

CPA #2011 M-06 DUVALL

Initiated by: David and Marsha Rockabrand, property owners

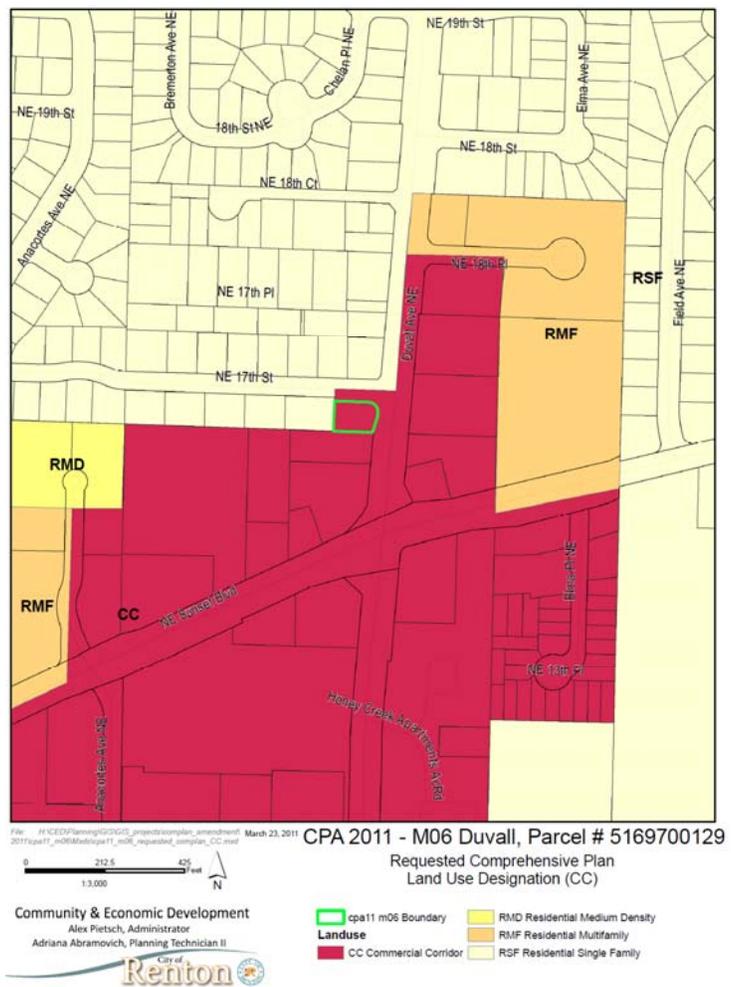
Applicant: David Rockabrand

General Description

This Comprehensive Plan Amendment (CPA) is to consider re-designating a 8,073 square foot site from Residential Single Family (RSF) land use designation and Residential 8 (R-8) zoning to Commercial Corridor (CC) land use designation and Commercial Arterial (CA) zoning. This CPA is located just north of NE Sunset Blvd on the south west corner of Duvall Avenue and NE 17th Street, 1625 Duvall Avenue NE. The site is currently developed with a 2,370 square foot sign shop, Streamline International, which is operated by the property owner David Rockabrand. According to the applicant prior to Streamline International, the building housed a CPA business for 12 years at this location.

The Site is currently accessed off of NE 17th Street at one location. However, prior to the Duvall Avenue Improvement Project the subject site was accessed off of Duvall Ave. NE. The Duvall Avenue Improvement Project also impacted the site by cutting the hill side of the site located along Duvall avenue, so that the garage is no longer accessible and a large retaining wall was constructed to support the slope.

The applicant has indicated that they are requesting the subject CPA and concurrent zone change to use the site for a mixed use development that would include a combination of office, retail and residential. CA zoned property is located south of the site and east across Duvall Avenue NE. To the north and west of the site the property is zone R-8 and is developed with single family homes. The existing structure sits about 8 - 10 feet above Duvall Avenue NE. If the subject site was used for a mixed use development, bringing the site level with Duvall Avenue NE would result in a compatible project for the neighborhood. However, if the development was placed on top of the hill without re-grading the site, a mixed use development would not be compatible with the surrounding neighborhood.



The subject site is located within the Aquifer Protection Zone 2, but does not contain any additional critical areas on site.

