CPA #2011 T-07 ASSISTED LIVING DENSITY BONUS

Initiated by: City of Renton
Applicant: City of Renton

General Description

Amend the policies of the Residential Low Density (RLD) land use designation to specify that Assisted Living uses are appropriate.

Impact Analysis

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

This proposal should not affect the rate of growth, development, and the conversion of land as envisioned in the Plan. The development regulations authorizing assisted living facilities have been approved for almost two years. This amendment is merely a housekeeping change to ensure consistency.

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

There is no effect on the City's capacity to provide adequate public facilities.

Effect on the rate of population and employment growth

This proposal should not affect the rate of population and employment growth. The development regulations authorizing assisted living facilities have been approved for almost two years. This amendment is merely a housekeeping change to ensure consistency.

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

This amendment furthers Comprehensive Plan Objective LU-HH which includes providing for a range of lifestyles and uses consistent with urban development while protecting natural features. Assisted living allows development to be clustered on a useable portion of a constrained site in the RLD land use designation, while providing an amenity for residents of the facility.

Effect on general land values or housing costs

This proposal should not affect general land values or housing costs. The development regulations authorizing assisted living facilities have been approved for almost two years. This amendment is merely a housekeeping change to ensure consistency.

Whether capital improvements or expenditures are being made or completed as expected

This is not applicable to the proposed amendment.

Consistency with GMA, the Plan, and Countywide Planning Policies

As noted above, this proposal is a refinement of Objective LU-HH and thus consistent with Renton's Comprehensive Plan. The amendment also supports the broad policy goals of GMA and the Countywide Planning Policies. In particular, goals that call for urban development within urban areas and the protection of natural features and sensitive areas.

Effect on critical areas and natural resource lands
In conjunction with already adopted policies and regulations for critical areas and natural resource lands, this proposal should have no effect on them.

Effect on other considerations
In working through this item, a minor change to the Renton Municipal Code has been identified in order to aid in the understanding of the rules for Assisted Living uses. This clarification will simply correct the reference in the R-1 line of the Development Standards Table at RMC 4-2-110A under the heading "Maximum Net Density" to the density bonus table in RMC 4-9-065. Currently the text reads that 1.5 times the maximum density is allowed, but RMC 4-9-065 allows a density of up to 18 units per acre in the R-1 zone. The text of this change is shown below in the "Implementation Requirements" section.

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 all the Criteria in RMC 4-9-020F. As a refinement of an existing Objective of the Comprehensive Plan (LU-HH), it ensures that the City's Plan and development regulations are consistent. It also supports the business plan goal of the City Council to promote strong neighborhoods by encouraging the development of quality housing choices for people of all ages, and in doing so accommodates the directives of the Council from 2009 to provide for Assisted Living uses. Thus all the criteria are met.

Background Information
In 2009, the City adopted a land use category and standards for assisted living facilities. This use was compared to similar uses and fit into Renton's development regulations, including in the Residential Low Density (RLD) land use designation. Although uses with similar impacts to Assisted Living uses, such as Bed and Breakfast uses or larger Group Homes, are allowed in this land use designation, the policies of the RLD land use designation do not expressly allow them. Adoption of this proposed amendment would ensure that the RLD policies and the development standards are consistent.

Policy language already exists to support limited exceptions to the density requirements of the RLD designation, as long as the use is compatible. Objective LU-HH of the Comprehensive Plan states that the RLD land use designation should "Provide for a range of lifestyles and appropriate uses adjacent to and compatible with urban development in areas of the City and Potential Annexation Area constrained by extensive natural features, providing urban

separators, and/or providing transition to Rural Designation within King County." Policies under this objective include: identifying environmental sensitive areas to help guide future development, guidelines for applying implementing zoning, prohibition on certain uses related to industrial development and outdoor storage, classification of urban separators, the control of accessory buildings, and allowance of mobile home parks. Policy LU-152 allows an exception to the maximum density requirements within the RLD designation for mobile home parks. This was forwarded as an amendment in 2007 because even though the intensity of the use is slightly higher than other residential uses, the nature of the use as a mobile home park was consistent with land uses in the RLD designation and on the urban-rural fringe.

Staff Recommendation

Amend Comprehensive Plan Policy LU-152 to confirm that Assisted Living is allowed in the RLD land use designation.

Implementation Requirements

Re-write Policy LU-152 to read as follows:

Policy LU-152. A density exception to the 4 dwelling unit per acre maximum is allowed for residential uses that are otherwise consistent with the intent and character of the Residential Low Density Designation. Such uses may include existing or new Assisted Living facilities or Group Homes and pre-existing manufactured home parks. ~~within the Residential Low Density designation.~~ Upon cessation of a ~~the~~ manufactured home park use, the~~se~~ properties should be considered for Residential-4 zoning.

Make the following change in RMC 4-2-110A:

DENSITY	
Maximum Net Density [2, 14, 15]	
RC	1 dwelling unit per 1 net acre, except that in designated Urban Separators the density of up to 1 unit per gross acre may be permitted subject to conditions in RMC 4-3-110, Urban Separator Overlay Regulations. **Assisted living bonus:** ~~1.5 times the maximum density~~ Up to 18 net dwelling units per acre may be allowed subject to the conditions of RMC 4-9-065, Density Bonus Review.