



**Fall 2023 Comprehensive Plan and Zoning
Amendments
Vancouver Planning Commission Workshop
September 12, 2023**

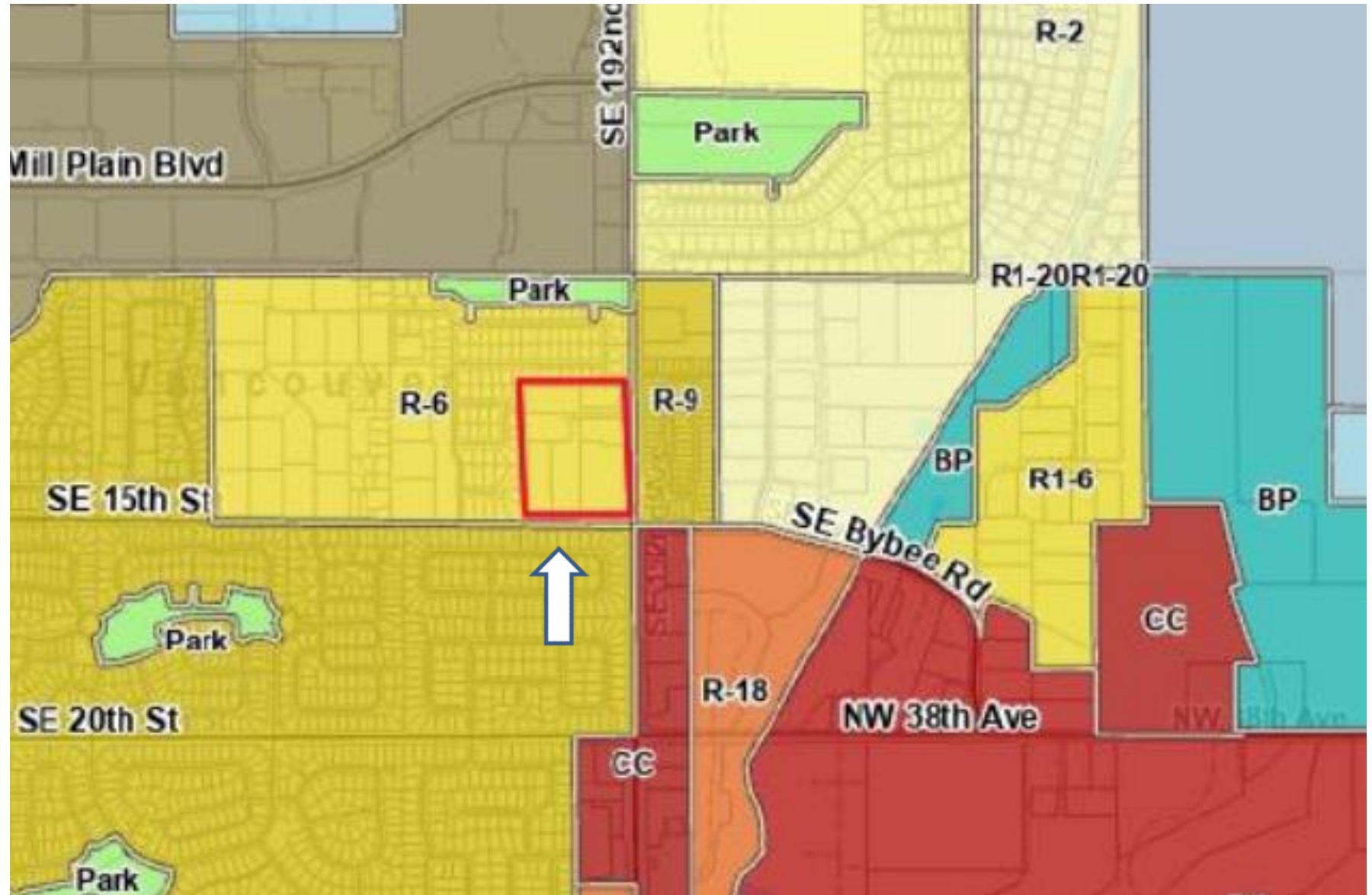


Bryan Snodgrass
Principal Planner
City of Vancouver Community Development Department

