

# Miller Rezone

Located in the SW ¼ of Section 8, T2N, R2E W.M.  
Clark County, Washington



**APPLICANT/OWNERS:**  
  
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**PROJECT CONTACT:**  
PLS Engineering  
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**LAND USE NOTES:**

The Miller Comprehensive Plan and Zoning Map Amendment proposes to rezone parcels 105145000, 105150000, and 105155000 from R-9 to R-30. This involves a Comprehensive Plan Amendment to move the parcels from an Urban Low to an Urban High designation. The site encompasses three parcels totaling approximately 4.17 acres. Currently the project site includes three separate owners. This proposed plan shows how the overall site can be developed together. The larger parcel is owned by an apartment developer and is intended to be developed in the near future. The smaller parcels could be integrated into the development proposal or be developed separately. A formal application for site development will be submitted after the proposed comprehensive plan and zoning map amendment.

With 4.17 acres, the site could accommodate a maximum of 125 units (30 units per acre). Under the current zone (R-9) the maximum density would be approximately 36 single family units (8.7 units per acre). The larger site could develop separately from the smaller parcels and would have a density range of 60-99 units.

**TRANSPORTATION AND UTILITY NOTES:**

Site access has frontage on NE 63rd Street and NE 72nd Ave. Both of these streets are collector arterial roadways. The likely site access will be from NE 63rd Street as far east as possible.

Public sanitary sewer and public water mains are located in NE 63rd Street and NE 72nd Ave and can be used to serve the site.

**CRITICAL AREAS:**

An isolated category III wetland is located onsite. This wetland is likely of low quality with a low habitat score. Some direct wetland and buffer impacts may be necessary for the proposal. The larger portion of the wetland/pond can likely be retained as shown on the plan.

Exhibit For:

## Miller Rezone

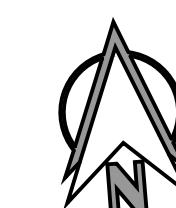
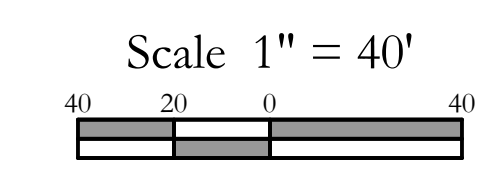
A Site Located In The City of Vancouver

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PLS ENGINEERING

Revisions	1	2	3	4	5	6

Project No. 3691
SCALE: H: 1" = 40' V: N/A
DESIGNED BY: MAG
DRAFTED BY: MAG
REVIEWED BY: TGJ



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