

# Memorandum

**DATE:** July 17, 2023

**TO:** Chair Ledell and Planning Commission members

**FROM:** Bryan Snodgrass, Principal Planner, Community and Economic Development Department

**RE:** July 25 initial workshop review of fall 2023 Comprehensive Plan and zoning code map and text changes

At the July 25 workshop staff will introduce fall 2023 proposals for Comprehensive Plan and zoning map and text changes. The workshop is intended to allow initial discussion and identification of issues, with a more detailed workshop review on September 12, followed by Commission public hearing review on October 10. Under state law Comprehensive Plan changes, map or text, must be reviewed generally concurrently to evaluate cumulative impacts, but zoning map or text changes can be considered at any time. This year’s items consist of two Comprehensive Plan and associated zoning map changes submitted by property owners, one standalone rezone map designation change submitted by a property owner, one Comprehensive Plan text change developed by staff, and 10 zoning code text changes also developed by staff.

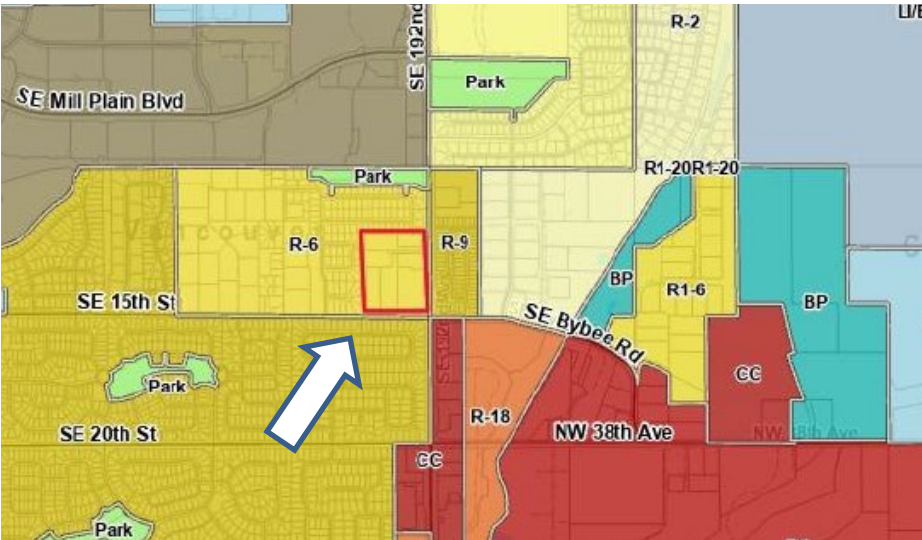
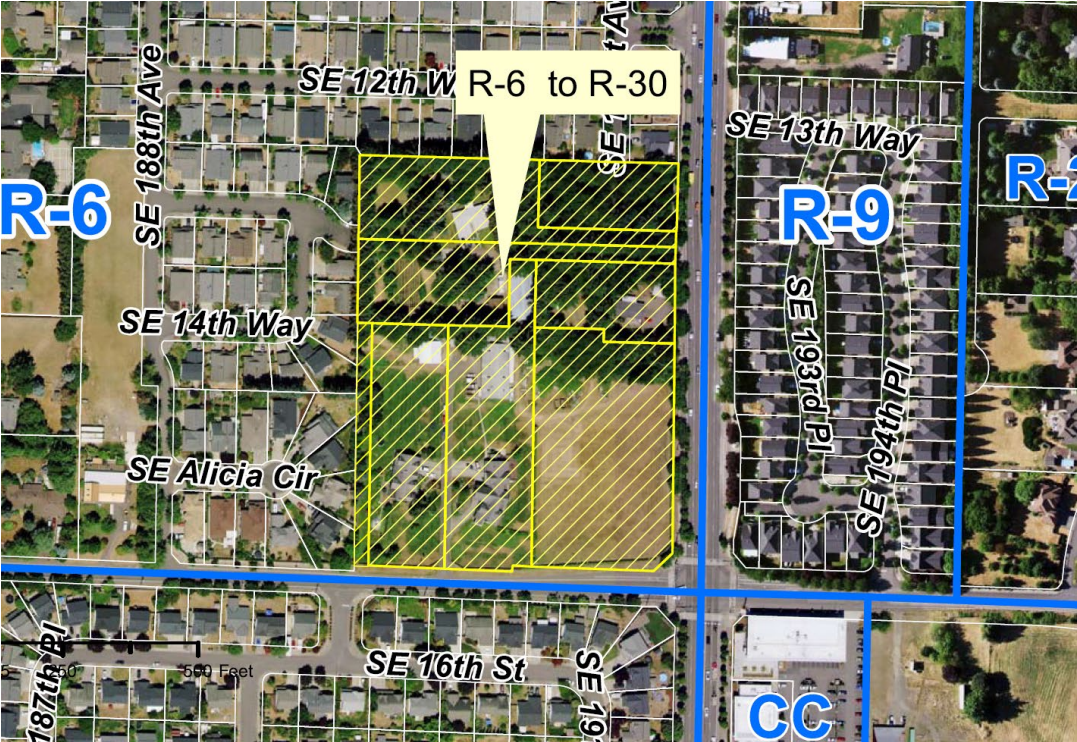
The GMA requirement to review annual Comprehensive Plan changes concurrently is intended to allow for review of cumulative impacts. As indicated in below table, the three Comprehensive Plan changes proposed this year apply in different areas and are very small relative to citywide land supplies, and do not have significant impacts to each other.

