

D#23B COTTAGE HOUSING/SMALL LOT DESIGN

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. It proposes amending Title IV to revise and include new standards for small lot and cottage development in the R-10 and R-14 zones.

Planning Commission Issue: *Allow pea-patches as an option for the provision of common open space.*

Staff Response: Staff recommends including this as an alternative. The requirement to provide on-site common open space will be allowed to be met through providing parks, common greens, pocket parks, and/or pea-patches. Additionally if specified standards are met, storm water detention ponds, public trail improvements, and public park improvements may be used. Recommended standards for pea-patches include a minimum size for pea-patches of 1,000 square feet with individual plots that measure at least 10' x 10'. Additionally, the pea-patch shall include a tool shed and a common area with space for compost bins. Water shall be provided to the pea-patch. Fencing that meets the standards for front yard fencing shall surround the pea-patch with a one foot landscape area on the outside of the fence to be landscaped with flowers, plants, and/or shrubs.

Planning Commission Issue: *Parking adequacy.*

Staff Response: Staff recommends amending parking standards for small lot and cottage housing to require 2 parking spaces plus one guest parking space for dwellings that are 1,600 square feet or greater. However, for dwellings that are less than 1,600 square feet in size retain the 1 parking space plus one guest parking space standard.

Planning Commission Issue: *Appropriateness of wood burning fireplaces in small lot developments due to concerns about air quality.*

Staff Response: It is recommended that wood burning fireplaces and stoves not be allowed in small lot/cottage housing developments.

Planning Commission Issue: *Appropriateness of listing metal roofs as an option that meets proposed roofing standards.*

Staff Response: It is recommended that rather than indicate types of fire retardant roofing materials, the standards only specify that roofing shall be fire retardant.

Planning Commission Issue: *Tree root growth in side yards, rear yards, and alleys causing foundation and cement damage.*

Staff Response: It is recommended that trees not be allowed in side yards. Additionally, it is recommended that for trees in alleys and rear yards the standards and guidelines be amended to state that trees shall be approved by the City arborist or, if a list of approved trees is established at some time in the future, trees must be from the list of approved trees. If a list of approved trees is established, all trees planted as part of the development would be required to be from the list of approved trees.

Planning Commission Issue: *The guidelines for open space provision state that park space shall be designed to preserve existing trees, why not state this as a standard, as well?*

Staff Response: It is recommended that the standards for open space be amended to state that all park space shall be designed to preserve existing trees.