

DATE: July 5, 2022

TO: Chair Ledell and Planning Commission members

FROM: Bryan Snodgrass, Principal Planner, Community Development Department

RE: July 12 initial workshop review of fall 2022 Comprehensive Plan and zoning code map and text changes

At the July 12 workshop staff will introduce 2022 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 13. Public hearings have not yet been scheduled. 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 four Comprehensive Plan and zoning map changes submitted by property owners, one Comprehensive Plan text change, and 14 zoning code text changes.

Comprehensive Plan and zoning map changes (4)

1. Stutesman – Commercial/CG to Urban High Density/R-22 on three parcels encompassing 0.8 acres in the Vancouver Mall Neighborhood



The property is surrounded by commercial buildings immediately abutting to the west and south zoned CG, storage buildings to the east across NE 94th Avenue also zoned CG, and single family homes to the north across NE 52nd Street zoned R-22. The applicant indicates future development of 11 townhomes is envisioned if the rezone is approved, to be priced at market rates but below current area median levels. A conceptual future site plan is not included with the application. The site is currently occupied by three mobile homes and one single family home. Issues likely to be considered in the staff recommendation and public hearing are viability of the site for commercial development under current zoning, and weighing future residential development including displacement of existing site residents against the benefits of a net gain in housing units.

2. Schwartz – Urban Low Density/R-2 to Commercial/CC on two parcels encompassing 2.1 acres in east Vancouver



The proposal site currently contains two single family homes, as well as detached garages and sheds. Although rezoning to a commercial designation could allow the existing residences to be replaced with new commercial development, the applicant indicates the intent of the rezone is to allow an existing home-based business in the northern residence to occupy the full structure.

The property is surrounded to the east and west by large lot single family homes zoned R-2 Low Density Residential. To the south are 10,000 square foot single family homesites also zoned R-2. North of the site across SE 1st Avenue is an undeveloped part of the larger existing Union High School campus, zoned for Public Facilities (PF). North and east of the proposal site in the City of Camas is undeveloped property zoned CC, that was recently approved for a food truck use.

Issues anticipated to be addressed in the staff recommendation and public hearings are whether the current R-2 zoning designation should be converted to a higher density residential zone rather than the commercial zoning proposed, and the impacts of future commercial development on the proposal site to current and future development on abutting large lot residences.

3. SRHV – Industrial/IH to Commercial/MX on a portion of a parcel encompassing 2.8 acres in in the Hough neighborhood



The proposal would change the northern approximately 2.8 acres of an undeveloped 4-acre property from Industrial/IH to Commercial/MX. The southern 1.2 acres are proposed to remain Commercial/IH. The northern portion of the property proposed for rezoning contains approximately 24 Oregon White Oak trees, a protected species.

North of the rezone site is the Hood Packaging warehouse on an approximately 10-acre site zoned IH. To the west is the BNSF railroad zoned IH. East are single family homes zoned R-9. South of the rezone site is the portion of the subject property proposed to remain IH. Abutting that are small industrial uses zoned IH.

The application indicates that future development of mixed-use buildings with residential over first floor office or commercial uses is anticipated, and retention of the majority of trees. A conceptual site plan or tree retention plan has not been submitted. Future road access would likely be through West 20th or 19th Streets to the west of the site.

Issues anticipated in the staff recommendation and public hearings are the viability of the site for industrial development, and implications for the Oregon White Oak tree stand under the existing zoning compared to the proposal.

4. Lieser School Site Redevelopment – Urban Low Density/R-6 to Urban High Density/R-30 on an 8.4-acre parcel in the Vancouver Heights neighborhood.



The proposal by the Vancouver Housing Authority, which owns the property, would change the 8.4-acre Lieser School site from R-6 to R-30 as part of a larger site redevelopment that would provide a replacement fire station 3, a refreshed park, approximately 10 townhomes and 90-100 affordable rental housing units, and a new Educational Opportunities for Children and Families (EOCF) facility that includes childcare, offices, and a commercial kitchen. The Comprehensive Plan and zone map change is needed to allow the proposed multi-family housing.

The City of Vancouver is a co-sponsor of the rezone application because the site redevelopment involves fire and park facility improvements, and in keeping with Community Development Department policy of sponsoring rezones which provide for affordable housing and are consistent with rezone criteria. The Vancouver Housing Authority and Salazar Architects have already conducted substantial outreach with the surrounding community and Vancouver Heights Neighborhood Association in regards to the rezone proposal and larger site redevelopment plan. Information has also been provided through the City of Vancouver [Be Heard](#) site.

Comprehensive Plan and related Zoning Code Text Change (1)

The City of Vancouver, on behalf of the Battle Ground, Camas, and Vancouver School Districts, is proposing to adopt updated district 6-year capital facilities plans by reference into the City Comprehensive Plan Appendix E, and to make related updates to School Impact Fees (SIF) in VMC 20.915.

The SIF changes to be reflected in City code are:

School District	Single-Family	Multi-Family
Battle Ground	\$6,397 \$10,760	\$2,285 \$3,845
Camas	\$5,371 <u>\$6,650</u>	\$5,371 <u>\$6,650</u>
Vancouver	\$2,880 <u>\$2,786</u> {est.}	\$2,381 <u>\$2,486</u> {est.}

Vancouver School District SIF changes are estimated, pending final VSD Board adoptions scheduled for July 12. No changes are proposed to the Evergreen School District Capital Facilities Plan or School Impact Fees, which are currently \$6,432 per single family unit and \$3,753 per multi-family unit.

Zoning Code Text Changes (14)

Code Section	Issue/Action
1. Central Park Overlay 20.503	Eliminate chapter, which only has two longstanding provisions which are unique to Central Park and inconsistent with the City Comprehensive Plan and Growth Management Act. One places unique limits on the rebuilding of multi-family or non-residential uses, and the other prevents any residential remodels or redevelopments which add to the total number of neighborhood housing units.
2. Lower Density Residential Districts 20.410 , and Narrow Lot Standards, 20.927	To better facilitate solid waste disposal, update standards for alley access and maneuverability, and for streetfront solid waste container storage
3. Temporary Uses 20.885	Temporary Uses – Clarify and shorten existing standards
4. 20.960.060 Commercial District Signs	Incorporate portions of the sign elevation definition into the sign code chapter to clearly address signs located at the top of multistory buildings
5. Definitions of Residential Care Home, 20.150.040E and Adult Care Home 20.860.020.B.10.c	Update Residential Care Home and Adult Care Home definitions referencing 6 or fewer persons, to up to 8 persons, to be consistent with state WAC guidance
6. Definitions 20.150.. 040A	Add a senior housing definition. Code currently is silent, except for a reference in school impact fee to 62 years.
7. Heights Plan District 20.670.040(B)(2)	Limit current requirement in the Heights District for 16-foot high ground floor building heights to apply to commercial uses, not residential.
8. Subdivision requirements, 20.320.030.B.4.g 20.320.070.C.1.-foc Technical Standards	Delete sales history submittal requirement, update department reference, fix typo
9. Archaeological Resources 20.710.020	Correct outdated map to align Levels A and B categories with State levels and mapping
10. Definitions 20.150.040A	Update definition of abutting to eliminate reference to adjacent
11. Infill Development Standards	Correct inaccurate transportation code cross reference

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20.920.060	
12. SEPA 20.790.630	Correct inaccurate cross reference
13. 20.570 Airport Height Overlay	Correct inaccurate reference
14. Various Title 20 Locations	Correct outdated references to Community and Economic Development Department; change to Community Development Department