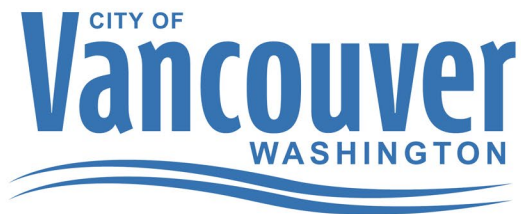




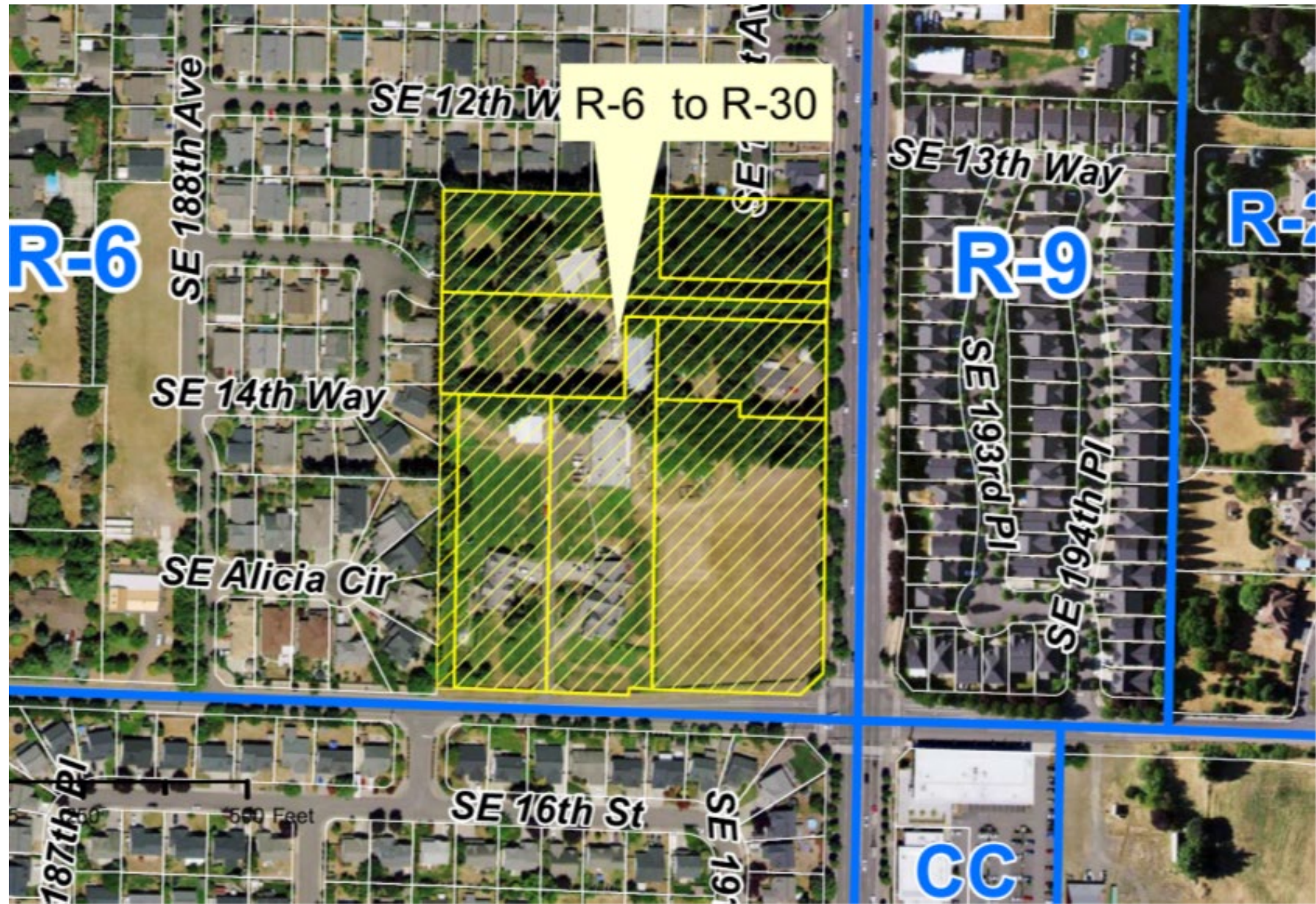
# Fall 2023 Comprehensive Plan and Zoning Amendments Vancouver Planning Commission Workshop July 25, 2023



