

D# 73 MASTER PLAN AND SITE PLAN REVIEW REGULATIONS

General Description

This docket request was made by the City of Renton Planning Division and proposes revisions to Title IV regulations for Site Development Plan Review (RMC 4-9-200). The revisions remove superfluous regulations, allow for administrative review of non-residential developments adjacent to residential zones, clarify vesting provisions, and condense requirements where possible and re-phrase where needed to make the chapter easier to understand.

Duplicative and Superfluous Regulations. The Site Development Plan Review chapter currently contains regulations and review criteria that are also evaluated as part of the Environmental (SEPA) and/or Design Review processes. Including regulations in multiple places leads to unnecessary duplication of work and analysis for applicants and city staff, significantly increases the length of staff reports, and needlessly complicates Title IV. Even within the chapter, the same requirements are restated in various ways. For example, the current regulations state that projects that are exempt from Environmental (SEPA) Review are also exempt from Master Plan and Site Plan Review. The regulations also list interior remodels and façade modifications as exempt from Master Plan and Site Plan Review. Interior remodels and façade modifications are exempt from SEPA. Therefore, there is no need to list those activities separately. The proposed revisions eliminate duplicative regulations from within the chapter as well as those that covered in other chapters of the code.

Administrative Review of Developments Adjacent to or Abutting Residential Zones. Currently, a public hearing before the Hearing Examiner is required for commercial and industrial projects adjacent to or abutting RC, R-1, R-4, R-8, or R-10 zones. The proposed revisions would allow for administrative review of these applications. In the past, when this provision has been enforced, there has been little to no participation in the public hearing. This provision creates needless delay and complication for applicants without providing a significant public benefit. Eliminating the requirement for a public hearing does not eliminate opportunities for public participation or eliminate protections for residential properties adjacent to non-residential developments. Adjacent property owners would still be notified of Site Plan Review applications and would have the opportunity to comment. Mitigation of impacts on surrounding properties is, and will continue to be, part of the evaluation criteria for Site Plan Review applications, regardless of whether a public hearing is required. Finally, application for large scale projects would still require a public hearing. The proposed revisions simply eliminate the requirement for a public hearing on projects that would otherwise be processed administratively if they were not adjacent to residential property.

Clarify Vesting Provisions. Currently, the regulations do not make it clear that vesting for un-phased site plans is limited to the 2-year approval timeframe (with a possible 2-year extension). The proposed revisions restructure the vesting provisions to clearly differentiate between phased and un-phased master plans and site plans.

Impact Analysis

The development regulations included in Title IV are designed to reflect and implement the goals, objectives, and policies of the Comprehensive Plan – which in turn implements GMA and the Countywide Planning Policies. The proposed revisions allow this chapter of the development regulations to more efficiently implement the Comprehensive Plan by eliminating redundant requirements, allowing for more efficient review of applications without compromising project quality or regulatory compliance, clarifying provisions that have caused confusion, and creating a user-friendly structure. The proposed revisions meet the objectives of the Comprehensive Plan by providing for clear and concise standards by which projects will be reviewed to promote orderly growth, minimize undesirable impacts of development, promote high quality design, protect and enhance the natural landscape and property values, ensure convenient and safe access and circulation for all users, and promote coordination of public or quasi-public elements within and between developments.

The proposed revisions are not anticipated to have an effect on any of the following:

- Rate of growth, development, and conversion of land
- City's capacity to provide adequate public facilities
- Rate of population and employment growth
- General land values or housing costs
- Critical areas and natural resource lands
- Whether capital improvements or expenditures are made or completed

Staff Recommendation

It is recommended that the Master Plan and Site Plan review chapter of Title IV (RMC 4-9-200) be amended to eliminate redundant and superfluous requirements, allow for administrative review of non-residential developments adjacent to or abutting residential zones, clarify site plan vesting provisions, and simplify the text to make it more readable.

Implementation Requirements

1. Adopt revised RMC 4-9-200, as set forth in Attachment A.
2. Amend RMC 4-8-100.A.1.a to include Master Plans and Site Plans in the list of applications requiring a pre-application.
3. Delete reference to "Master Site Plan Approvals (individual phases)" from list of Type II permits in RMC 4-8-080.G
4. Correct references to 4-9-200 in other sections of the Renton Municipal Code as needed to match revised chapter structure.

4-9-200 MASTER PLAN AND SITE DEVELOPMENT PLAN REVIEW:

A. PURPOSE AND INTENT:

The purpose of this Section site development plan review shall be to assure that proposed development is implemented in a manner consistent compatible with the plans, policies and regulations of the City of Renton and to advance the following objectives:

1. To promote the orderliness of community growth and minimize undesirable impacts of development;
2. To promote high quality design;
3. To protect and enhance the natural landscape, environmental features and property values of the City;
4. To ensure convenient and safe access and circulation for all users;
5. To promote coordination of public or quasi-public elements within and between developments.

as outlined in the City's Comprehensive Plan and the City's Business Plan Goals. Review shall be divided into two types: Master Plan Review and Site Plan Review:

1. **Master Plan Review:** The purpose of the Master Plan process is to evaluate projects at a broad level and provide guidance for development projects with multiple buildings on a single large site. The Master Plan process allows for analysis of overall project concepts and phasing as well as review of how the major project elements work together to implement City goals and policies. Master Plan review allows for consideration and mitigation of cumulative impacts from large-scale development and allows for coordination with City capital improvement planning. Master Plan review should occur at an early stage in the development of a project, when the scale, intensity and layout of a project are known.

Site development plan review may be used to analyze plans at varying levels of detail to ensure continuity of project concept and consistent implementation. Elements subject to this Section include, but are not limited to, site layout, building orientation and design, pedestrian and vehicular environment, signage, landscaping, natural features of the site, screening and buffering, parking and loading facilities, and illumination. Site development plan review is divided into two types: Master Plan and Site Plan.

