



**CITY OF RENTON
NOTICE OF PUBLIC HEARING**

**HIGHLANDS SUBAREA REZONES AND ZONING TEXT PROPOSAL
AMENDING THE CENTER VILLAGE ZONE
LUA-06-030 R, ECF**

Notice is hereby given that the Renton Planning Commission will hold a Public Hearing, Wednesday, April 12, 2006, at 6:00 PM at the Renton City Hall, City Council Chambers, 7th Floor, 1055 S. Grady Way, Renton, WA 98055.

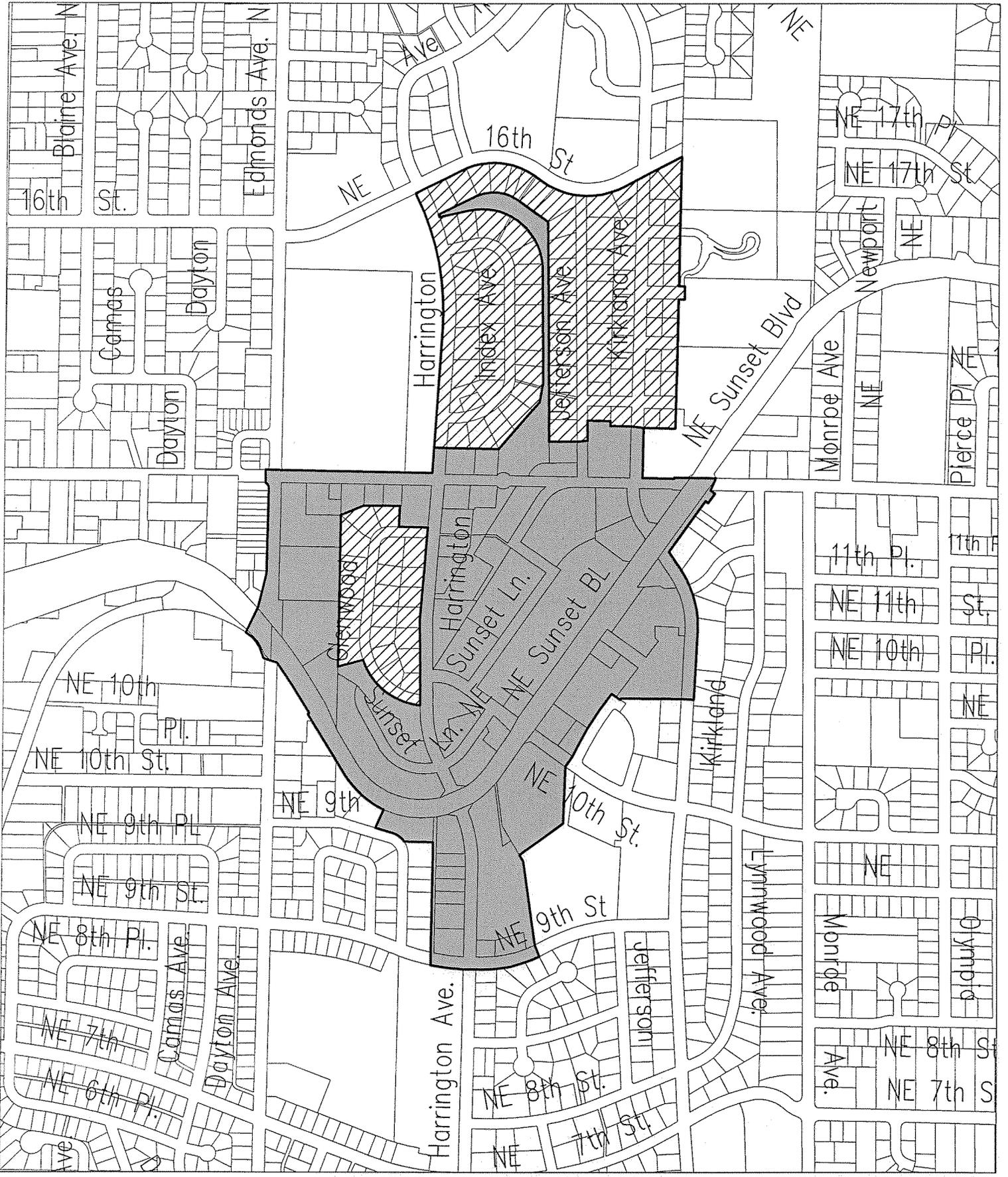
The purpose of the Public Hearing is to take testimony on the following proposals:

- 1) Amendment of the Center Village zoning text to create two separate sets of regulations applicable to the Center Village Comprehensive Plan designation in the Renton Highlands Subarea:
 - a) Center Village-Core, allowing a mix of residential and commercial uses with a minimum density of 20 dwelling units per net acre, base density of 60 dwelling units per acre, and a bonus density of 80 dwelling units per net acre, and
 - b) Center Village-Residential, allowing residential only projects with a minimum density of 10 dwelling units per net acre, a base density of 14 dwelling units per net acre, and a bonus density of 80 dwelling per net acre and limiting multi-family development to the area east of Kirkland Ave NE.
- 2) Amend the Residential-10 zone text to specify that single-family detached housing is only allowed as cottage housing within the Highlands Subarea.
- 3) Establish development standards for cottage housing.
- 4) Establish design districts, design standards and guidelines for the Highlands Subarea.
- 5) Amend the Center Village-Residential Bonus District to establish new regulations for a Center Village-Flex Bonus District, allowing density bonuses and additional uses for projects one acre or larger in size that provide affordable housing.
- 6) Amending pre-application requirements for projects in the Center Village-Flex Bonus District.
- 7) Amending Land Use Application Submittal Requirements for Planned Unit Development.
- 8) Amending Applicability and Decision Criteria for Site Plan Review, Master Plan Review, and Planned Unit Developments in the Highlands Subarea.
- 9) Providing definitions of cottage housing and affordable housing.
- 10) Amending Planned Unit Development Regulations applicability in the Center Village-Residential zone.
- 11) Amending City Council review and action authority to include Master Plans associated with the Center Village-Flex Bonus District.
- 12) Area-wide rezoning of groups of properties now zoned Center Village and Residential Multi-Family, Commercial Neighborhood, and Residential-10 into the Center Village Core designation, and groups of properties now zoned Residential-10 and Residential Multi-Family into the Center Village-Residential designation.

All interested parties are invited to the Planning Commission Public Hearing on Wednesday, April 12, 2006, at 6:00 PM to express their opinion. Written comments may also be submitted prior to the Public Hearing to the Department of Economic Development, Neighborhoods, and Strategic Planning at the address above.

For additional information, you may contact Strategic Planning at (425) 430-6575 or online at www.ci.renton.wa.us/ednsp/pcinfo.htm. Copies of maps and proposed code are available in the Department of Economic Development, Neighborhoods, and Strategic Planning on the 6th Floor of City Hall.

Ray Giometti, Chair
Renton Planning Commission



Highlands Subarea Proposed Rezones



Economic Development, Neighborhoods & Strategic Planning
 Alex Pietsch, Administrator
 G. Del Rosario
 29 March 2006

- Rezone to Center Village-Core (CV-C)
- Rezone to Center Village-Residential (CV-R)

