

## **AMENDMENT M-5 – PUGET COLONY**

### **DESCRIPTION:**

Residents of the recently annexed 18.8-acre Puget Colony Homes subdivision request a change in land use designation from Residential Single Family to Residential Low Density. They are requesting this change because they do not want to see lots greater than 10,000 square feet in area in their neighborhood subdivided into smaller, 5,000 square foot lots. The latter, they believe, would be out of character with the larger 9,000-plus square foot lots that typify this neighborhood.

The subject subdivision was annexed into the City in January 2006 as part of the 65-acre Mosier II Annexation. Puget Colony Homes Subdivision consists of three cul-de-sac streets, SE 133<sup>rd</sup> Street, SE 134<sup>th</sup> Street, and SE 135<sup>th</sup> Street. It also has homes fronting on SE 132<sup>nd</sup> Street on the north and homes fronting on SE 136<sup>th</sup> Street on the south. There are 61 lots in the Puget Colony Homes Subdivision of which 23 are greater than 10,000 square feet in area, and presumably, could be subdivided if existing building layouts were not a constraint. Four lots are greater than 15,000 square feet and presumably could be subdivided into three lots if existing building layouts were not a constraint.

### **ISSUE SUMMARY:**

1. Whether the Comprehensive Plan Land Use Map should be amended so that the 18.8-acre Puget Colony Homes Subdivision would be designated Residential Low Density?
2. If the Comprehensive Plan Land Use Map is amended, changing the current land use designation for this area from Residential Single Family to Residential Low Density, should the subject site be rezoned R-4 consistent with this new land use designation?

### **RECOMMENDATION SUMMARY:**

A change in land use designation from RS to RLD with concurrent R-4 zoning would be more in character with this existing subdivision. The current average density for the Puget Colony Homes Subdivision is only about 3.25 dwellings per acre and the plat is 75% built out. The Administration is therefore recommending that the 18.8-acre Puget Colony Homes Subdivision be redesignated Residential Low Density and concurrently be rezoned R-4, four units per net acre.

Staff are also recommending that the Planning Commission consider expanding this CPA to include the nine lot Kimberly Lane subdivision to the immediate west on the north side of SE 136<sup>th</sup> Street, 13508 138<sup>th</sup> Avenue SE, a 1.1 acre parcel, west of Kimberly Lane subdivision, and the 31-lot Hideaway Home Sites subdivision on the south side of SE 136<sup>th</sup> Street since all of these lots are greater than the R-4 zones 8,000 square feet minimum. If the Commission concurs, a detailed capacity and land use analysis, similar to what follows for the Puget Colony Homes subdivision, will be prepared.

**ANALYSIS:**

Based upon Figure 1, it appears that out of the 61 lots in the Puget Colony Homes subdivision, 46 lots are currently developed with single-family detached structures. 15 lots are vacant and presumably could support future development.

**CAPACITY ANALYSIS:**

This analysis considers land area only and does not consider the feasibility of removing or redeveloping structures. There currently are 61 lots in the Puget Colony Homes subdivision. Of these, 26 lots are 10,000 square feet or larger in size, but less than 15,000 square feet in area, and potentially could be subdivided into two or more 5,000 square foot lots with R-8 zoning based on parcel size without consideration of the location of existing houses. Four of these lots are 15,000 square feet or greater in area, but less than 20,000 square feet, and could accommodate three 5,000 square foot. Thus, with R-8 zoning, 24 new lots could theoretically be developed.

With R-8 zoning and 5,000 square foot minimum lot sizes, 83 lots could be created if sewer service is provided. With R-4 zoning and 8,000 square foot minimum lot sizes, four lots would become legal non-conforming because these lots are less than 8,000 square feet in area. Two lots are larger than 16,000 square feet in area, and theoretically could be subdivided into two lots each, for a net increase of two lots, bringing the total number of lots under R-4 zoning to 63 lots.