1. **Master Plan:** The purpose of the Master Plan process is to guide phased planning of development projects with multiple buildings on a single large site. The Master Plan is required to demonstrate how the major elements of a development are proposed on the site at sufficient detail to demonstrate the overall project concept. In addition, the Master Plan must illustrate how the major project elements, combined, create an urban environment that implements City goals. An additional purpose is to allow consideration and mitigation of potential impacts that could result from large scale site and facility development, and to allow coordination with City capital improvement planning. Master Plan review should occur at an early stage in the development of a project, when the scale, intensity and layout of a project are known.

2. Site Plan Review: The purpose of the Site Plan review process is to analyze the detailed arrangement of project elements and ensure compatibility so as to be compatible with the physical characteristics of a site and with the surrounding area. Furthermore, An additional purpose of Site Plan review shall is to ensure quality development consistent with City goals and policies. For those developments that do not require Master Plan first, Site Plan Review should occur at an early stage in the development of a project, when the scale, intensity and layout of a project are known. Site Plan review shall analyze elements including, but not limited to, site layout, building orientation and design, pedestrian and vehicular environment, signage, landscaping, natural features of the site, screening and buffering, parking and loading facilities, and illumination to ensure compatibility with planned development.

The intent of the tiered site development plan review process is to provide an opportunity to review projects at broad levels for the Master Plan and with increased specificity as development plans becomes refined to the level of Site Plan. Intent statements below shall guide review of the plans at a specificity appropriate to the level of review.

1. To promote the orderliness of community growth, protect and enhance property values [c1] and minimize discordant and undesirable impacts of development [c2] both on and off site;
2. To promote high quality design meeting criteria set forth in the City's Urban Center Design Overlay, where applicable [c3];
3. To protect and enhance the desirable aspects of the natural landscape and environmental features of the City;
4. To ensure convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas, and ensure that road and pedestrian circulation systems implement land use objectives for the zone in which the project occurs [c4];
5. To promote coordination of public or quasi-public elements, such as walkways, driveways, paths, and landscaping within segments of larger developments and between individual developments; [c5]
6. To protect neighboring owners and uses by assuring that reasonable provisions have been made for such matters as sound and sight buffers, light and air, and those other aspects of site plans which may have substantial effects on neighboring land uses;
7. To minimize conflicts that might otherwise be created by a mix of uses within allowed zones;
8. To provide for quality, multiple family or clustered housing while minimizing the impacts of high density, heavy traffic generation, and intense demands on City utilities and recreational facilities;
9. To provide a mechanism to more effectively meet the purposes and intent of the State Environmental Policy Act [c6];

~~10. To supplement other land use regulations by addressing site plan elements not adequately covered elsewhere in the City Code and to avoid violation of the purpose and intent of those codes. (Ord. 3981, 4-7-1986; Amd. Ord. 4802, 10-25-1999; Ord. 5028, 11-24-2003)~~

B. APPLICABILITY:

1. Master Plan Review—~~Applicability:~~

~~**a. UC-N1 and UC-N2 Zones:** Master Plan review is required for all development within the UC-N1, and UC-N2 and COR Zones that is not specifically exempted in 4-9-200-Csubsections C1a and b of this Section. Master Plans are optional in all other zones. All Master Plans within these zones must be consistent with the conceptual plan required by development agreement(s) applicable to the UC-N1 and UC-N2 Zones for the specific district(s) where they are located.^[c7] When existing parcels are twenty five (25) acres or smaller, a master plan incorporating all abutting lots in common ownership as of December 1, 2003, is required. No Site Plan Review within an area shall be approved until such a time as a Master Plan is approved for the same area. Master Plan and Site Plan Review for the same area may occur concurrently.~~

~~**b. COR Zone:** Master Plan review is required for all development within the COR Zone that is not specifically exempted by subsection C of this Section. (Ord. 5369, 4-14-2008)~~

~~**c. All Other Zones:** Master Plans are optional.~~

2. Site Plan Review: Site Plan Review may be used as a means to propose modifications to development standards for developments otherwise exempt from Site Plan Review. Pursuant to this section, no building permit shall be issued for any use until the Reviewing Official has approved, or approved with conditions, the Site Plan Review application. All building permits issued shall be in compliance with the approved Site Plan.^[c8]

~~**a.** Site Plan Review is required for all :-~~

~~**i.** All development in the IL, CO, CN, CD, CA, CV, COR, UC-N1, UC-N2, R-10, RMH, RM, and R-14 Zones, all development within the Employment Area Valley (EAV) designation, and for the following types of development, regardless of zone:-~~

~~**aii.** K-12 educational institutions.~~

~~**biii.** Parks.~~

~~**civ.** Outdoor recreation facilities.~~

~~**dv.** Rental services with outdoor storage.~~

~~**evi.** Hazardous Waste Facilities: All hazardous waste treatment and storage facilities.~~

vii. Development within the Employment Area Valley: All development within the Employment Area Valley (EAV) land use designation. See EAV Map in RMC 4-2-080B.

b. Site Plan Review may also be used, as required by the Planning Division or requested by the applicant, for those developments that are exempt from Site Plan Review in order to propose modifications to development standards allowed in RMC Title 4, Chapter 2, Zoning Districts—Uses and Standards, using the Site Plan Review process. [C9]

(Ord. 4404, 6-7-1993; Ord. 4636, 9-23-1996; Ord. 4773, 3-22-1999; Ord. 4802, 10-25-1999; Amd. Ord. 4963, 5-13-2002; Ord. 5028, 11-24-2003; Ord. 5467, 7-13-2009)

C. EXEMPTIONS:

1. Development Exempt from Master Plan Review:

a. UC-N1 and UC-N2 Zones Only:

i. Airplane Manufacturing and Airplane Manufacturing Accessory Functions: New structures, rehabilitation of existing structures, or lot line adjustments for airplane manufacturing and airplane manufacturing accessory functions within the UC-N1 and UC-N2 Zones. [C10];-

ii. Other Uses Large Lot Subdivisions: Subdivision, lot line adjustment or other method of adjusting lot configurations that result in lots larger than twenty five (25) acres in size. [C11]

iii. Other Exemptions in the UC-N1 and UC-N2 Zones: Other exemptions are listed in subsection C1b of this Section.

b. COR, UC-N1, and UC-N2 Zones:

i. Interior remodels.

ii. Facade Modifications: Facade modifications such as the location of entrances/exits, the location of windows, changes in signage, or aesthetic alterations.

iii. Exterior remodeling or expansion of an existing detached home and/or primary residence, excluding the addition of a new dwelling unit(s). |

iv. SEPA Exempt Development. All development categorically exempt from the State Environmental Policy Act (chapter 43.21C RCW and chapter 197-11 WAC) and under RMC 4-9-070, Environmental Review Procedures; -or

dv. Utilities: Underground utility projects.

vi. Additional exemptions for the R-10 Zone are listed in subsections C2c and C2d of this Section.

vii. Additional exemptions for the R-14 Zone are listed in subsections C2c and C2d of this Section.

