

**Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**MUNICIPAL
CODE SECTIONS:**

RMC 4-9-200 Master Plan and Site Plan Review

REFERENCE:

N/A

SUBJECT:

Clarification of the review process required for Site Plans implementing a previously approved Master Plan.

BACKGROUND:

Ordinance 5641 was approved December 12, 2011 and superseded all of the regulations outlined under RMC 4-9-200 Site Plan Review. RMC 4-9-200D provides criteria to determine when a Public Hearing is required for Site Plan and Master Plan review. The Site Plan Review regulations that were superseded by Ordinance 5641 stated that: "Where a Master Plan is approved, subsequent Site Plans submitted for future phases may be submitted and approved administratively without a public hearing". This public hearing exemption criteria was omitted from the revised Master Plan and Site Plan Review regulations provided under Ordinance 5641, which was likely an error.

JUSTIFICATION:

Once a Master Plan has been approved on a project site, it seems logical that subsequent applications for Site Plan Review implementing the approved Master Plan be reviewed and approved administratively.

DECISION:

Amend RMC 4-9-200D to allow Site Plan Review applications implementing a previously approved Master Plan to be reviewed and approved administratively.

**ADMINISTRATOR
APPROVAL:**

C. E. "Chip" Vincent

DATE:

June 16, 2014

**APPEAL
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the

basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE
AMENDMENTS
NEEDED TO
IMPLEMENT
DETERMINATIONS:**

4-9-200 MASTER PLAN AND SITE PLAN REVIEW:

D. CRITERIA TO DETERMINE IF PUBLIC HEARING IS REQUIRED:

A public hearing before the Hearing Examiner shall be required in the following cases:

1. All master plans except those covered by a planned action ordinance that included a public hearing that was determined by the Community and Economic Development Administrator to have provided the public and decision-makers with sufficient detail regarding the project's scale, design, bulk and uses. Where a Master Plan is approved, subsequent Site Plans submitted for future phases may be submitted and approved administratively without a public hearing. (Ord. 5676, 12-3-2012)

2. Site Plan Review:

a. Significant Environmental Concerns Remain: The Environmental Review Committee determines, based on departmental comments or public input, that there are significant unresolved concerns raised by the proposal; or

b. Large Project Scale: The proposed project is more than:

- i. One hundred (100) attached residential units;
- ii. One hundred thousand (100,000) square feet of gross floor area (nonresidential) in the IL or CO Zones or other zones in the Employment Area Valley (EAV) land use designation;
- iii. Twenty five thousand (25,000) square feet of gross floor area (nonresidential) in the CN, CD, CA, CV, or CO Zones outside the Employment Area Valley (EAV) land use designation;
- iv. Four (4) stories or sixty feet (60') in height;
- v. Three hundred (300) parking stalls; or
- vi. Ten (10) acres in size of project area.

c. All commercial or industrial projects adjacent to or abutting residentially zoned property, unless the Administrator determines that the presence of critical areas or other limiting factors on the residential property make development unlikely or unfeasible. (Ord. 5676, 12-3-2012)