192nd Avenue
Comprehensive
Plan and zoning
map change -
UL/R-6 to UH/R-
30 on 9.8 acres
at the
intersection of
192nd Avenue
and 15th Street



192nd Avenue Comprehensive Plan and zoning map change – Regional zoning



192nd Avenue
Comprehensive
Plan and zoning
map change –
Conceptual site
plan for 296
units in 3 and 4
story buildings,
and conversion
of existing home



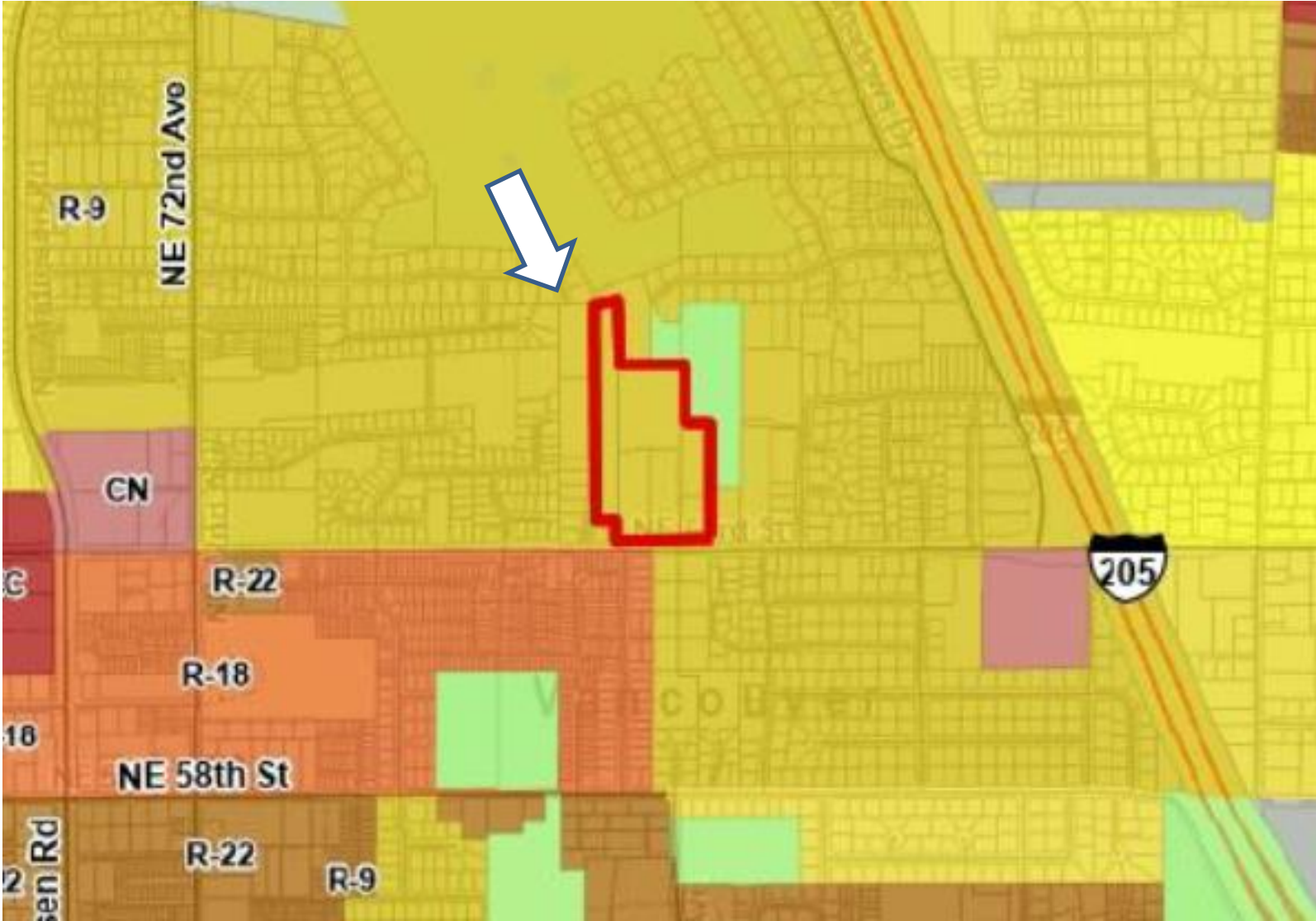
192nd Avenue Comprehensive Plan and zoning map change – Background