Comprehensive Plan Change Proposal	Applicable Area
192 <sup>nd</sup> Avenue map change – UL/R-6 to UH/R-30	9.8 acres on in east Vancouver
Wood Duck Springs map change – UL/R-9 to UH/R-18	13 acres in northern Vancouver
Text change to add downtown capital projects	Downtown Vancouver

<sup>1</sup> An additional proposed Comprehensive Plan and zoning change has not been included because of a dispute over its eligibility. A change from GC to R-30 is proposed on the west side of 143<sup>rd</sup> Avenue south of Fourth Plain Blvd. The property is subject to an existing development agreement which City legal staff believes precludes the City from changing to residential zoning without approval of area property owners who are also formal parties to the agreement. The applicant believes the City can do so, and indicates they will appeal the City staff determination, that the rezone application is incomplete without a revised development agreement, to the Hearings Examiner. If the Examiner rules in favor of the applicant, the proposal may be brought forward for Commission review.

1. Comprehensive Plan and zoning map changes

- a. 192<sup>nd</sup> Avenue rezone – Urban Low Density/R-6 to Urban High Density/R-30 on 9.8 acres at the intersection 192<sup>nd</sup> Avenue and 15<sup>th</sup> Street



The site is located in an area of detached single family homes to west and north zoned R-6, across 15<sup>th</sup> Street and 192<sup>nd</sup> Avenue to the south and east zoned R-9. On the diagonally opposite corner of the intersection 15<sup>th</sup> Street and 192<sup>nd</sup> Avenue are medical offices and restaurants zoned