[C13] **2. Development Exempt from Site Plan Review:**

a. In the RC, R-1, R-4, R-8, RMH, RM, CO, CA, CN, CV, CD, IL, IM, and IH Zones, the following types of development shall be exempt from the requirements of site plan review:

i. Interior remodel of existing buildings or structures.

ii. Facade modifications such as the location of entrances/exits; the location of windows; changes in signage; or aesthetic alterations.

[C14] **iii. Planned unit developments** in the RC, R-1, R-4, R-8, R-10, R-14, RMH, RM, CO, CA, CN, CV, CD, IL, IM, and IH Zones;

iv. SEPA Exempt Development. All development [C15] categorically exempt from review under the State Environmental Policy Act (chapter 43.21C RCW and chapter 197-11 WAC) and under RMC 4-9-070, Environmental Review Procedures; or

v. Utilities. Underground utility projects.

b. In the R-10, R-14, COR, and UC-N1 and UC-N2 Zones, the following types of development shall be exempt from the requirements of site plan review: [C16]

i. Interior remodel of existing buildings or structures.

ii. Facade modifications such as the location of entrances/exits, the location of windows, changes in signage, or aesthetic alterations.

iii. Exterior remodeling or expansion of an existing detached or semi-attached home and/or primary residence, excluding the addition of a new dwelling unit(s).

[C17] iv. All development categorically exempt from the State Environmental Policy Act (chapter 43.21C RCW and chapter 197-11 WAC) and under RMC 4-9-070, Environmental Review Procedures.

v. Underground utility projects.

c. In the R-10 and R-14 Zones, the following types of development shall be exempt from the requirements of Site Plan Review:

~~i. New or replacement detached homes on a single previously platted lot. [C18]~~

~~ii. Planned unit developments. [C19]~~

~~iii. Development of detached dwelling units on legal lots where part of a subdivision application. [C20]~~

~~d. In the R-10 Zone, the following types of development shall be exempt from the requirements of site plan review: all development categorically exempt from the State Environmental Policy Act (chapter 43.21C RCW and chapter 197-11 WAC) and under RMC 4-9-070, Environmental Review Procedures, excluding shadow platting of two (2) or more units per RMC 4-2-110F. [C21]~~

~~(Ord. 3981, 4-7-1986; Ord. 4008, 7-14-1986; Ord. 4614, 6-17-1996; Ord. 4773, 3-22-1999; Ord. 4802, 10-25-1999; Amd. Ord. 4963, 5-13-2002; Ord. 5028, 11-24-2003; Ord. 5520, 12-14-2009)~~

D. CRITERIA TO DETERMINE IF PUBLIC HEARING REQUIRED:

~~In all cases, the public hearing for Master Plan or Site Plan Review should be conducted concurrently with any other required hearing, such as rezone or subdivision, if the details of the development are sufficiently defined to permit adequate review. [C22]~~ A public hearing before the Hearing Examiner shall be required in the following cases:

1. All Master Plans: ~~except those covered by a Planned Action Ordinance that included one~~

~~a. All Master Plans proposed or required per subsection B of this Section, Master Plan Review, Applicability. Where a Master Plan is approved, subsequent Site Plans submitted for future phases may be submitted and approved administratively without a public hearing.~~

~~**b. Exception for Planned Actions:** A hearing before the Hearing Examiner is not required if both of the following criteria are met:~~

~~i. One or more public hearings were held where public comment was solicited on the proposed Planned Action Ordinance, and~~

~~ii. The environmental impact statement for the planned action reviewed preliminary conceptual plans for the site which provided the public and decision-makers with sufficient detail regarding the project's scale, design, bulk and uses. of the proposed improvements, the quantity of the various types of spaces to be provided, the use to which the structure will be put, and the bulk and general form of the improvements.~~

2. Site Plan Review:

a. Significant Environmental Concerns Remain: The Environmental Review Committee determines, ~~that~~ based on departmental comments or public input, ~~that~~ there are significant unresolved concerns ~~that are~~ raised by the proposal; or

b. Large Project Scale: The proposed project is more than:

- i. One hundred (100) attached residential units; or (Ord. 5520, 12-14-2009)
- ii. One hundred thousand (100,000) square feet of gross floor area (nonresidential) in the IL or CO Zones or other zones in the Employment Area Valley (EAV) land use designation (see EAV Map in RMC [4-2-080B](#)); or
- iii. Twenty five thousand (25,000) square feet of gross floor area (nonresidential) in the CN, CD, CA, CV, or CO Zones outside the Employment Area Valley (EAV) land use designation (see EAV Map in RMC [4-2-080B](#)); or
- iv. Four (4) stories or sixty feet (60') in height; or
- v. Three hundred (300) parking stalls; or
- vi. Ten (10) acres in size of project area.

~~c. Commercial or industrial property lies adjacent to or abutting the RC, R-1, R-4, R-8 and R-10 Zones.~~^[c23]

~~(Ord. 4551, 9-18-1995; Ord. 4773, 3-22-1999; Ord. 4802, 10-25-1999; Amd. Ord. 4963, 5-13-2002; Ord. 5028, 11-24-2003)~~

E. DECISION CRITERIA FOR SITE PLAN AND MASTER PLANS:

~~The Reviewing Official shall review and act upon plans based upon a finding that the proposal meets Comprehensive Plan objectives and policies and the criteria in this subsection and in subsection F of this Section, as applicable.~~^[c24] **1. Purpose.** These criteria ~~also~~ provide a frame of reference for the applicant in developing a site, but are not intended to discourage creativity and innovation.