- 5% of units affordable at 80% of Area Median Income
- Development Agreement to be provided
- Likely increase of 1,457 daily trips compared to development under current zoning, approximately 89 more in PM peak hour.

Wood Duck
Springs
Comprehensive
Plan and zoning
map change -
UL/R-9 to UH/R-
18 on 13 acres
on 63rd Street



Wood Duck
Springs
Comprehensive
Plan and zoning
map change –
Regional zoning



Wood Duck Springs Comprehensive Plan and zoning map change – Background

- Conceptual site plan not included. 224 units of market rate apartments and townhomes envisioned, along with retention of two existing houses.
- Approximately 35% increase in daily trips estimated
- Staff seeking to rezone to include a commercial component to potentially serve residential development on the site and surrounding area. Nearest commercial services approximately 3000 feet west of site. Nearest undeveloped commercial land 1500 feet east.

(New) Miller
Comprehensive
Plan and zoning
map change -
UL/R-9 to UH/R-
30 on 4 acres on
63rd Street and
72nd Avenue



Miller
Comprehensive
Plan and zone
change—
Regional zoning



Miller

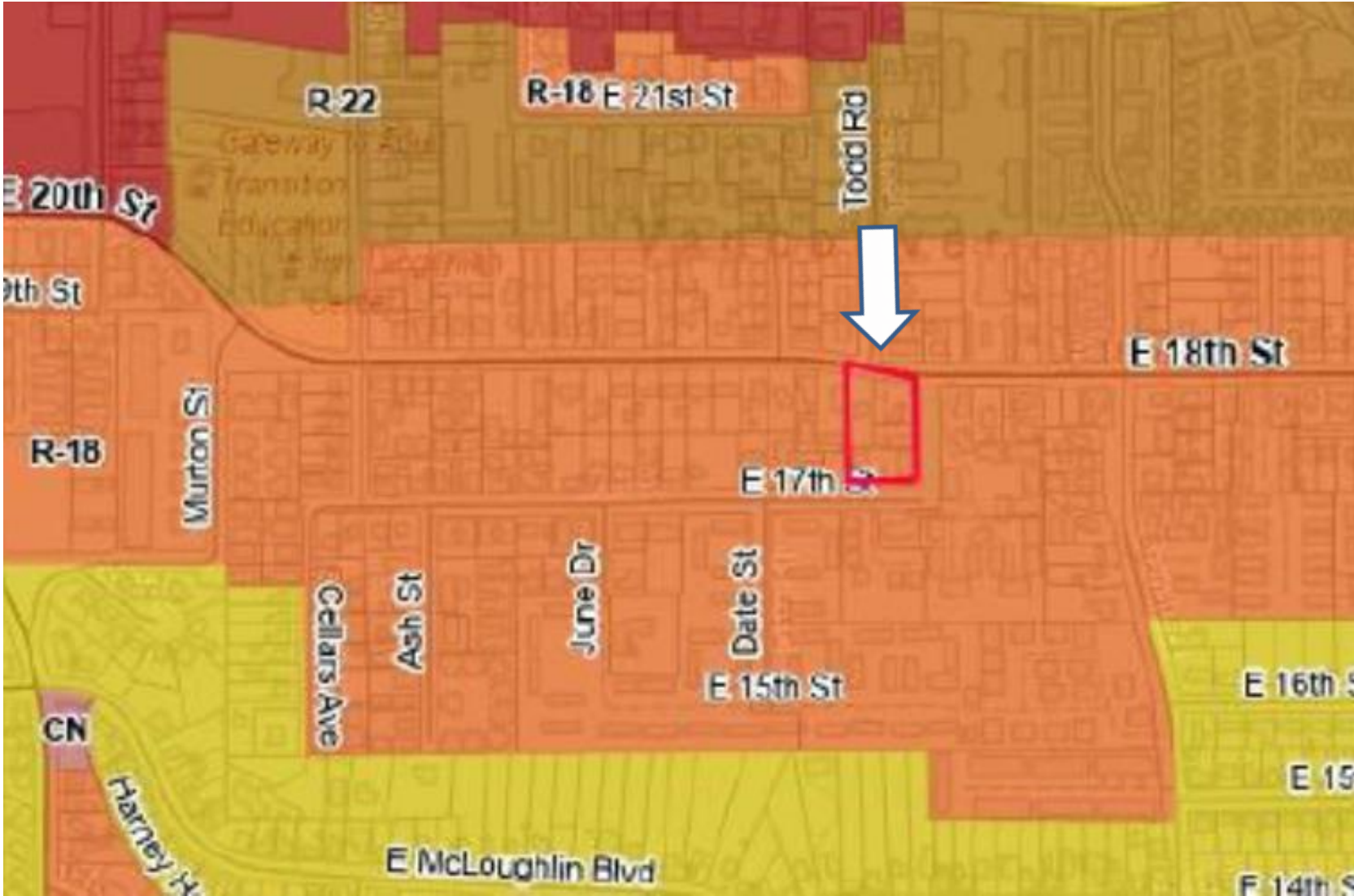
Comprehensive Plan and zoning map change – Background