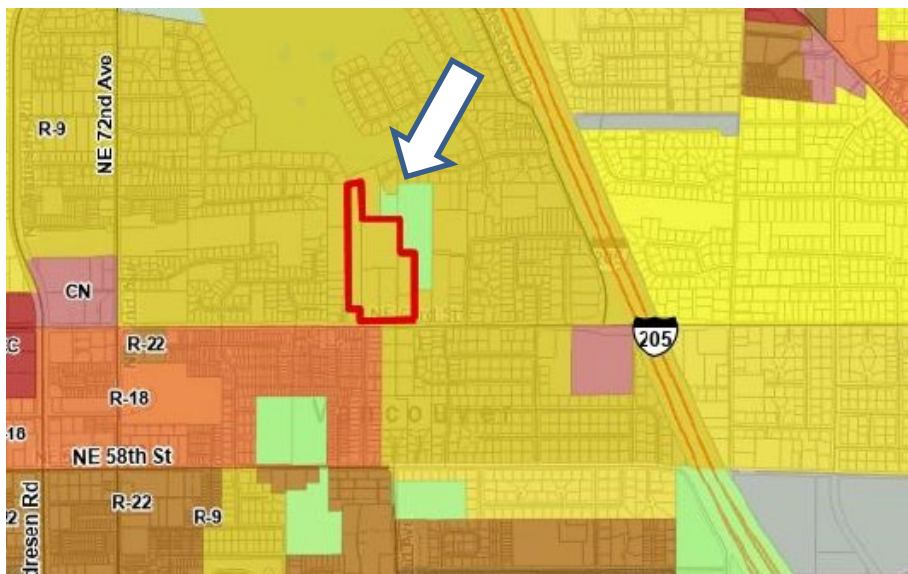
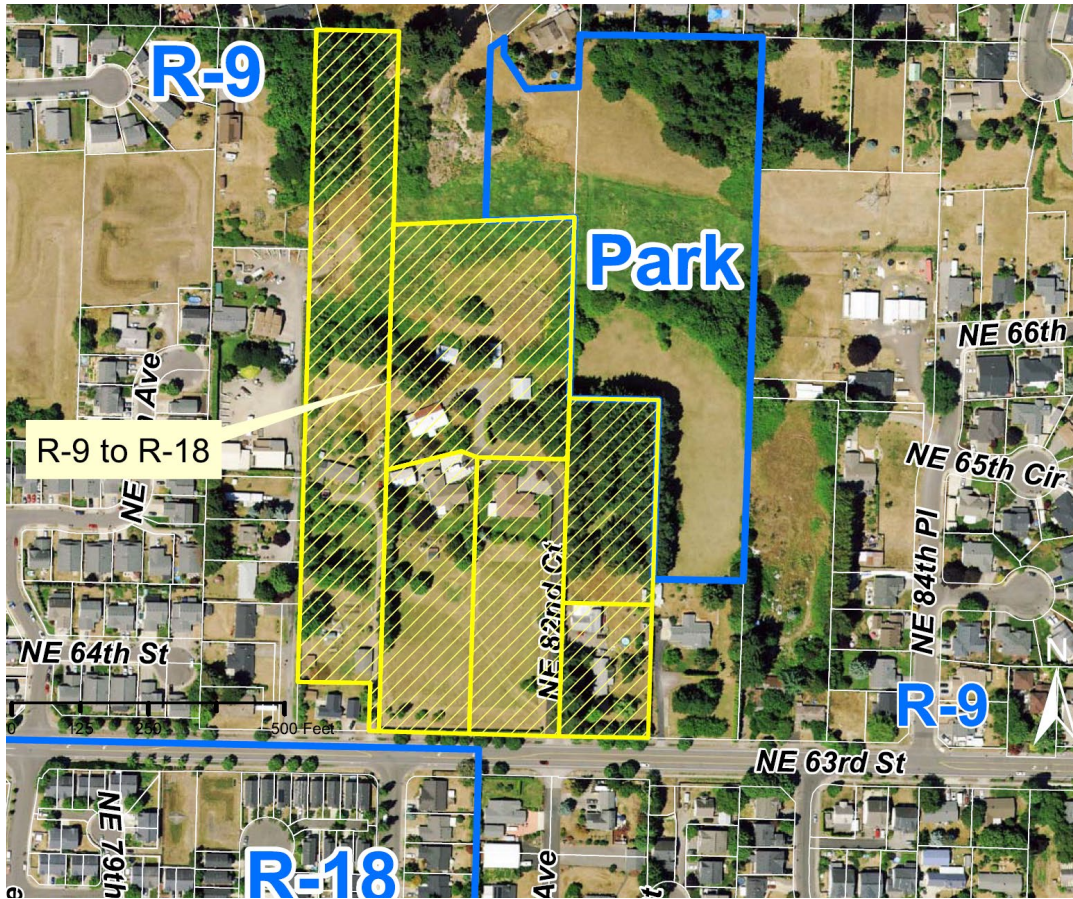
CC. The site is in the Bennington Neighborhood. Approximately 700 ft. north of the site is the Columbia Tech Center with a range of commercial activities.

The application from Vance Development, represented by Dowl, includes a conceptual site plan indicating ultimate development of 296 housing units in three and four-story buildings, and conversion of an existing single-family home on the site. Five percent of the units would be affordable to household earning 80% of Area Median Income (AMI) or lower. Buildings near the north and west property lines abutting adjacent single-family areas would be three stories in height and set back 45 and 50 feet from the property lines, respectively, behind a landscaped buffer. The four-story building is envisioned in the center of the site. The applicant indicates a Development Agreement will be provided to formalize these features.



