

AMENDMENT 2006-M-01 - CHEE

DESCRIPTION: Two properties fronting on N. 30th Street in the Kennydale neighborhood have split zoning. The front portions of each are zoned Commercial Neighborhood (CN), but the rear portions are zoned Residential 8 (R-8, see Attachment 'A').

The owners of both properties have either near term or long-range plans to redevelop the property. Rezones to Commercial Neighborhood would require amendments to the Comprehensive Plan to change the land use designation on the rear portions of the lots from Residential Single Family to Commercial Neighborhood.

The owner of the parcel south of N. 30th Street submitted a land use action request to amend the Comprehensive Plan and rezone the property. An amendment and rezone for the property on the north side of N. 30th Street is being considered in conjunction with this request.

ISSUE SUMMARY:

1. Would the developability of two properties that have two different zones on each, thereby making unified development difficult, be improved by rezones to a single zone? Should that single zone be Commercial Neighborhood?
2. Should the amount of commercially zoned land in the N. 30th Street commercial district be expanded beyond the existing amount? Is sufficient information available at this time to determine the impacts of such an action?
3. Would the Vision of the Comprehensive Plan be furthered by these rezones?

RECOMMENDATION SUMMARY:

The Planning Commission is recommended to deny the rezone request for the property south of N 30th Street. The property north of N. 30th Street does not require a rezone at this time.

ANALYSIS:

West Kennydale Business District

The proposed rezones are located in the West Kennydale neighborhood, which consists of about one square mile between Lake Washington and Interstate 405 between I-405 exits 5 (Park/Sunset) and 7 (Quendall). West Kennydale is largely a quiet, residential area consisting primarily of well-maintained, single family homes constructed following World War II. The area along N 30th Street was annexed into the City of Renton in 1969. Parcels in Kennydale were platted to more rural configurations and have, in recent years, been subdivided into multiple-lot infill residential projects, thereby increasing the number of residents throughout the area.

Traditionally, commercial development has been limited in the area. It has consisted primarily of those commercial uses situated along N. 30th Street area, which includes both neighborhood-shopping and interchange-dependent uses.

The Commercial Neighborhood (CN) zoning was applied in 2004 when the Convenience Commercial (CC) designation was reconfigured. There was no significant change in the allowed uses or the development standards of the zone however. The CC zone had been in place since 1993. Prior to that time, the zoning along N. 30th between Park Avenue N and I-405 was a mix of G-1 (single family residential) and B-1 (business use).

The following are existing uses in the commercial area along N. 30th Street:

- 1) The Crest at Kennydale, an 8-unit apartment complex built in 1962 (set back from the north side of N. 30th), zoned R-8
- 2) Shell convenience store with gas station built in 1968 (abutting interchange on the north side of N. 30th), zoned CN
- 3) Chevron convenience store with gas station built in 1968 (abutting interchange on the south side of N. 30th), zoned CN
- 4) A 7-Eleven convenience store (fronting on north side of 30th) Zoned CN
- 5) A 2,200 square foot office building built in 1976 (fronting on south side of 30th), zoned CN
- 6) Audio Plus, a 1,800 square foot home audio equipment store built in 1900 [CHECK DATE] (fronting on south side of 30th), zoned CN
- 7) An insurance brokerage firm located in a 960 square foot building built in 1975, zoned CN
- 8) A 1,032 square foot office building built in 1960 and located on the northeast corner of N. 30th Street and Park Avenue N, zoned CN
- 9) An unpaved Park and Ride lot located at the southeast corner of N. 30th Street and Park Avenue North occupies about half of a 1.33 acre parcel. It also has split CN / R-8 zoning.

The Kennydale United Methodist Church owns the parking lot and several other vacant or developed properties in the area. The church is located on an almost quarter acre lot on the northwest corner of N. 30th Street and Park Avenue North. Park and Ride lots are allowed in the R-8 zone on parking lots that are required for non-residential accessory parking. Parking as a stand-alone use is not allowed in either the CN or R-8 zones.

Zoning

The uses allowed in the Residential 8 zone are primarily various forms of residential. There are no commercial uses that would be viable in an urban neighborhood permitted in the R-8 zone.