- Conceptual site plan not included. Site has extensive wetlands likely to limit full development options.
- Originally proposed as standalone rezone to R-17. Changed to R-30 proposal following staff advice to consider multi-family designation given site proximity to transit and commercial services.
- Adjacent property on south side of 63rd Street developed for apartments by same applicant following zone change to R-22 in 2021.

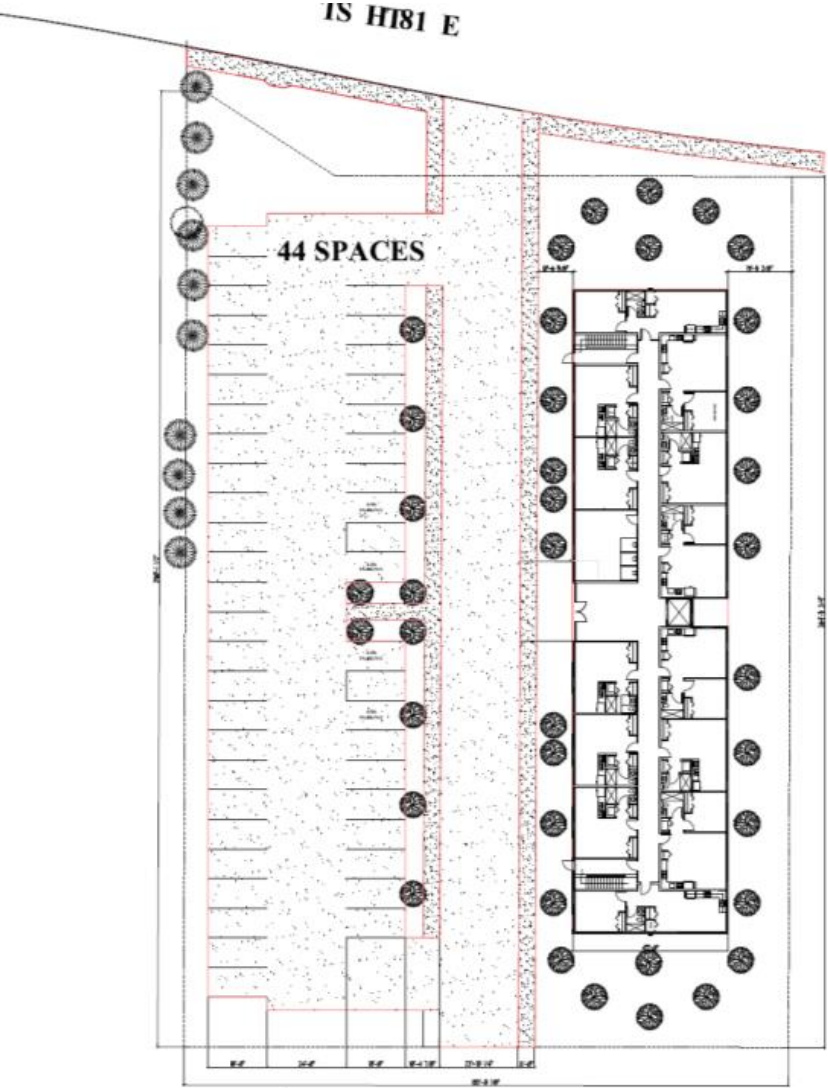
Date Park
zoning map
change –
R-18 to R-30 on
1.2 acres south
of Fourth Plain
Blvd.