An initial traffic analysis submitted with the application indicates that future development under proposed zoning would likely result in 1,457 more daily vehicular trips than development under the current zoning, and approximately 89 more trips in the evening peak hour. Additional analysis of the impact of the trips is being prepared by the applicant as requested by City staff.

**b. Wood Duck Springs – Urban Low Density/R-9 to Urban High Density/R-18 on 13 acres at 63rd Avenue**



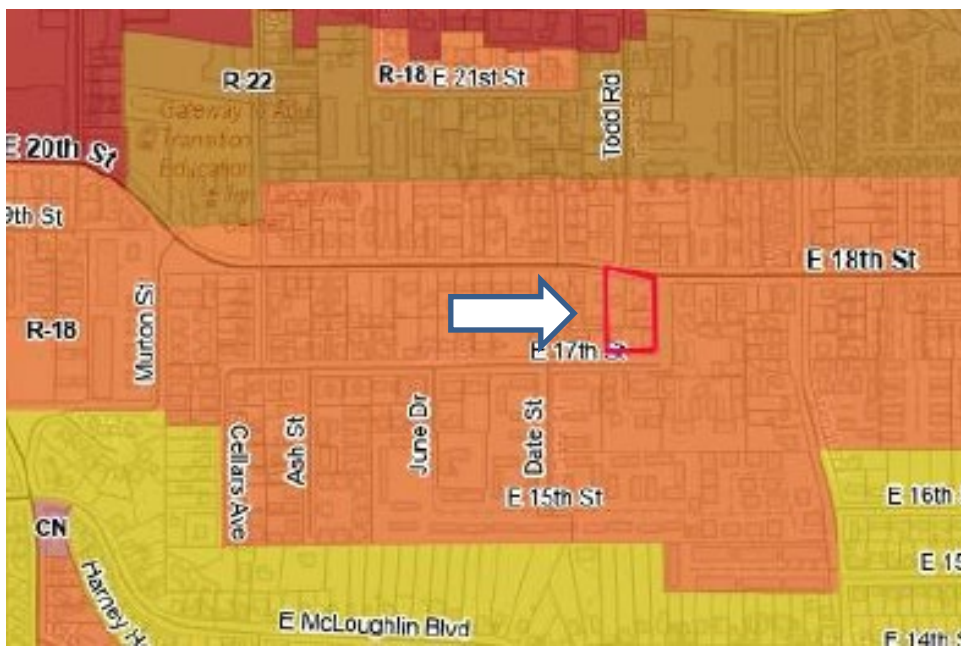