The intent of the Commercial Neighborhood zone is to allow businesses that serve the needs of people living within the immediate area. Commercial Neighborhood zones do not typically have high volumes of pass-through traffic. Although the N. 30th Street commercial district is adjacent to an I-405 interchange, the destinations from I-405 are primarily residential.

Commercial Neighborhood zoning allows uses that are small in scale and have limited volume of business. Typically, CN businesses are expected to generate low vehicular traffic and require a small amount of on-site parking. Examples of CN uses are eating and drinking establishments (excluding drive-through, fast food service); general, medical, and dental offices with size restrictions; retail; and on-site services.

Allowed retail uses are flower/plant and floral supplies; mini-marts; craft products and craft supplies; gift shops; and specialty markets. On-services are establishments primarily engaged in providing individual or professional services within the place of business, such as beauty and barber shops; retail laundry, including coin-operated; garment alterations and shoe repair; photography, photo studios, and photo processing; pet grooming; personal accountants; entertainment media rental or other indoor rental services; and repair of personal or household items. Excluded services include vehicle repair; real estate offices; fitness centers; adult retail sales; dry cleaning; service and social organizations; and off-site services. Residential development is allowed in the CN zone, when it is on upper levels with allowed Commercial Neighborhood use on the ground floor.

Environmental Factors

Although there may be isolated 15 to 25 percent slopes in the area there are no significant environmental issues apparent on either property. Topographic mapping and geotechnical studies to verify subsurface structural conditions should accompany future development proposals.

Chee Property

The Chee property, on the south side of N. 30th Street (1315 N. 30th Street), is approximately 0.45 acre in size. Its development potential is somewhat limited due to its configuration, which is long and narrow (64 feet wide). The “commercial” north portion, fronting on N. 30th Street, is 7,710 square feet and has an existing single-family residence built in 1927. The condition of the house is not good. The rear, residentially zoned 11,845 square foot portion, is currently vacant.

Mr. Chee, the proponent of this land use action request, has proposed a project for the property located on the south side of N. 30th Street. The conceptual plan submitted proposes a retail use building on the north portion of the property, fronting N. 30th Street in the existing CN zone. Surface parking to serve the retail use would be located at the rear of the building.

Although some of the proposed retail uses are specifically not allowed in the CN zone (dry cleaner, fast food), a wide variety of retail and on-site services would be allowed and are perhaps currently needed by the Kennydale neighborhood, which is underserved at the present time.

A three-story, apartment or condominium building with ground-level, under building parking has been proposed for the southern, R-8 zoned portion of the parcel. The proponent has been advised that this project, as proposed, would not be allowed in the Commercial Neighborhood

zone. Residential is allowed, but must be located on upper stories of a building having commercial use on the ground level. Residential units in the CN zone are limited to four (4) per structure. This can be accomplished with the current zoning, at the north portion of the property.

Rezone to a more intensive use, such as CN, would require a fifteen-foot (15') setback along the property line of the subject parcel on the side and rear where it abuts the Residential 8 zoned property to the west and south. This reduces the already narrow lot even further, to 49 feet wide, at its southern half and would make a building of the size proposed difficult to realize at this location.

Without the rezone, the south portion of the property could be developed for single-family residential with access off N 30th Street. If, at some time in the future the property is subdivided, access to the subdivided rear parcel could be assured by an access easement. No easement is required until that time, since the property is under a single ownership. At approximately 11,845 s.f. and 64 feet wide, the area could accommodate two 64 foot x 92 foot, single-family residential lots of approximately 5,920 s.f. each.

Based on these factors, it does not appear that the proponent of this rezone would accomplish his goals through the requested rezone. Nor is there evidence that the rezone would further the goals of the City of Renton Comprehensive Plan (see below). **Therefore, staff recommends that the Planning Commission deny the zoning request.**

City of Renton Property

The City of Renton property on the north side of N. 30th Street (1404 N. 30th Street) is owned by the City of Renton, purchased in 2001 for the purpose of siting a new fire station to serve the Kennydale area. It is approximately 1.09 acres. The commercial portion consists of 18,840 square feet and the residential rear portion is 28,692 square feet. (The two differently zoned portions of this property may have been merged into a single parcel through a King County land use action in 2002.) A two-story single-family residence, built in 1928, and associated outbuildings are primarily located on the front portion of the parcel.