2. Interpretation. References to consistency and compliance with the Comprehensive Plan and land use regulations shall consider the purpose and intent of the applicable land use designation of the Land Use Element and the Objectives and Policies of the Community Design Element of the Comprehensive Plan. The Community Design Element is specifically intended to guide the interpretation of issues concerning the site planning, architectural fit, landscaping, and the context of the project relative to the existing neighborhood.

3. Level of Detail. For Master Plan applications, the Reviewing Official will evaluate compliance with the review criteria at a level of detail appropriate for Master Plans. Master Plans will be evaluated for general compliance with the criteria and to ensure that nothing in the Master Plan will preclude development of a Site Plan in full compliance with the criteria. For Site Plan applications, the Reviewing Official will analyze the plan in detail and evaluate compliance with the specific requirements discussed below.

4. Criteria. Review criteria include the following:

a. Compliance and Consistency. Conformance with ~~the plans, policies, regulations and approvals, including:~~

~~i. The Comprehensive Plan, its elements, goals, objectives, and policies – especially those of the applicable land use designation. – In determining compliance with the Comprehensive Plan, conformance to the objectives and policies of the specific land use designation shall be given consideration over city-wide objectives and policies;~~

~~ii. Conformance-Applicable with existing~~ land use regulations;

~~iii. Relevant Planned Action Ordinance and Development Agreements;~~^[C25] and

~~iv. Intent and guidelines of the design regulations located in RMC 4-3-100.~~^[C26]

be. Off-Site Impacts. Mitigation of impacts to surrounding properties and uses, including;

i. Prohibiting overscale structures and overconcentration of development on a particular portion of the site;

ii. Providing desirable transitions and linkages between uses, streets, walkways and adjacent properties;

iii. Locating, designing and screening storage areas, utilities, rooftop equipment, loading areas, and refuse and recyclables to minimize views from surrounding properties;

iv. Recognizing the public benefit and desirability of maintaining visual accessibility to attractive natural features;

v. Using landscaping to provide transitions between development and surrounding properties, reduce noise and glare, maintain privacy and generally enhance the appearance of the project; and

vi. Placement and design of exterior lighting and glazing in order to avoid excessive brightness or glare to adjacent properties and streets.

cd. On-Site Impacts. Mitigation of impacts ~~of the proposed site plan~~ to the site, including;

i. Provisions for privacy and noise reduction by building placement, spacing and orientation;

- ii. Consideration of placement and scale of proposed structures in relation to natural characteristics, views and vistas, site amenities, sunlight, prevailing winds, and pedestrian and vehicle needs;
- iii. Protection of the natural landscape by retaining existing vegetation and soils, using topography to reduce undue cutting and filling, and limiting impervious surfaces where feasible;
- iv. Use of landscaping to soften the appearance of parking areas, provide shade and privacy where needed, define and enhance open spaces, and generally enhance the appearance of the project; and
- v. Design and protection of planting areas so that they are not susceptible to damage from vehicles or pedestrian movements.;

~~e. Conservation of areawide property values;~~[C27]

df. Access and Circulation. Safe and efficient access and circulation for all users, including:

~~Safety and efficiency of vehicle and pedestrian circulation;~~

- i. Orientation of access points to side streets or frontage streets rather than directly onto arterial streets and consolidation of ingress and egress points on the site and with adjacent properties, when feasible;
- ii. Promotion of the safety and efficiency of the internal circulation system, including the location, design and dimensions of vehicular and pedestrian access points, drives, parking, turnarounds, walkways, bikeways, and emergency access ways;
- iii. Separation of loading and delivery areas from parking and pedestrian areas;
- iv. Provisions for transit, carpools and bicycle facilities and access; and
- v. Provision for safe and attractive pedestrian connections between parking areas, buildings, public sidewalks and adjacent properties.

~~g. Provision of adequate light and air;~~[C28]

~~h. Mitigation of noise, odors and other harmful or unhealthy conditions;~~[C29]

~~i. Availability of public services and facilities to accommodate the proposed use; and~~

~~j. Prevention of neighborhood deterioration and blight.~~[C30]

2. Additional Special Review Criteria for COR, UC-N1, and UC-N2 Zones Only;[C31]

a. The plan is consistent with a Planned Action Ordinance, if applicable; [C32]

b. The plan creates a compact, urban development that includes a compatible mix of uses that meets the Comprehensive Plan vision and policy statements for the Commercial/Office/Residential or Urban Center North Comprehensive Plan designations; [C33]

c. The plan provides an overall urban design concept that is internally consistent, and provides quality development; [C34]

ed. Open Space. Incorporation of The plan incorporates public and private open spaces to serve as distinctive project focal points and to provide adequate areas for passive and active recreation by the occupants/users of the site, and/or to protect existing natural systems;

fe. Views and Public Access. Provision of The plan provides view corridors to the shorelines area and Mt. Rainier, incorporates public access to shorelines, and arranges project elements to protect existing natural systems where applicable;

g. Services and Infrastructure. Availability of public services and facilities to accommodate the proposed use;

h. Signage. Use of signs primarily for the purpose of identification and management of sign elements – such as the number, size, brightness, lighting intensity, and location – to complement the visual character of the surrounding area, avoid visual clutter and distraction, and appear in proportion to the building and site to which they pertain.

i. Phasing. Inclusion of a detailed sequencing plan with development phases and estimated time frames, if applicable.

f. Public access is provided to water and/or shoreline areas;

g. The plan provides distinctive focal points such as public area plazas, prominent architectural features, or other items; |

[C35] h. Public and/or private streets are arranged in a layout that provides reasonable access to property and supports the land use envisioned; and

i. The plan accommodates and promotes transit, pedestrian, and other alternative modes of transportation. |

[C36] **3. Additional Criteria for the UC-N1 and UC-N2 Zones Only;** [C37]

a. The plan conforms to the approved conceptual plan required by development agreement for the subarea in question, if applicable. [C38]

b. The plan conforms with the intent and the mandatory elements of the design guidelines located in RMC 4-3-100. The Master Plan clearly identifies the urban design concept for each district enunciated in the Urban Center North Comprehensive Plan policies.

c. The proposed interconnected circulation network must demonstrate the function and location of required circulation elements required in RMC 4-3-100. Internal or local roads shall provide adequate edges and buffers to parking lots. A sufficient number of pedestrian-oriented streets are designated to implement the vision for each district in the Urban Center North Comprehensive Plan designation.

