

D#02 INDOOR RECREATIONAL USES

SUPPLEMENTAL STAFF REPORT

SUMMARY: This Supplemental Staff Report provides responses to issues that were raised at a Planning Commission meeting regarding amendments to the Renton Municipal Code Development Regulations (Title IV). It also includes additional information that staff has identified as being necessary to include in the analysis for amendments.

General Description

The City of Renton Planning Division made this docket item request. This item proposes to amend the Zoning Use Table, RMC 4-2-060J, to permit new Indoor Recreational Uses in the Industrial Light (IL), Commercial Neighborhood (CN), Center Downtown (CD), Commercial Office (CO), Commercial/Office/Residential (COR), and the Urban Center North 1 & 2 (UC-N1 & UC-N2) zoning designations, subject to some restrictions. The proposed restrictions include:

- In the IL zone, the indoor recreational use would only be permitted in the Employment Area Valley (EAV);
- In the CN zone, this use would be limited to a maximum gross floor area of 3,000 square feet;
- In the CD zone, the use must be located within a mixed-use structure;
- In the CO zone, this use would be limited to health clubs/fitness centers/sports clubs, which shall be developed as part of larger office structures. Such uses shall not stand alone and shall not occupy more than twenty five percent (25%) of any one floor of a building whose primary use is office;
- In the COR zone, this use would only be allowed in conjunction with offices, residences, hotels, and convention centers, or research and development facilities, and should be architecturally and functionally integrated into the development;
- In the UC-N1 zone, freestanding structures would not be permitted unless architecturally and functionally integrated into an overall shopping center or mixed use development.
- In the UC-N2 zone, the use must be located within a mixed-use structure.

Planning Commission Issue: *This issue was identified by Staff after the introduction of the original topic on April 8, 2009. Two footnotes were identified that created conflicts with the proposed changes. Footnote 19 and footnote 63 of RMC 4-2-080.*

Staff Response: Staff has proposed to permit indoor recreational uses within the CN zone with limitations as identified above. Staff intended that this use could be permitted as a stand-alone use in a single structure or in a mixed-use building, with residential above and an indoor recreational use, such as a ballet studio, below.

In the Zoning Use Table, *attached dwellings* are permitted in the CN zone subject to footnote #19. This footnote would preclude indoor recreational uses from being developed in a mixed-use building. As such, staff recommends amending footnote #19 to read:

19. Subject to the density limitations located in the development standards for this zone. CN Zone – Additional: only permitted within a structure containing retail ~~and/or~~, on-site service uses and/or indoor recreational facilities on the ground floor.

Furthermore, staff has determined there is an error in footnote #63 as it pertains to indoor recreational uses. In the Zoning Use Table, *on-site services* are permitted subject to footnote #63. This footnote precludes fitness centers from the CN zone, although fitness centers are not an *on-site service*. As such, staff recommends amending footnote #63 to read:

63. Subject to the size restrictions of RMC 4-2-120A. On-site services excluding dry cleaning, and real estate offices, ~~and fitness centers~~.