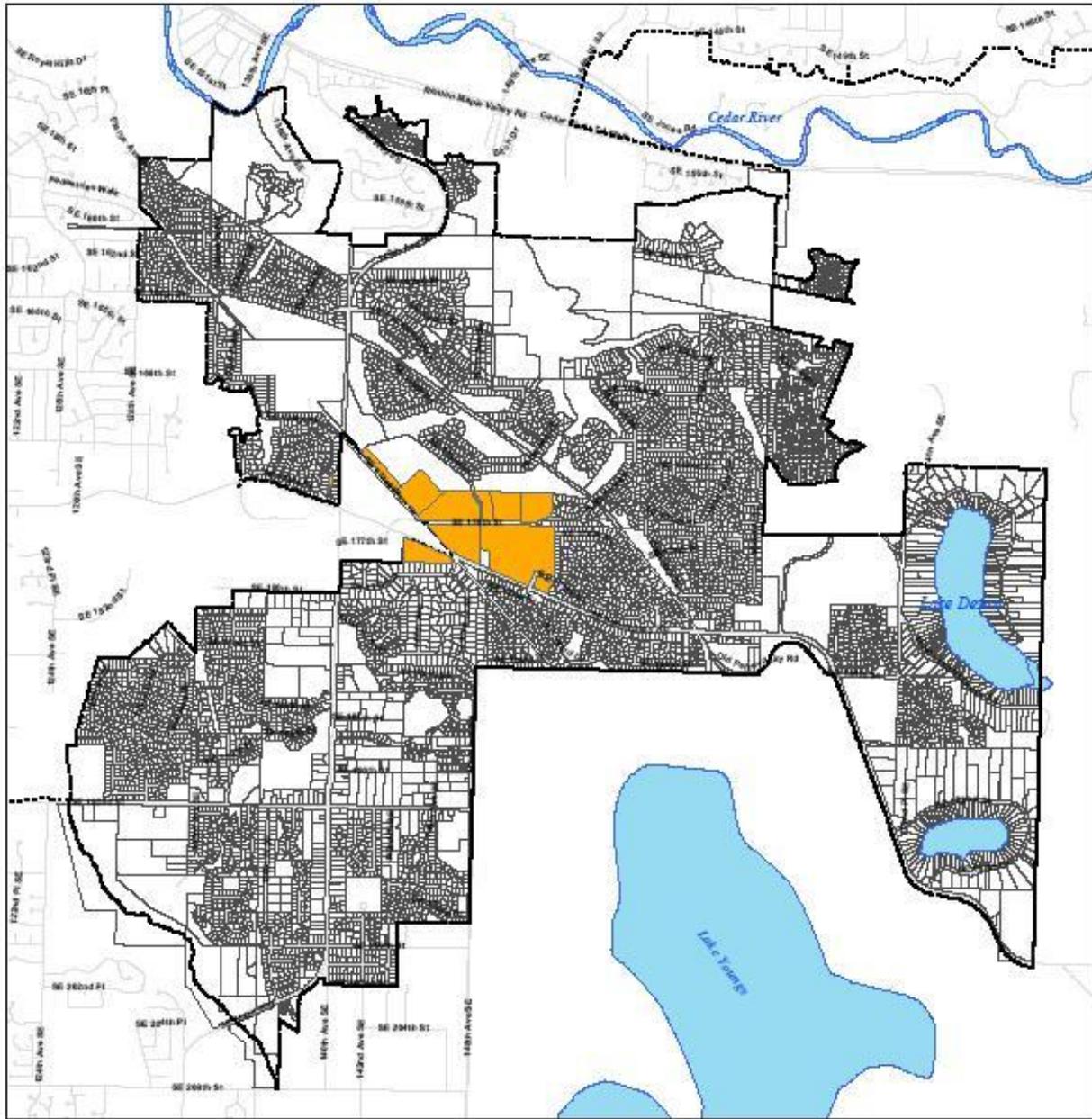
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Greater Fairwood Communities Annexation Area - Vicinity Map

- Publicly Owned, Churches, & HOA's
- Fairwood Golf Course
- PAA Boundary

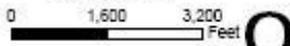
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1:30,000