Impact Analysis

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

Under the current condition, the subject property would provide for one residential unit, however the site is developed with a non-conforming service use. The operation of Streamline International eliminates this residential unit as envisioned by the zoning designation. Although, by maintaining the R-8 zoning the existing structure could become a residential unit, bringing the property into conformance with the existing zoning designation and providing for one unit as envisioned by the Plan. Furthermore, the requested CA zoning allows for up to 60 dwelling units per acre if the site is developed in a mixed use capacity, resulting in the potential for up to 11 multi-family residential units. The logistics of accommodating this many units on the subject site may be challenging and therefore not feasible, however in theory the proposed CPA and zone change may increase the residential capacity and provide for an increase in residential growth.

Effect on the City's capacity to provide adequate public facilities

Currently the existing business utilizes a septic system and is not connected to City sewer. There are currently City services available in Duvall Avenue NE, including an 8-inch sewer line, 12-inch stormwater line, and a 12-inch water line. The existing building is connected to the existing water services, and would be connected to City sewer if the site was to redevelop. The primary road service to the subject site is NE 17th Street. A mixed use development and/or commercial development could result in an increase in traffic in this area. The impacts associated with traffic increases would be dealt with at specific project level review. However, because of the small scale of the subject site it is not anticipated that this amendment would increase the need for schools, police, fire, emergency response, and refuse collection services in the area. The change in development type from single family residential to commercial and/or mix use would not affect the ability of the City to provide adequate public facilities.

Effect on the rate of population and employment growth

The proposed amendment would have a positive effect on employment growth by approximately three employees. Based on the 2007 King County Buildable Lands Report the proposed amendment would result in a loss of one residential unit; however as mention above under "Effect on rate of growth, development, and conversion of land as envisioned in the Plan" theoretically this amendment could result in an increase of residential dwelling units.

Whether Plan objectives are being met as specified or remain valid and desirable

Both the existing and proposed Comprehensive Plan designation and zoning and the proposed amendment are consistent with the City of Renton Comprehensive Plan. Objective LU-YY states that the Commercial Corridor land use designation should include areas with established commercial and office uses, located in areas visible from principal arterials, and uses that are depended upon or benefit from high-volume traffic. Objective LU-ZZ states that opportunities for re-development of land in portions of the Commercial Corridor designation should be

created for businesses and service uses. The subject site is located off of Duvall Avenue, a principal arterial, providing visibility and a high traffic volume to any business that is located at the subject site. The subject site has been operating as a business for many years and the re-designation of the subject site would be supported by Goal 5 of the Comprehensive Plan which encourages the transition of non-conforming uses to more conforming uses. However, the key questions to be asked in reviewing this proposal is not whether the proposal or the current condition is most consistent with the Comprehensive Plan, but which objectives of the Plan should be implemented.

The following Comprehensive Plan Policies are applicable to the subject request:

Policy LU-249. The Commercial Corridor Land Use designation should be mapped in areas with the following characteristics:

- 1) Located on, and having access to, streets classified as principal arterials;
- 2) High traffic volumes; or
- 3) Land use pattern characterized by strip commercial development, shopping centers, or office parks.

Policy LU-254. 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 development 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.

Policy LU-255. Commercial Arterial zoned areas should include an opportunity for residential uses and office as part of mixed-use development.

Based on the above Goals, Objectives, and Policies, Plan objectives are being met and remain valid and desirable.

Effect on general land values or housing costs

Where properties are rezoned from residential to commercial uses, as is the case with this proposal, many factors are the primary determinants of whether and how much an individual property's market value increases. These factors include location, supply of buildable sites, and the demand for commercial land. The proximity of this property to an existing commercial area will likely increase its value as a commercial property in addition its proximity to other multi-family residential units may create a market for a multi-family mixed use development. Furthermore, the CA zoning allows for a larger variety of uses that would be permitted at the subject site increasing the site development flexibility. The land value may increase with the proposed CC/CA designation versus the existing RSF/R-8 designation.

The possibility of increased traffic to NE 12th Street and the potential for multi-family residential at this site may have a negative impact to the single-family residential properties immediately to the west and north. However, upgrading an older building with a new commercial building that has the potential to provide amenities to the neighborhood may add value to the neighborhood and increase the property values within the vicinity of the development.

Whether capital improvements or expenditures are being made or completed as expected
Not applicable.