**Bryan Snodgrass**  
Principal Planner  
Community Development  
Department

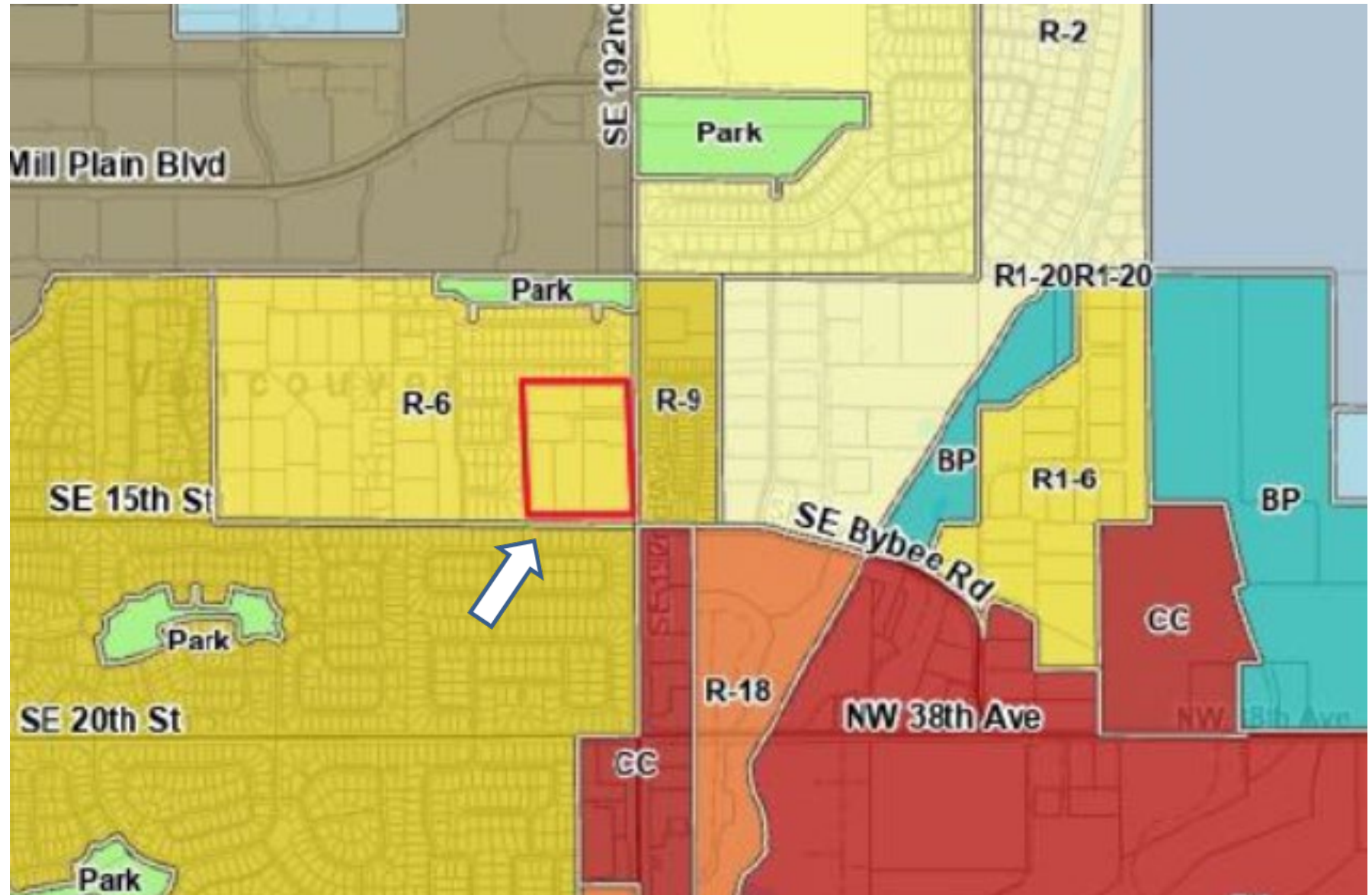


192<sup>nd</sup> Avenue  
Comprehensive  
Plan and zoning  
map change -  
UL/R-6 to UH/R-  
30 on 9.8 acres  
at the  
intersection of  
192<sup>nd</sup> Avenue  
and 15<sup>th</sup> Street





# 192<sup>nd</sup> Avenue Comprehensive Plan and zoning map change – Regional zoning



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



# 192<sup>nd</sup> 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. Additional analysis on traffic distribution and impacts forthcoming.