[C39]d. Gateways are designated consistent with the Comprehensive Plan and conceptual plans for the gateway demonstrate the design concept for gateway treatment and identify significant gateway features to be provided. [C40]

e. The Master Plan includes a sequencing element that explains what phases of the Master Plan will be built out first, and in what order the phases will be built, and an estimated time frame.

4. Additional Criteria for the Airport Influence Area: The plan conforms to RMC 4-3-020: Airport Compatible Land Use Restrictions. [C41]

5. Waiver of Further Consideration of Site Plan Criteria: [C42] Approval of a Master Plan that was not combined with a Site Plan application may have satisfied portions of subsection F of this Section. The Reviewing Official or his or her designee has discretion to waive those portions of the requirements that have been satisfied by the Master Plan approval. Whenever the Zoning Administrator or his or her designee has discretion to note those portions of the requirements as having been satisfied by the Master Plan approval, such sections of the Code shall be detailed and that portion of the approved Master Plan wherein the requirements were satisfied shall be cited by the Reviewing Official or his or her designee in the approval of subsequent phases and further consideration of them waived.

(Ord. 4802, 10-25-1999; Amd. Ord. 5028, 11-24-2003; Ord. 5100, 11-1-2004)

F. ADDITIONAL REVIEW CRITERIA FOR SITE PLAN REVIEW: [C43]

The interpretation of the following criteria, particularly references to the "intent of the zoning code," shall consider the purpose and intent of the applicable land use designation of the Land Use Element and the Objectives and Policies of the Community Design Element of the Comprehensive Plan. The Community Design Element is specifically intended to guide the interpretation of issues concerning the site planning, architectural fit, landscaping, and the context of the project relative to the existing neighborhood. Approval of plans subject to these criteria requires the additional finding that the project complies with the intent and policies of the Land Use and Community Design Element of the Comprehensive Plan. [C44]

1. Review of Impacts to Surrounding Properties and Uses:

- a. Mitigation of undesirable impacts of proposed structures and site layouts that could impair the use or enjoyment or potential use of surrounding uses and structures and of the community;
- b. Mitigation of undesirable impacts when an overscale structure, in terms of size, bulk, height, and intensity, or site layout is permitted that violates Zoning Code standards and the policy direction adopted in the Comprehensive Plan and impairs the use, enjoyment or potential use of surrounding properties;
- c. Provision of a desirable transition and linkage between uses and to the street, utility, walkway, and trail systems in the surrounding area by the arrangement of landscaping, fencing and/or other buffering techniques, in order to prevent conflicts and to promote coordinated and planned benefit from, and access to, such elements;
- d. Consideration of placement and scale of proposed structures in relation to the natural characteristics of a site in order to avoid overconcentration of structures on a particular portion of a site such that they create a perception of greater height or bulk than intended under the spirit of the Zoning Code;
- e. Promotion of the efficient function of parking and service areas by effective location, design and screening, to provide integrated facilities between uses when beneficial, to promote urban layouts in appropriate zones, and to prevent unnecessary repetition and conflict between uses and service areas or facilities;
- f. Mitigation of the unnecessary and avoidable impacts of new construction on views from existing buildings and future developable sites, recognizing the public benefit and desirability of maintaining visual accessibility to attractive natural features and of promoting urban settings in appropriate zones;
- g. Provision of effective screening from public streets and residential uses for all permitted outdoor storage areas (except auto and truck sales), for surface-mounted utility equipment, for rooftop equipment, and for all refuse and garbage containers, in order to promote an urban setting where appropriate and to preserve the effect and intent of screening or buffering otherwise required by the Zoning Code; and
- h. Consideration of placement and design of exterior lighting in order to avoid excessive brightness or glare to adjacent properties and streets.

2. Review of Impacts of a Proposed Site Plan to the Site:

- a. Provision for privacy and noise reduction by building placement and spacing; orientation to views and vistas and to site amenities, to sunlight and prevailing winds, and to pedestrian and vehicle needs;
- b. Consideration of placement and scale of proposed structures in relation to the openness and natural characteristics of a site in order to avoid overconcentration or the impression of oversized structures;

- ~~e. Preservation of the desirable natural landscape through retention of existing vegetation and limited soil removal, insofar as the natural characteristics will enhance the proposed development;~~
- ~~d. Use of existing topography to reduce undue cutting, filling and retaining walls in order to prevent erosion and unnecessary stormwater runoff, and to preserve stable natural slopes and desirable natural vegetation;~~
- ~~e. Limitation of paved or impervious surfaces, where feasible, to reduce runoff and increase natural infiltration;~~
- ~~f. Design and protection of planting areas so that they are not susceptible to damage from vehicles or pedestrian movements;~~
- ~~g. Consideration of building form and placement and landscaping to enhance year-round conditions of sun and shade both on-site and on adjacent properties and to promote energy conservation.~~

3. Review of Circulation and Access:

- ~~a. Provision of adequate and safe vehicular access to and from all properties;~~
- ~~b. Arrangement of the circulation pattern so that all ingress and egress movements may occur at as few points as possible along the public street, the points being capable of channelization for turning movements;~~
- ~~c. Consolidation of access points with adjacent properties, when feasible;~~
- ~~d. Coordination of access points on a superblock basis so that vehicle conflicts and vehicle/pedestrian conflicts are minimized;~~
- ~~e. Orientation of access points to side streets or frontage streets rather than directly onto arterial streets, when feasible;~~
- ~~f. Promotion of the safety and efficiency of the internal circulation system, including the location, design and dimensions of vehicular and pedestrian access points, drives, parking, turnarounds, walkways, bikeways, and emergency access ways;~~
- ~~g. Separation of loading and delivery areas from parking and pedestrian areas;~~
- ~~h. Provisions for transit and carpool facilities and access where appropriate; and~~
- ~~i. Provision for safe and attractive pedestrian connections between parking areas, buildings, public sidewalks and adjacent properties.~~

4. Review of Signage:

- a. Employment of signs primarily for the purpose of identification;
- b. Management of sign elements, such as size, location and arrangement so that signs complement the visual character of the surrounding area and appear in proportion to the building and site to which they pertain;
- c. Limitation of the number of signs to avoid visual clutter and distraction;
- d. Moderation of surface brightness or lighting intensity except for that necessary for sign visibility; and
- e. Provision of an identification system to allow for quick location of buildings and addresses.

