

11/23/09
12/7/09

ORDINANCE NO. _____

AN ORDINANCE relating to planned development for the Columbia River Waterfront Area, approving the master plan application of Columbia Waterfront, LLC submitted in June 2009; providing for severability; and providing for an effective date.

WHEREAS, the City Council of the City of Vancouver adopted the Vancouver City Center Vision Plan on June 18, 2007 and was effective on June 23, 2007; and

WHEREAS, the Vancouver City Center Vision Plan contemplated high density uses for the Columbia Waterfront Area; and

WHEREAS, the Vancouver City Center Vision Plan included plans for retail, office, residential uses, and park/recreational uses; and

WHEREAS, Columbia Waterfront, LLC has proposed a development for the Columbia Waterfront Area that is consistent with the Vancouver City Center Vision Plan; and

WHEREAS, on October 19, 2009, City Council authorized the City Manager or his designee to execute a development agreement that primarily concerns the financial arrangement between the City and Columbia Waterfront, LLC for provision of infrastructures to serve the Waterfront Development Area; and

WHEREAS, a provision of such development agreement requires adoption of a master plan which provides for phasing of the Columbia Waterfront Area; and

WHEREAS, the Vancouver Municipal Code provides for processing of master plans through the planned development chapter of Chapter 20.260 of the Vancouver Municipal Code; and

WHEREAS, the purpose of Chapter 20.260 is to provide a means for creating planned environments through the application of flexible development standards and innovative planning practices that will result in a well-designed, efficient and functional urban environment; and

WHEREAS, additional purposes of Chapter 20.260 are to facilitate the efficient uses of land, increase economic feasibility of projects fostering the efficient arrangement of land use, buildings, circulation systems, open space and utilities, as well as to preserve existing landscape features and amenities through the design of development at a particular site; and

WHEREAS, Vancouver Municipal Code Section 20.260.030 requires a substantial level of detail for the entire project in a concept development plan and additional detail in the subsequent approvals of site plans for one or more future phases of the project; and

WHEREAS, the Planning Commission of the City of Vancouver reviewed the Columbia Waterfront Master Plan proposal on November 10, 2009 and unanimously concluded that the proposal meets the requirements and purposes of Chapter 20.260 required for a concept development plan; and

WHEREAS, Council has reviewed the Columbia Waterfront Proposal and the Planning Commission recommendation of approval and associated materials in the record; and

WHEREAS, Council concurs, as the Planning Commission did in the findings contained in the Staff Report and Recommendation to the Planning Commission dated October 27, 2009 for the Planning Commission hearing November 10, 2009; and

WHEREAS, the City Council of the City of Vancouver concurs in and adopts the findings and recommendations contained in the staff report before the Planning Commission on November 10, 2009; and

WHEREAS, the City Council of the City of Vancouver determines to approve the concept development plan submitted by Columbia Waterfront, LLC as further provided below.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. The City Council of the City of Vancouver adopts the findings and recommendations contained in the staff report before the Planning Commission November 10, 2009.

Section 2. Council approves the Applicant's Master Plan Application dated June 2009 in the record now before Council and referenced in the Planning Commission Staff Report dated October 27, 2009 at Exhibit 2.

Section 3. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts thereof to any other person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

Section 4. Effective Date. This ordinance shall become effective five days after final adoption.

Read the first time:

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers:

Nays: Councilmembers:

Absent: Councilmembers:

Read the second time:

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers:

Nays: Councilmembers:

Absent: Councilmembers:

SIGNED this _____ day of _____ 2009

Royce E. Pollard, Mayor

Attest:

Approved as to form:

R. Lloyd Tyler, City Clerk
By: Carrie Lewellen, Deputy City Clerk

Ted H. Gathe, City Attorney

SUMMARY

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AN ORDINANCE relating to planned development for the Columbia River Waterfront Area, approving the master plan application of Columbia Waterfront, LLC submitted in June 2009; providing for severability; and providing for an effective date five days after final adoption.