Date Park zoning map change – Regional zoning



Date Park
zoning map
change –
Conceptual site
plan for
replacement of
existing
buildings with
54 affordable
housing units
and parking



E 17TH ST

Date Park zoning map change – Background

- Per existing policy for affordable housing rezones, City serves as co-sponsor

Questions



Comprehensive Plan and zoning text changes

1. Comprehensive Plan capital project list - Add Library Square/Riverwest Parking Structure, and Downtown Parking Extension Project
2. (New) Comprehensive Plan parks related changes – Update Chapter 5 discussion of parks service areas and capital facilities list, Appendix E list of documents adopted by reference, and latest Parks Comprehensive Plan
3. VMC 20.150 Definitions - Define breezeways linking structures (so that a second structure is not separate and accessory) to include a roof

Comprehensive Plan and zoning text changes (cont.)

4. VMC 20.160 Use Classifications
 - a. Move bus barns from the VMC 20.160.020.D.5 category of Warehouse/Freight Movement to the VMC 20.160.020.B.14 category of Transportation Facilities
 - b. Add associated fuel storage to VMC 20.160.020.B.14 category of Transportation Facilities to clarify that fuel storage associated with transportation facilities is an allowed use.
 - c. Add description of Temporary Use
5. VMC 20.170 Measurements - Clarify width and depth for flag lots
6. VMC 20.180 Fees - Eliminate redundant reference to short subdivision
7. (New) VMC 20.210 Type II (Administrative) provisions. Remove outdated requirement for notices to be through “regular” mail only

Comprehensive Plan and zoning text changes (cont.)

8. VMC 20.245 Conditional Use Permits - Clean up electronic submittal provisions
9. VMC 20.270 Site Plan Review - Include easement location and dimensions
10. VMC 20.330 Binding Site Plans - Fix links and require easements
11. VMC 20.410 Lower Density Residential Districts
 - a. Clarify that single family streetfront standards adopted as part of 2022 Housing Code Updates apply to land divisions submitted after the 7/27/22 ordinance adoption date
 - b. Clarify role of Planned Developments, Infill, and Clusters in maximum density calculations

Comprehensive Plan and zoning text changes (cont.)

12. (New) VMC 20.740 Critical Areas Protection— In response to new Flood Insurance Rate Maps (FIRM), update definitions and references, modify variance procedure for historic structures in floodplain.
13. VMC 20.790 SEPA - Pursuant to recent statutory changes, exempt apartments with fewer than 200 units from requiring SEPA review unless critical lands or other factor are present to trigger review.
14. VMC 20.950 Cottage Clusters - Clarify definition of density bonus and common area. Address minimum lots sizes and frontages, and allowance for pre-existing homes exceeding cluster requirements.

Questions

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