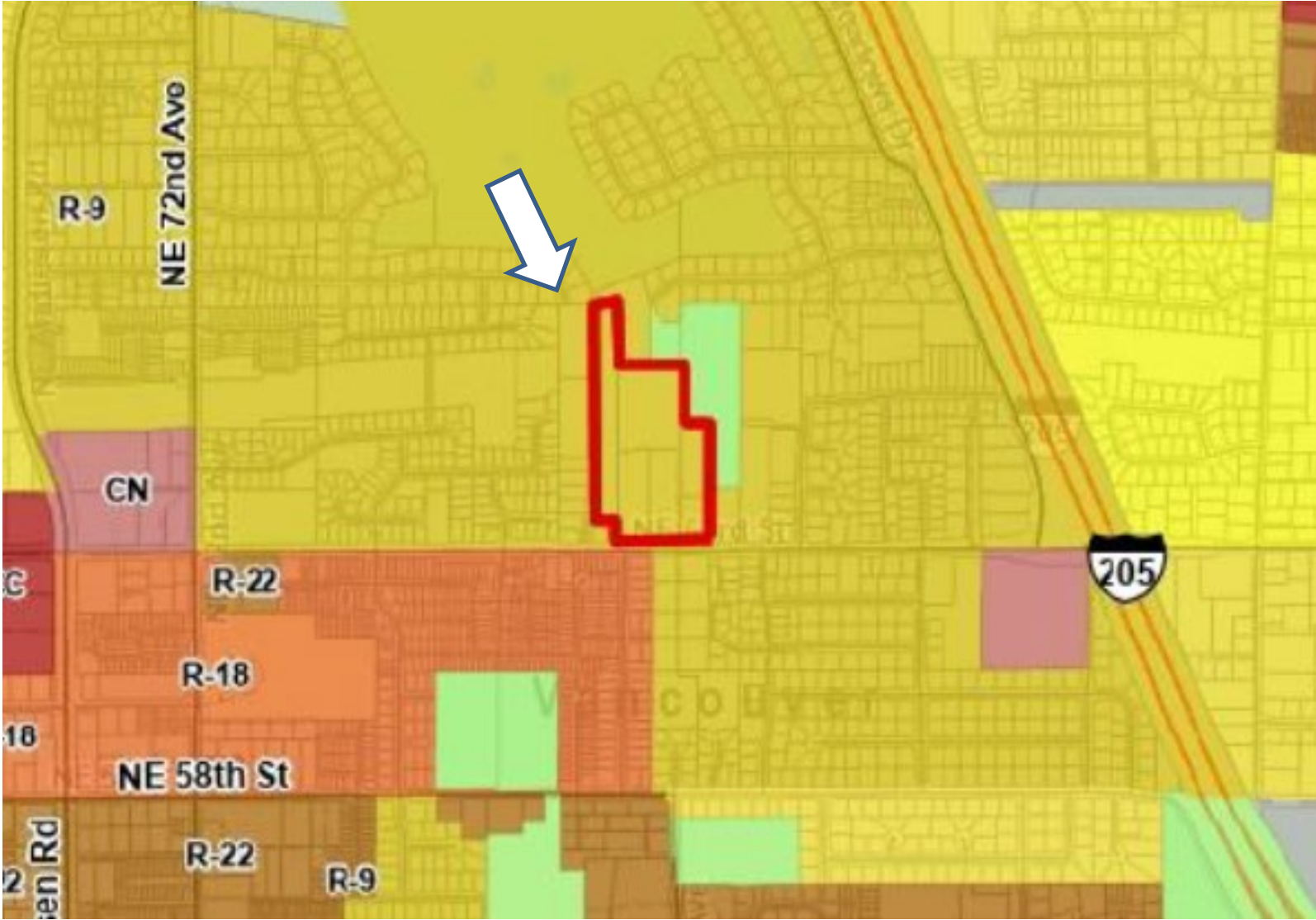


Wood Duck  
Springs  
Comprehensive  
Plan and zoning  
map change -  
UL/R-9 to UH/R-  
18 on 13 acres  
on 63<sup>rd</sup> Street