Consistency with GMA, the Plan, and Countywide Planning Policies

The Growth Management Act (GMA) asks jurisdiction to implement 13 different goals in their Comprehensive Plans and development regulations. Jurisdictions are given the discretion and authority to balance the implementation of these goals in accordance with local priorities, as long as the goals are met. The goals discourage sprawling development and encourage development in urban areas with adequate public facilities. The proposed land use re-designation would be consistent with GMA's goals by providing for development within an urban area where public facilities are present. Like the GMA and the Comprehensive Plan (see "Whether Plan objectives are being met as specified or remain valid and desirable" for further discussion on the Comprehensive Plan) both the proposal and the current situation are consistent with the Countywide Planning Policies. Policy U-107 encourages population and employment growth in cities and their Potential Annexation Areas and Policy U-108 supports land use and zoning actions that promote public health by increasing opportunities for residents to be more physically active. The location of the potential mixed use development may provide more opportunities for the surrounding neighborhood to walk to the services provided in the commercial development without having to cross Duvall Avenue. Walk-ability supports all planning documents, GMA, City and County Planning Policies. However, these policies can be met with or without the proposal; it is again a matter of whether the emphasis should be on residential growth or commercial development.

Effect on critical areas and natural resource lands

There are currently no critical areas located on the subject site, with the exception of the Aquifer Protection Zone 2. The overall purpose of the aquifer protection regulations is to protect aquifers used as potable water supply sources by the City from contamination by hazardous materials. Some uses are restricted that store, handle, treat, use, or produce substances that pose a hazard to groundwater quality. These regulations would remain in place and any development at the subject site would be required to comply with these existing regulations. As such, no effect on critical areas and natural resource lands are anticipated as a result of the proposed CPA.

Effect on other considerations

A similar request was brought before the Planning Commission in 2007, CPA#2007 M-07. The issues faced in 2007 were the lack of sewer facilities in the area and street improvements

including curb, gutters and sidewalks, the planned improvements to Duvall Avenue NE, traffic impacts on the surrounding neighborhood, and lot size. In addition, the 2007 CPA looked at a large number of parcels along the subject corridor transitioning to CC and CA. However, in the past it was recognized that the corner lot would be more conducive to the commercial land use designation than some of the other lots located along the corridor. In addition, since the last review Duvall Avenue NE widening has been completed, street improvements and a sewer line have been installed. However, traffic impacts to the surrounding neighborhood and the size of the lot shall still be considered in this proposal. The subject site is about 8,000 square feet in size; after setbacks are taken into account the developable area is about 4,500 square feet. This would result in a relatively small area for development, but certainly feasible for small scale service or retail type uses.

In addition to lot size, impacts on the adjacent residential properties should also be considered. A single family residential lot is located west of the subject site and across NE 17th Street. A landscaped buffer could be provided between these two sites to help reduce potential impacts of a commercial development near a single family residential home. However, it should be noted that if the subject amendment was approved any new development would be required to adhere to the existing development standards of Title IV. Currently Title IV requires a 15-foot setback along both the north and west property lines to buffer the commercial use from the residential use. Furthermore Title IV requires a 15-foot wide partially site obscuring landscape strip or a 10-foot wide fully site obscuring landscape strip between the commercial property and the residential property. Overall the existing development regulations would require site screening and separation to reduce the impacts to the neighboring residential zone.

In order for a redevelopment project to comply with the existing development standards and design standards, as well as the staff recommended requirement to bring the site on grade with Duvall Avenue NE; the development of the subject site would require additional engineering for retaining wall(s). The retaining wall(s) would be necessary to ensure that regarding the site would not impact the stability of the slope for the surrounding properties. The retaining wall(s) could potentially be designed to provide for landscaping and slope stability, ideally creating an aesthetically pleasing project.

Review Criteria

RMC 4-9-020G states that the proposal shall demonstrate that the requested amendment is timely and meets at least one of the following criteria:

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 amendment meets Criteria #1. The Vision in the Plan supports a town with a full spectrum of employment opportunities for all economic segments...the amendment would provide for new employment opportunities and at the same time have the potential to provide a mix of housing types within the City. The Vision further encourages a healthy community that has a diversity of housing options.

Staff Recommendation

Staff recommends approval of the proposal on the basis that, if the site is re-developed with a mix use or commercial establishment that the site is re-graded to bring the retail/services uses level with Duvall Avenue NE. This would result in a commercial development consistent with Neighborhood character and would reduce the potential for impact to the surrounding single-family residential neighborhood.

Implementation Requirements

Amend the Comprehensive Plan Map to change the Land Use designation to CC from RS for parcel number 5169700129 and concurrently amend the Zoning Map to change the zoning of the same parcel to CA from R-8 and extend Design District D overlay to the subject site.