DEPARTMENT OF COMMUNITY
&
ECONOMIC DEVELOPMENT

M E M O R A N D U M

DATE:	June 5, 2008
TO:	Ray Giometti, Planning Commission Chair Members of the Planning Commission
FROM:	Rebecca Lind, Long Range Planning Manager
SUBJECT:	**CPA #2008-M-03: Benson Hill Communities SE 168th St Area Rezone**

DESCRIPTION
This amendment is a City initiated housekeeping map request to correct an error in land use designation made during the Benson Hill prezoning. The properties at 11626 SE 168th St and 16710 116th Ave SE were erroneously mapped as Residential 8 (R-8) instead of Commercial Arterial (CA) during the 2007 Comprehensive Plan Amendment process.

ISSUE SUMMARY
This issue was brought to staff's attention by property owner Geoff Bell who owns Newberry Realty at 11626 SE 168th St. There are three parcels involved: Parcel 1 (PID #142370094) owned by Geoff Bell and Parcels 2 and 3 (PID #1423700922 and #142700931) owned by Theresa Nguyen and Nhut Tran. All three parcels are developed with commercial uses.

Parcel 1 is 8,978 square feet and is developed with an office building according to King County records. Parcels 2 and 3 are both 7,320 square feet and developed with office buildings. All three properties were zoned Office in King County, prior to annexation.

Renton's CA zone allows office use and with rezoning to CA, all three properties would be conforming uses.

At the time this property was evaluated for prezoning, City staff misread the King County zoning map and erroneously concluded that the property was zoned residential. We received no input from property owners during the public hearing.

CAPACITY ANALYSIS
Parcels 2 and 3 are developed and do not meet the definition of re-developable land based on 2007 Buildable Lands Analysis. Parcel 1 has a large parking lot and a lower

improvement to property value ratio. At a future point, some additional commercial capacity may be feasible on this site. However, based on the 2007 Buildable Lands methodology, the CA zone currently is built out at low average floor area ratio of 0.19. For Parcel 1, this would only yield a 1,706 square feet structure. It is not expected that any further redevelopment would occur at this site under current market conditions.

COMPREHENSIVE COMPLIANCE

The Commercial Corridor (CC) Comprehensive Plan designation is "*characterized by concentrated, pre-existing commercial activity, primarily in a linear urban form, that provides necessary goods and services for daily living, accessible to near-by-neighborhoods, serving a sub-regional market and accommodating large volumes of traffic"*. CC areas are intended to have medium levels of activity that may intensify over time as redevelopment occurs. (Purpose Statement page IX-56)

Objective LU-DDD states that the CC designation should include *1) established commercial and office areas, 2) Development located on large parcels of land, 3) Projects that may be highly visible from principal arterials, 4) Uses dependent upon or benefiting from high-volume traffic, 5) Uses that provide significant employment and 6) Business that provide necessary or desirable goods and services to the larger community.*

The three parcels under consideration comply with Criteria 1, in that they have established businesses uses. The businesses also provide employment and services to the larger community in compliance with Criteria 5 and 6.

ZONING CONCURRENCY

Policy LU-336 states: *Portions of the Commercial Corridor designation appropriate for a wide range of uses catering to law and medium intensity office, service, and retail uses should be mapped with Commercial Arterial zoning.*

Policy LU-337 states: *Areas that should be considered for Commercial Arterial zoning should meet the following criteria:*

1) *The corridor is served by transit or has transit within one-quarter mile;*
2) *A historical strip commercial urban development pattern predominates;*
3) *Large surface parking lots exist;*
4) *Primary develop on the site is located at rear portions of the property with parking in front of the buildings'*
5) *Parcel size and configuration typically is defined by a larger parcel fronting the arterial street with multiple buildings and businesses; and*
6) *The corridor exhibits long block lengths and/or an incomplete grid street network.*

These parcels comply with Criteria 2, 3, 4, 5, and 6. There is an existing pattern of strip commercial development with a large parking lot at the front of the structures facing the arterial street on two sides. Development is located behind the large triangular parking lot. This corner site has no internal street grid, but is located at the intersection of two arterial roads.

FINDINGS

RMC 4-9-020G, Comprehensive Plan Adoption and Amendment Process requires that a proposal demonstrate that the requested amendment is timely and meets at least one of the following:

Review Criteria for Comprehensive Plan Amendments:

1) The request supports the vision embodied in the Comprehensive Plan, or
2) The request supports the adopted business plan goals established by the City Council, or
3) The request eliminates conflicts with existing elements or policies, or
4) The request amends the Comprehensive Plan to accommodate new policy directives of the City Council.

This proposed amendment supports the vision embodied in the Comprehensive Plan for CC properties. Designation of this land as CC makes the uses conforming and allows medium intensity business expansion and operation at this location consistent with the purpose of the CC land use designation and Objective LU-DDD. The amendment is timely because the businesses exist and the prior designation of Residential Single Family was an error, creating legal non-conforming uses.

The proposed rezone must meet the review criteria in RMC 4-9-180F:

a. The proposed amendment meet the review criteria in RMC 4-9-020G; and
b. The property is potentially classified for the proposed zone being requested pursuant to the policies set forth in the Comprehensive Plan.

The properties meet Criteria A as indicated above and Criteria B as indicated in Policies LU-336 and LU-337. The re-classification to CA was not specifically considered at the time of the last area land use analysis and area zoning review for this area in 2007. The City's failure to consider the CA zoning given the existing commercial development of the sites was an error.

CONCLUSION

Re-designation to Commercial Corridor (CC) land use with concurrent Commercial Arterial (CA) zoning is recommended based on the findings in RMC 4-9-020G and RMC 4-9-180F.