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



# Wood Duck Springs Comprehensive Plan and zoning map change – Background

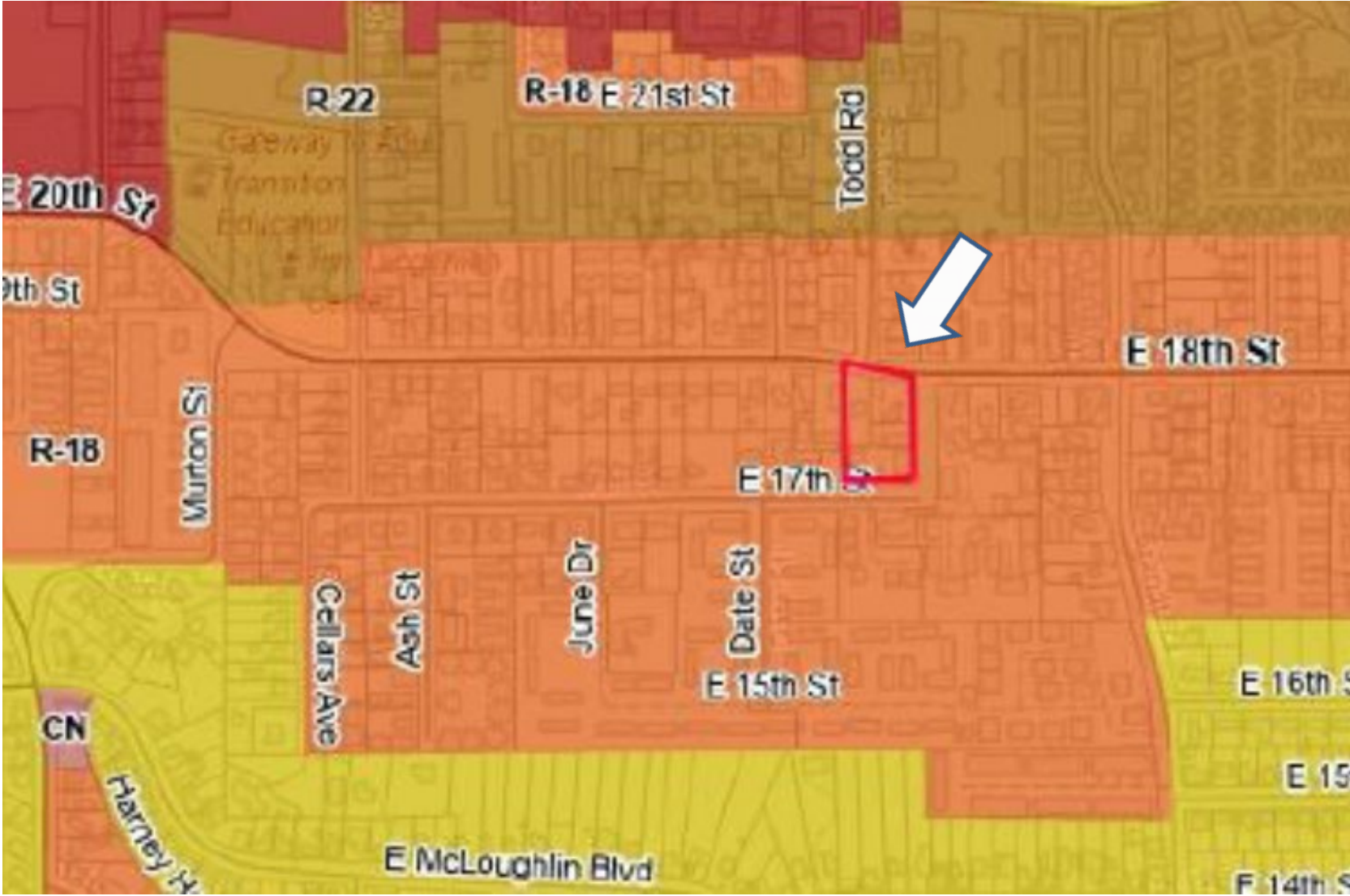
- Conceptual site plan not included. 224 units of market rate apartments and townhomes envisioned, along with retention of two existing houses.
- Approximately 35% increase in daily trips estimated