A fire station is a use within the land use category of "Public Facilities" and the sub-category of "Government Offices and Facilities." As such, the fire station use would require an approval from the Hearing Examiner in all zones.

If Renton proceeds with development of the property for this use, the zoning would be relatively immaterial because the Examiner would consider the surrounding uses regardless of the zoning on the subject property. Apparently, the Kennydale neighborhood supports a fire station at this location.

If on the other hand, a new fire station at this location proves to not be feasible, the City may surplus the property to the highest bidder. In that case, the existing zoning of Commercial Neighborhood and Residential 8, in the existing locations and amounts would conform more to the goals of the Commercial Neighborhood zone.

For these reasons and upon due consideration, staff recommends that the Planning Commission support the existing zoning at this location.

CAPACITY ANALYSIS:

Development of the parcel with the current zoning could possibly yield a three-story structure with 3,000 s.f. of ground level office or commercial space employing up to 7 employees (the maximum amount of commercial allowed in the CN zone is 5,000 g.s.f. and the maximum amount of office is 3,000 g.s.f. per parcel), 4 dwelling units of about 1,500 each on the second and third floors (maximum allowed is 4 dwelling units per building), and 9 parking stalls at the rear of the building. Two 5,000 s.f. single-family residential parcels, with access from N. 30th Street shared with the surface parking lot, could be created from the R-8 portion of the property by a short subdivision.

With the requested rezone, based on buildable lands methodology, development would consist of 3 dwelling units and 3,620 s.f. of commercial space employing 9 people.

COMPREHENSIVE PLAN COMPLIANCE:

Renton Municipal Code requires that a Comprehensive Plan Map Amendment proposal demonstrate that the requested amendment is timely and meets at least one of the Review Criteria (Title IV 4-9-020G).

Review Criteria

There is nothing in the material presented by the proponent of the rezone, nor in the analysis by staff to indicate that the review criteria would be met by the proposed rezone, as shown below:

1. The request supports the vision embodied in the Comprehensive Plan,

The request to enlarge the business area by increasing the amount of commercially zoned land does not support the vision embodied in the Comprehensive Plan because the Commercial Neighborhood zone is intended to remain small in scale and not grow in size as is typical of other commercial zones in the City. In fact, the proposed rezone is specifically not supported by the following Commercial Neighborhood policies:

Policy LU-424. Commercial Neighborhood designated areas should not increase in scale or size to the point of changing the character of the nearby residential neighborhood.

Policy LU-425. The small-scale uses of Commercial Neighborhood designated areas should not increase in intensity so that the character of the commercial area or that of the nearby residential area is changed.

2. The request supports the adopted business plan goals established by the City Council,

The City Council-adopted business plan for 2006-2011 includes a stated goal to “Promote citywide economic development.” Viable economic development is possible in the Kennydale neighborhood business district with the current zoning. The property for which the rezone has been requested can be fully developed for viable uses with the current zoning.

3. The request eliminates conflicts with existing elements or policies,

Not applicable

4. The request amends the Comprehensive Plan to accommodate new policy directives of the City Council.

Not applicable

ZONING CONCURRENCY:

Decision Criteria for Change of Zone Classification (Title IV 4-9-180F):

1. Criteria for Rezones Requiring a Comprehensive Plan Amendment: The Reviewing Official shall find that:

- a. The proposed amendment meets the review criteria in RMC 4-9-020G;

This has not been demonstrated by the proponent’s application for amendment and rezone or by staff analysis.

- b. The property is potentially classified for the proposed zone being requested pursuant to the policies set forth in the Comprehensive Plan;

This has not been demonstrated by the proponent’s application for amendment and rezone or by staff analysis.

- c. At least one of the following circumstances applies:

- i. The subject reclassification was not specifically considered at the time of the last area land use analysis and area zoning;

That is the case.

- ii. Since the most recent land use analysis of the area zoning of the subject property, authorized public improvements, permitted private development or other circumstances affecting the subject property have undergone significant and material change.

No such change has occurred.

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CONCLUSION: The requested Comprehensive Plan Amendment and Rezone should be denied.