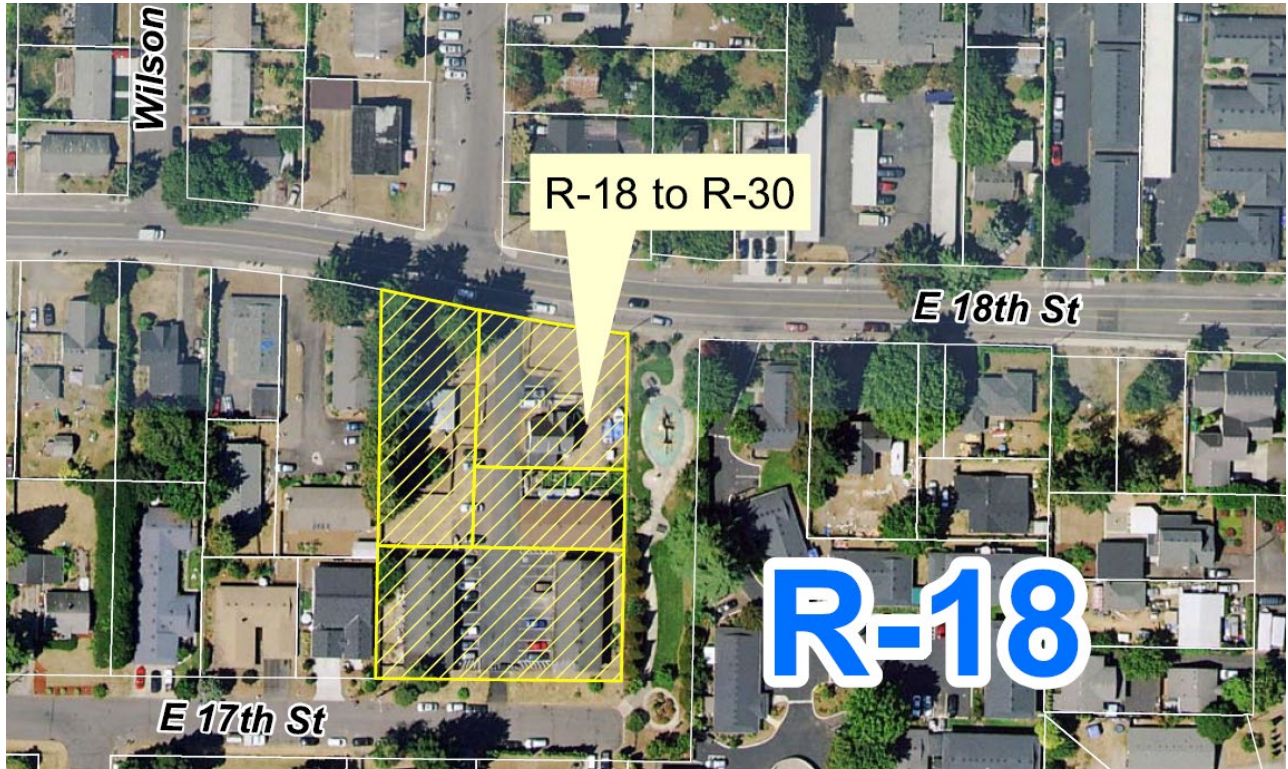
The proposal is located on the north side of 63<sup>rd</sup> Street approximately one mile north of Vancouver Mall. The rezone site contains several existing single-family homes, outbuildings, and vacant land. North and east of the rezone site is Kelly Meadows Park, zoned R-9. East and west along 63<sup>rd</sup> Street are large lot single family homesites also zoned R-9. To the south across 63<sup>rd</sup> Street are smaller single- family homes zoned R-18 and R-9.