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

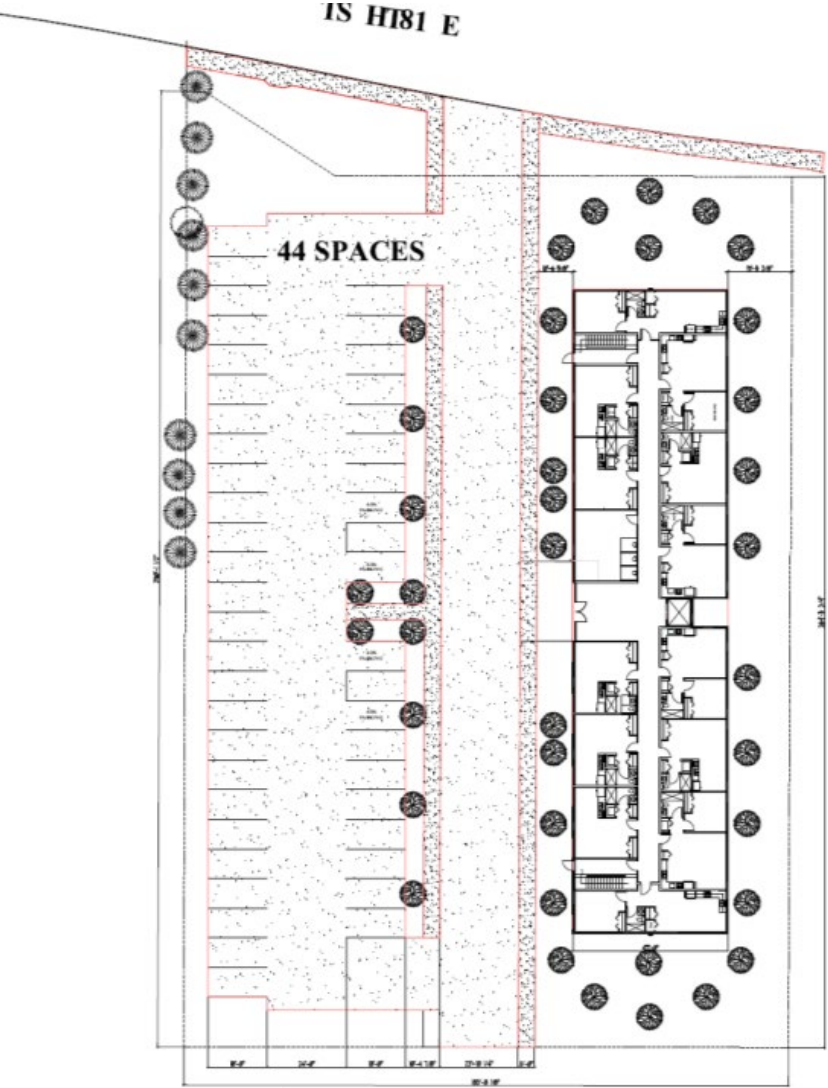


# Date Park zoning map change – Regional zoning





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 when applicant commits to at least 40% of units affordable at 60% of Area Median Income (AMI) or below
- Traffic study forthcoming



# Comprehensive Plan and zoning text changes

1. Comprehensive Plan capital project list - Add Library Square/Riverwest Parking Structure, and Downtown Parking Extension Project
2. VMC 20.150 Definitions - Define breezeways linking structures (so that a second structure is not separate and accessory) to include a roof
3. 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

# Comprehensive Plan and zoning text changes (cont.)

4. VMC 20.170 Measurements - Clarify width and depth for flag lots
5. VMC 20.180 Fees - Eliminate redundant reference to short subdivision
6. VMC 20.245 Conditional Use Permits - Clean up electronic submittal provisions
7. VMC 20.270 Site Plan Review - Include easement location and dimensions
8. VMC 20.330 Binding Site Plans - Fix links and require easements



# Comprehensive Plan and zoning text changes (cont.)

9. 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
10. 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
11. 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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