5. Special Review Criteria for Hazardous Waste Treatment and Storage Facilities:

- a. Above-ground hazardous waste treatment and storage facilities shall be constructed with containment controls which will prevent the escape of hazardous wastes in the event of an accidental release from the facility. Such controls shall conform with all adopted Federal, State and local design and construction standards;
- b. Underground hazardous waste treatment and storage facilities shall comply with RMC 4-5-120, Underground Storage Tank Secondary Containment Regulations;
- c. Hazardous waste treatment and storage facilities shall comply with article 80 of the Uniform Fire Code as adopted by ordinance by the City of Renton;
- d. A hazardous waste spill contingency plan for immediate implementation in the event of a release of hazardous wastes at the facility shall be reviewed and approved by the Renton Fire Department prior to issuance of any permits; and
- e. The location of all on-site and off-site facilities must comply with the State siting criteria as adopted in accordance with RCW 70.105.210.

[C45] **6. Review of Street Frontage Landscape:** A mix of hard surfaces, structured planters, and terraces may be incorporated into street frontage landscape buffers where such features would enhance the desired streetscape character for that particular neighborhood. [C46]

7. Review of Compliance to Design Guidelines for Development in CD, RM-U, RM-T, UC-N1, and UC-N2 Zones: Development proposed in the zones where design guidelines are in effect must show how they comply with the intent and the mandatory elements of the design guidelines located in RMC 4-3-100.

[C47]

(Ord. 3981, 4-7-1986; Ord. 4186, 11-14-1988; Amd. Ord. 4802, 10-25-1999; Ord. 4851, 8-7-2000; Ord. 4854, 8-14-2000; Ord. 5028, 11-24-2003; Ord. 5100, 11-1-2004)

FG. SITE DEVELOPMENT PLAN REVIEW PROCEDURES:

1. General: All ~~site development plan~~ applications shall be reviewed in the manner described below and in accordance with ~~the purposes and criteria of this Section~~ RMC 4-8. ~~The Development Services Division may develop additional review procedures to supplement those required in this subsection.~~

2. Preapplication Conference: Applicants ~~are shall encouraged to~~ consult early and informally with representatives of the ~~Development Services~~ Planning Division and other affected departments. This consultation should include a general explanation of the requirements and criteria of ~~site development~~ master plan and site plan review, as well as the types of concerns that might be anticipated for the proposed use at the proposed site.

3. Submittal Requirements and Application Fees: ~~An applicant may submit a Master Plan, Site Plan, combined Master Plan and Site Plan for the entire site, or a Master Plan addressing the entire site with Site Plan(s) for one or more phases of the planned site development. Submittal requirements and application fees shall be as listed in RMC 4-8-120C; application fees shall be as and set forth in the fee schedule for the City, Land Use Applications, and 4-1-170, Land Use Review Fees.~~^[C48] ~~Consistent with subsection B of this Section, an applicant may submit:~~

~~a. A Master Plan; or~~

~~b. A Site Plan; or~~

~~c. A combined Master Plan and Site Plan for the entire site; or~~

~~d. A Master Plan addressing the entire site, and a Site Plan(s) for one or more phases of the site that address(es) less than the entire site.~~

4. Public Notice and Comment Period Required: Whenever a completed ~~master plan or~~ site development plan review application is received, the ~~Development Services~~ Planning Division shall be responsible for providing public notice of the pending site plan application, pursuant to RMC ~~4-8-090~~, Public Notice Requirements.

5. Circulation and Review of Application: Upon receipt of a completed application, the ~~Development Services~~ Planning Division shall route the application for review and comment to various City departments and other jurisdictions or agencies with an interest in the application. ~~This routing should be combined with circulation of environmental information under RMC 4-9-070, Environmental Review Procedures.~~

~~Comments from the reviewing departments shall be made in writing within fourteen (14) days. Unless a proposed master plan or site plan is subsequently modified, the recommendations of the reviewing departments shall constitute the final comments of the respective departments with regard to the proposed master plan or site plan. Lack of comment from a department shall be considered a~~

recommendation for approval of the proposed plan. However, all departments reserve the right to make later comments of a code compliance nature during building permit review. This includes such requirements as exact dimensions, specifications or any other requirement specifically detailed in the City Code.

6. City Notification of Applicant: After the departmental comment period, the Development Services Division shall notify the applicant of any negative comments or conditions recommended by the departments. When significant issues are raised, this notification should also normally involve a meeting between the applicant and appropriate City representatives. The applicant shall have the opportunity to respond to the notification either by submitting a revised site plan application, by submitting additional information, or by stating in writing why the recommendations are considered unreasonable or not acceptable.

67. Revisions or Modifications to Site Development Review Application: Whenever a revised site development plan or new information is received from an applicant, the Development Services Planning Division may recirculate the application to concerned departments. Consulted departments shall respond in writing within ten (10) days with any additional comments. In general, the City's environmental determination of significance or nonsignificance pursuant to RMC 4-9-070, Environmental Review Procedures, will not be issued until after final departmental comments on the site development plan or revised site development plan are received.

8. Special Review for Planned Actions: A consistency review shall be conducted by the Zoning Administrator for proposals submitted under the authority of an adopted Planned Action Ordinance.

If found consistent with the Planned Action Ordinance, including required conditions and mitigation measures, the Zoning Administrator shall notify the applicant of the departmental comments and the consistency analysis consistent with subsection G6 of this Section. Revisions or modifications may be made in accordance with subsection G7 of this Section.

