



**DEPARTMENT OF COMMUNITY AND
ECONOMIC DEVELOPMENT**

M E M O R A N D U M

DATE: September 12, 2008

TO: Ray Giometti, Planning Commission Chair
Members of the Planning Commission

FROM: Kris Sorensen, Assistant Planner

SUBJECT: **Response to Commissioner Questions: Sept. 3rd Meeting**

This memorandum is intended to provide responses to questions and comments of the Commission from the September 3, 2008, Planning Commission meeting regarding Comprehensive Plan *M-02 Business District Overlay* amendment.

- **Assisted Living:** The most recent update of Renton Municipal Code (RMC) 4-2-120C development standards section for the Commercial Arterial (CA) zone shows that the “Assisted Living” use can receive 1.5 times the allowed density. This language referencing assisted living in the development standards has incorrectly been placed into the CA zone standards. The Planning Commission and City Council worked on the allowance of assisted living uses and related development standards earlier in 2008 but assisted living use was not added as a permitted use in the CA zone (Ordinance 5387). This reference in the CA zone should be deleted as part of this amendment process.
- **Conditional Use Permit and Additional Height Request:** Currently, there are two processes for additional height requests in the CA zone. The decision can either be made through a Hearing Examiner decision or Administrative decision. Both processes use the same criteria as established in RMC 4-9-030 for a decision. The two processes are different in the length of time for rendering a decision and the application costs. Part of the amendment proposal is to create consistency for this request.
- **Reference to Left Turns as related to Site-to-site Access:** Part of the reasoning for suggesting that CA zoned parcels provide cross access is that left hand turns from the middle of main arterials may be eliminated as raised medians are constructed as part of street improvements. For clarity, street improvements will not be eliminating left hand turn lanes (for instance left hand turns at signals) but rather the option of turning left from a middle lane shared by both directions of traffic.
- **Big-box retail:** For clarification, big-box retail is a permitted use in the CA zone except for the NE 4th, NE Sunset, and Puget Commercial Corridors. As part of this amendment process, design standards will be applied to big-box retail uses in the CA zone.