The application from Songbird Homes represented by PLS Engineering indicates that the applicant will likely develop the site with two of the existing homes retained, and the remainder developed with a mix of market rate apartments and townhomes. The application indicates townhomes are envisioned on the western portion of the site. A conceptual site plan has not been submitted. The application estimates a maximum of 224 units could be developed. The application estimates development envisioned if the rezone is approved would result in approximately 35% more daily trips than likely development under the current zoning.

As with any larger residential upzone, potential issues that may arise in review include transportation and other service impacts. Because of the relatively large size of the property and its options for development in the interior or east portions of the site with less impacts to abutting neighbors, the absence of higher density or affordable housing components to meet citywide housing needs, and legal requirements may be an issue. A commercial component could also serve the site and surroundings, as the nearest commercial services are approximately 2/3 of a mile to the west, and the nearest undeveloped commercial land over 1/4 mile to the east.

## 2. Zoning map change

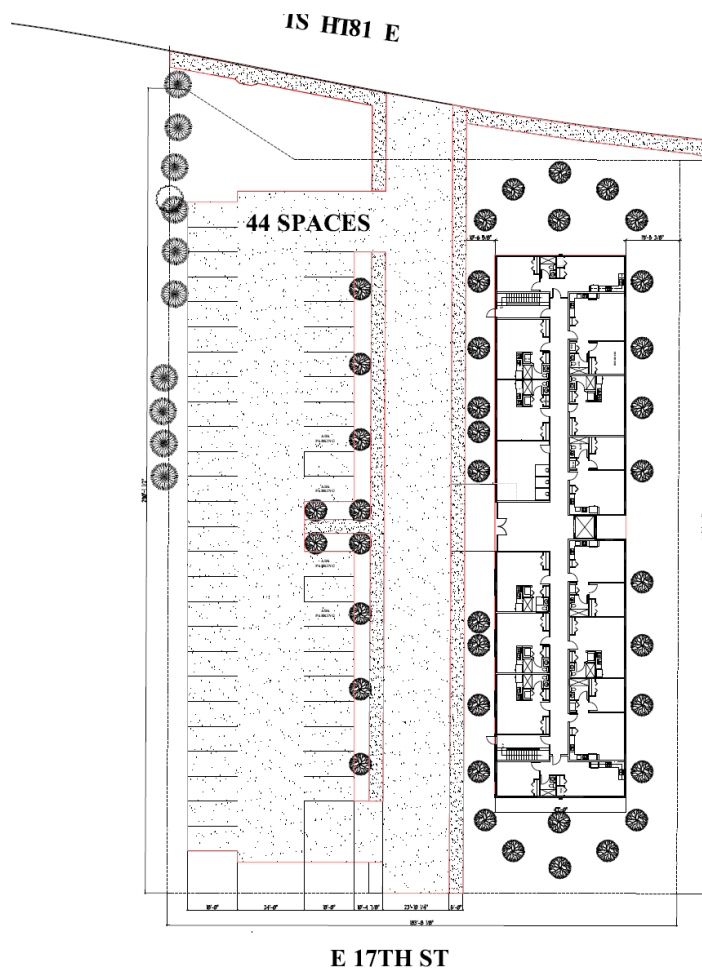
- a. Date Park – R-18 to R-30 on 1.2 acres in the Mapplewood Neighborhood Association approximately 1000 feet south of Fourth Plain Boulevard



The proposal is located in an older residential area with a mix of housing types zoned R-18. North of the site across E. 18<sup>th</sup> Street at the intersection with Todd Road is a small apartment building and a single-family home. West of the rezone site is a single-family home and a duplex. South across E 17<sup>th</sup> Street is a single-family home and small apartment. East is MyPark, a narrow park owned and operated by the City of Vancouver.

The site contains two existing homes and 13 Second Chance rental units. If the rezone is approved, the application from Datepark Condominiums, Inc, proposes to replace all of the existing structures with four buildings providing 54 affordable housing units consisting of 24 studios and 30 one-bedroom units. The City of Vancouver Community Development Department is cosponsoring the application, consistent with existing CDD policy in support of rezone applications which staff finds are consistent with rezone criteria, and facilitate housing projects where at least 40% of units will be affordable to households earning 60% or less of Area Median Income.

The applicant has provided a conceptual site plan indicating the buildings are proposed on the east end of the site adjacent to the park, with parking on the west side. Traffic and the interface with abutting residential development to the west are issues that may arise during the hearings process.



### 3. Comprehensive Plan and Zoning Code Text Changes

Plan/Code Section	Issue/Action
1. Comprehensive Plan Capital Facilities Project list (separate document adopted by reference into Comprehensive Pan)	Add two capital projects to citywide capital project list, Library Square/Riverwest Parking Structure, and Downtown Parking Extension Project.
2. Zoning Code Definitions, Breezeway, VMC 20.150	Require breezeways linking structures (so that a second structure is not separate and accessory) to include a roof
3. Use Classifications. VMC 20.160	<ul style="list-style-type: none"> <li>-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</li> <li>- 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.</li> <li>- Add description of Temporary Use</li> </ul>
4. Measurements 20.170.070	Clarify width and depth for flag lots
5. Fees, VMC 20.180.060 37.A (2-9 lots)	Delete 'short subdivision' reference which is addressed elsewhere in the fee code
6.Conditional Use Permits, VMC 20.245.030	Clean up submittal requirements for electronic submittals
7. Site Plan Review, VMC 20.270.040.C	Include location and dimensions of easements
8. Binding Site Plans, VMC 20.330	Fix broken links, add requirement for binding site plans to show easements with dimensions
9.Lower Density Residential Districts, VMC 20.410.050 Development	<ul style="list-style-type: none"> <li>-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</li> <li>-Clarify role of Planned Developments, Infill, and Clusters in maximum density calculations</li> </ul>
10. SEPA Categorical Exemptions, VMC 20.790.200	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. Cottage Clusters, VMC 20.950	Clarify definition of density bonus and common area. Address minimum lots sizes and frontages, and allowance for pre-existing homes exceeding cluster requirements.