If found inconsistent with the Planned Action Ordinance, the Zoning Administrator shall notify the applicant of the departmental comments and the consistency analysis consistent with subsection G6 of this Section. Revisions or modifications may be made in accordance with subsection G7 of this Section. If the application is still found to be inconsistent once these steps have been completed, the Zoning Administrator shall forward the findings to the Environmental Review Committee to determine if additional environmental review is required. The application shall then follow the process, in subsection D of this Section, to determine if a public hearing is necessary.

7^[C49] 9. Environmental Review Committee to Determine Necessity for Public Hearing: Upon receipt of final departmental comments and after the close of the public comment period, the Environmental Review Committee shall determine the necessity for a public hearing pursuant to subsection D2a of this Section and may be appealed to the Hearing Examiner pursuant to RMC 4-8-110E.

~~10. Environmental Review Committee Decision Appealable to Hearing Examiner: The final decision by the Environmental Review Committee on whether a site development review application requires a public hearing may be appealed within fourteen (14) days to the Hearing Examiner pursuant to RMC 4-8-110E, Appeals.~~ [c50]

~~811. Administrative Approvals of Site Development Plan: For projects not requiring a public hearing, the Reviewing Official shall take action on the proposed site development plan. Approval of a master plan or site development plan shall be subject to any environmental mitigation measures that may are be a part of the City's SEPA determination declaration of significance or nonsignificance.~~

~~12. Hearing Examiner Approval of Site Development Plan: For projects requiring a public hearing pursuant to subsection D of this Section, the Hearing Examiner shall take action on the proposed site development plan following the hearing process in subsection G13 of this Section.~~

~~913. Hearing Process and Examiner Authority for Modification of Plans: For projects requiring a public hearing, the Hearing Examiner shall take action in accordance with the procedures in 4-8-100 and the following:~~

~~a. Date of Hearing: Whenever a public hearing is required, the Development Services Planning Division shall coordinate with the Hearing Examiner in setting a hearing date for the site development review application.~~ [c51]

~~b. Examiner's Decision: After conducting at least one a public hearing on the master plan or site development plan application, the Hearing Examiner shall render a written decision. The time limits for a Type VI review process in RMC 4-8-080H shall apply.~~

~~The Hearing Examiner shall approve a site development plan if the applicant demonstrates that the proposed site development plan is consistent with the general purposes of this Section and with the review criteria.~~

~~c. Authority for Conditions and Plan Modifications: The Hearing Examiner shall have the power to place reasonable conditions on or modify a site development plan in order to satisfy the general purposes of this Section, and to achieve consistency with the review criteria and compensate for impacts attributable to the proposed development. However, strict compliance with any one or more particular criterion may not be necessary or reasonable. Such conditions or modifications may include, but are not limited to, screening, buffering, building location and orientation, paving, landscaping, vegetation removal, grading and contouring. The Hearing Examiner shall also have the power to fix the location and configuration of driveways, walkways, parking and loading areas, emergency access, curbs, planting areas, and signs.~~ [c52]

When only a portion of a site is proposed for development, such power to condition, modify or fix shall be exercised only for that area which is directly related to or may be impacted by the actual proposed development.

To the extent necessary to meet the site review criteria and to the extent necessary to compensate for the impacts attributable to the proposed development, the Hearing Examiner may impose additional requirements, including:

- i. Preparation of a landscape plan by a licensed landscape architect;
- ii. Preparation of a grading, drainage and erosion control plan;
- iii. Preparation of a vegetation preservation plan;
- iv. Improvements to identified or planned public rights-of-way, including paving, curbs, gutters, sidewalks, lighting, turn lanes, signalization, bikeways or pedestrian paths; and
- v. Provision of or improvements to public facilities and utilities.

[C53]

d. Modification of Site Development Plan Subsequent to Public Hearing and Prior to Decision: ~~The Hearing Examiner may leave a public hearing open in order to solicit additional information that demonstrates~~ In all cases, if an applicant can demonstrate that an site development plan application can be made consistent with the review criteria and general purposes ~~by with alternative minor~~ modifications to ~~the a master plan or~~ site development plan. ~~In such cases,~~ the Hearing Examiner shall accept the alternative modifications as conditions of approval and approve the site development plan. ~~If a public hearing on the site development plan application has already been closed, the modifications proposed by the applicant shall be administered according to subsection J of this Section.~~

e. Denial of Site Development Plan: If the Hearing Examiner finds that ~~the a master plan or~~ site development plan application cannot be made consistent with the general purposes and review criteria of this Section by requiring reasonable conditions, then the site development plan shall be denied.

~~(Ord. 3981, 4-7-1986; Ord. 4008, 7-14-1986; Ord. 4551, 9-18-1995; Amd. Ord. 4802, 10-25-1999; Ord. 5028, 11-24-2003)~~

GH. MERGER WITH BINDING SITE PLAN:

1.

The applicant may request that the site ~~development~~ plan submitted for site plan review under this ~~Chapter Section~~ constitute a binding site plan pursuant to chapter 58.17 RCW, ~~provided the site plan complies with all the requirements, procedures and review criteria of this Section as well as the requirements, standards and recording procedure of 4-7-230. subject~~^[C54] ~~to the requirements of this subsection.~~

~~2. In order to constitute a binding site plan, a site development plan submitted for site development plan review shall comply with all applicable requirements and standards set forth in RMC 4-7-230.~~

~~3. All approved site development plans, including those constituting a binding site plan, shall comply with the applicable requirements, procedures, and review criteria for site development plan review set forth in this Section.~~

~~4. An approved site development plan that constitutes a binding site plan shall be recorded with the King County Department of Records and Elections and shall be subject to all other approval conditions included in RMC 4-7-230.~~^[C55]

~~5. Upon the approval and recording of an approved site development plan that constitutes a binding site plan, the applicant may develop the property in conformance with that binding site plan and may sell or lease parcels subject to that binding site plan. (Ord. 4954, 2-11-2002; Amd. Ord. 5028, 11-24-2003)~~^[C56]