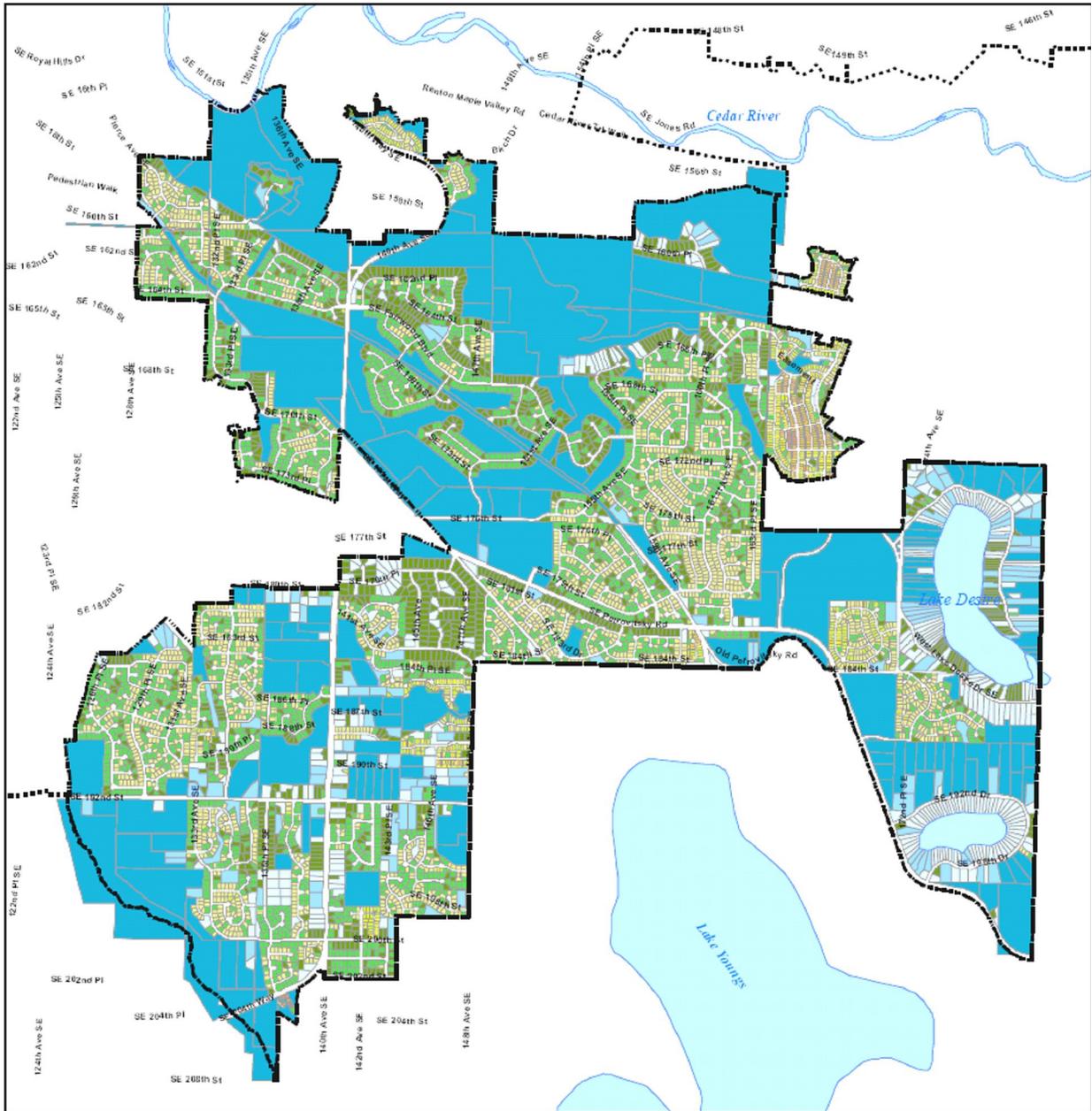
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Greater Fairwood Communities Annexation Area - Vicinity Map

Legend

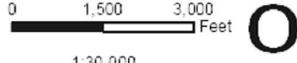
- Multi Family
- CPA M:04 Study Area
- PAA Boundary
- Parcels

File Name: H:\EDNSP\GIS_projects\annexations\fairwood\mxd\1_fairwood_annex_vicinity.mxd



Department of Community & Economic Development
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 Adriana Johnson, Planning Technician

August 1, 2008



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Greater Fairwood Communities Annexation Area - Vicinity Map

Parcel Size	Color
1 - 1000	Light Blue
1000.1 - 3000	Orange
3000.1 - 4500	Yellow
4500.1 - 5000	Light Green
5000.1 - 6000	Light Blue
6000.1 - 8000	Yellow
8000.1 - .25 Acre	Green
.25 Acre - .50 Acre	Dark Green
.50 Acre - 1 Acre	Light Blue
1 Acre - 2 Acres	Light Blue
Greater than 2 Acres	Dark Blue

File Name: H:\EDN\SP\GIS_projects\annexations\fairwood\mxd\v1_fairwood_annex_vicinity.mxd