	<b>Existing Lots</b>	<b>Non-conforming Lots</b>	<b>Potential New Lots</b>	<b>TOTAL LOTS</b>	<b>Future Net Density</b>
<b>R-4 Zone with 8,000 sq. ft. minimum lots</b>	61	4	2	63	<b>4.31 du/net acre</b>
<b>R-8 Zone with 5,000 sq. ft. minimum lots</b>	61	0	24	85	<b>5.82 du/net acre</b>

**COMPREHENSIVE PLAN COMPLIANCE:**

Pursuant to Title IV 4-9-020, proposed Comprehensive Plan Amendments are required to meet 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 pan 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.

Amending the Comprehensive Plan Land Use Map for this area from Residential Single Family to Residential Low Density appears to be consistent with the vision embodied in the Comprehensive Plan in that it helps ensure that the City has “well established neighborhoods and a growing diversity of housing to match the diversity of the population with its various needs and wants.”<sup>1</sup> Such a Comp Plan Amendment is also generally consistent with Policy LU-134 which states that: “Density should be a maximum of 4-du/net acre (Residential 4) on portions of the Residential Low Density land where [environmental] constraints are not extensive and urban densities are appropriate. In fact, because the area is an existing established neighborhood with an average density of 3.36-du/net acre, at full development (63 lots) under Residential 4 zoning, densities would be approximately 4.3-du/net acre.

Designating the 18.8 acres Residential Low Density also appears consistent with Objective LU-EE which states: “Designate Residential 4 du/acre zoning in those portions of the RLD designation appropriate for urban levels of development by providing suitable environments for suburban and/or estate style, single-family residential dwellings.” As an existing, already developed, neighborhood that provides suburban style single-family dwellings, R-4 zoning would seem more appropriate for the area than R-8 zoning. Even at full build out a density of only 4.3 would be achieved. With R-8 zoning an anticipated density of 5.68 du/net acre could be achieved, assuming 22 new lots.

#### **ZONING CONCURRENCY:**

Pursuant to Title IV 4-9-190, the following criteria must be met for a change in zoning classification:

- 1) The proposed amendment meets the review criteria in RMC 4-9-020G; and
- 2) The property is potentially classified for the proposed zone being requested pursuant to the policies set forth in the Comprehensive Plan; and
- 3) At least one of the following circumstances applies:
  - i) The subject reclassification was not specifically considered at the time of the last area land use analysis and area zoning; or
  - ii) Since the most recent land use analysis or the area zoning of the subject property, authorized public improvements, permitted private development, or other circumstances affecting the subject property have undergone significant and material change.

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<sup>1</sup> From the Vision for the City: “Renton: A world-class city where people choose to live, work, and play.”

This proposed CPA, as seen above, does meet the criteria in RMC 4-9-020G. Also, it is potentially classified for R-4 zoning in that it is contiguous to an existing RLD land use designation to its east and south and the area to the east across Hoquiam Avenue NE, recently brought into the City, is currently zoned R-4.

This specific reclassification was not considered at the time of the last land use analysis and area zoning and, in fact, there are material changes that do affect the subject 18.8-acre site. These include the annexation of the site as well as the surrounding area to the north, east and west into the City as well as the construction of new subdivisions to the west and east of the site. Concurrent R-4 zoning would be consistent with a redesignation of the 18.8-acre site from RS to RLD and better reflects the existing density of 4.18 du/net acre.

**CONCLUSION:**

The proposed redesignation of the 18.8-acre Puget Colony Homes subdivision site from Residential Single Family (RS), as shown on the Comprehensive Plan Land Use Map, to Residential Low Density (RLD) appears consistent with the provisions of Title IV, 4-9-020G. Similarly, the proposed concurrent reclassification of this site from the City's R-8 zone to its R-4 zone appears consistent with the provisions of Title IV, 4-9-120, since this site was not considered for this zoning classification during the last area land use analysis and area zoning.

Consideration should also be given to amending the Comprehensive Plan Land Use Map for two existing subdivisions to the southeast of Puget Colony Homes subdivision.