HI. MINOR ADJUSTMENTS MODIFICATIONS TO AN APPROVED MASTER PLAN OR SITE DEVELOPMENT PLAN:

Major modifications to an approved master plan or site plan require a new application. Minor modifications may be permitted by administrative determination. To be considered a minor modification, the amendment must not:

1. Involve more than a ten percent (10%) increase in area or scale of the development in the approved ~~site development~~ plan; or
2. Have a significantly greater impact on the environment and facilities than the approved plan; or
3. Change the boundaries of the originally approved plan. (~~Ord. 4802, 10-25-1999; Amd. Ord. 4954, 2-11-2002; Ord. 5028, 11-24-2003~~)

J. MAJOR ADJUSTMENTS TO AN APPROVED SITE DEVELOPMENT PLAN:

~~Major adjustments to an approved site development plan require a new application pursuant to subsection G of this Section. The review and approval shall rest with the approval body which approved the original site development plan.~~^[C57] Major adjustments involve a substantial change in the basic site design plan, intensity, density, use and the like generally involving more than a ten percent (10%) change in area or scale. (~~Ord. 4008, 7-4-1986; Amd. Ord. 4802, 10-25-1999; Ord. 4954, 2-11-2002; Ord. 5028, 11-24-2003~~)

[C58] K. TIMING OF BUILDING PERMITS:

No building permit shall be issued for any use until the Reviewing Official has approved, or approved with conditions, required Master Plan and Site Plan Review application(s). All building permits issued shall be in compliance with the approved Site Plan. [C59] Building permits shall not be issued until the appeal period for an approved site development plan has expired. (Ord. 4802, 10-25-1999; Amd. Ord. 4954, 2-11-2002; Ord. 5028, 11-24-2003)

JL. EXPIRATION AND EXTENSION OF SITE PLAN APPROVAL:**1. Master Plan Non-Phased Plans:**

a. Master Plans. ~~For a nonphased Master Plan or a nonphased Master/Site Plan combined approval.~~ The Hearing Examiner shall determine, and document in writing, an appropriate expiration date for the Master Plan which may exceed two (2) years, but shall not exceed five (5) years, ~~and shall document in writing.~~ An applicant shall submit a complete Site Plan application for the development within the specified time frame if a Site Plan was not combined with the Master Plan application. The Zoning Administrator may grant a one-year extension for good cause; ~~provided, the applicant submits a request forty five (45) days in advance of the original expiration date.~~ [C60]

2b. Site Plans. The final approval of a Site Plan shall expire within two (2) years of the date of approval. A single two (2) year extension may be granted for good cause by the approval body that approved the original Site Plan. The approval body may, however, determine at its discretion that a public hearing may be required for such extension. [C61] (Ord. 4008, 7-14-1986; Amd. Ord. 4802, 10-25-1999; Ord. 4954, 2-11-2002; Ord. 5028, 11-24-2003)

c. Vesting. If a project is developed within the time limits (including one approved extension), the zoning regulations in effect at the time of the original approval shall continue to apply. However, all construction shall conform to the International Building Code and Uniform Fire Code regulations in force at the time of building permit application. [C62]

4.2. Phased Plans:

- a. Master Plans:** The Reviewing Official may grant Master Plan approval for large projects planned to be developed or redeveloped in phases over a period of years exceeding the 5-year time limit for non-phased plans. Such approval shall include clearly defined phases and specific time limits for each phase and a determination of eligibility for any extensions of the time limits.
- b. Site Plans:** An applicant may submit a site development plan application for either the entire site or a portion of the site covered by a Master Plan, provided the application complies with phasing and timing requirements of the Master Plan approval. In every case, the site development plan application and review shall cover

at least that portion of the site which is directly related the proposed development as well as any areas that may be impacted by the development.

- c. **Vesting.** As long as the development of a project conforms to the approved plan and applicable timing and approved phasing schedulerequirements, the zoning regulations in effect at the time of the original approval shall continue to apply. However, all construction shall conform to the International Building Code and Uniform Fire Code regulations in force at the time of building permit application.

M. EXCEPTION TO TIME LIMIT FOR SITE DEVELOPMENT PLAN PROJECTS THAT ARE PHASED:^[C63]

~~1. **Phasing Permitted:** For development proposed on only a portion of a particular site, an applicant may choose to submit a site development plan application for either the entire site or the portion of the site. In the latter case, the application shall state clearly the area of the site and the proposed development, including phases, for which site development plan approval is being requested. In every case, the site development plan application and review shall cover at least that portion of the site which is directly related to or may be impacted by the actual proposed development, as determined by the Environmental Review Committee.~~

~~2. **Authority for Extension of Time:** The Reviewing Official may grant site development plan approval for large projects planned to be developed or redeveloped in phases over a period of years exceeding the normal time limits of subsection L of this Section. Such approval shall include clearly defined phases and specific time limits for each phase.~~

~~3. **Expiration of Phase(s):** If the time limits of a particular phase are not satisfied, then site development plan approval for that phase and subsequent phases shall expire. The Hearing Examiner shall also determine if such a phased project will be eligible for any extensions of the time limits.~~

~~4. **Vested for the Purposes of Zoning:** As long as the development of a phased project conforms to the approved phasing plan, the zoning regulations in effect at the time of the original approval shall continue to apply. However, all construction shall conform to the International Building Code and Uniform Fire Code regulations in force at the time of building permit application. (Ord. 3981, 4-7-1986; Amd. Ord. 4802, 10-25-1999; Ord. 4954, 2-11-2002; Ord. 5028, 11-24-2003; Ord. 5450, 3-2-2009)~~

KN. APPEALS:

Any decision on a master plan or site plan application~~an administrative site development plan approval~~ shall be subject to appeal, appealed as an administrative decision pursuant to RMC 4-8-110, Appeals. Any appellant must be seeking to protect an interest that is arguably within the zone of interest to be protected or regulated by this Section, must allege an injury in fact, and that injury must be real and present rather than speculative.

~~(Ord. 4551, 9-18-1995; Amd. Ord. 4802, 10-25-1999; Ord. 4954, 2-11-2002; Ord. 5028, 11-24-2003)~~