

An aerial photograph of a city park with a large green lawn and many trees. Surrounding the park are various city buildings, including a prominent white cylindrical building on the right. The text is overlaid on the top half of the image.

Fall 2022 Comprehensive Plan and Zoning Amendments

September 13th, 2022
Vancouver Planning Commission Workshop



Bryan Snodgrass
Principal Planner
Community Development Department

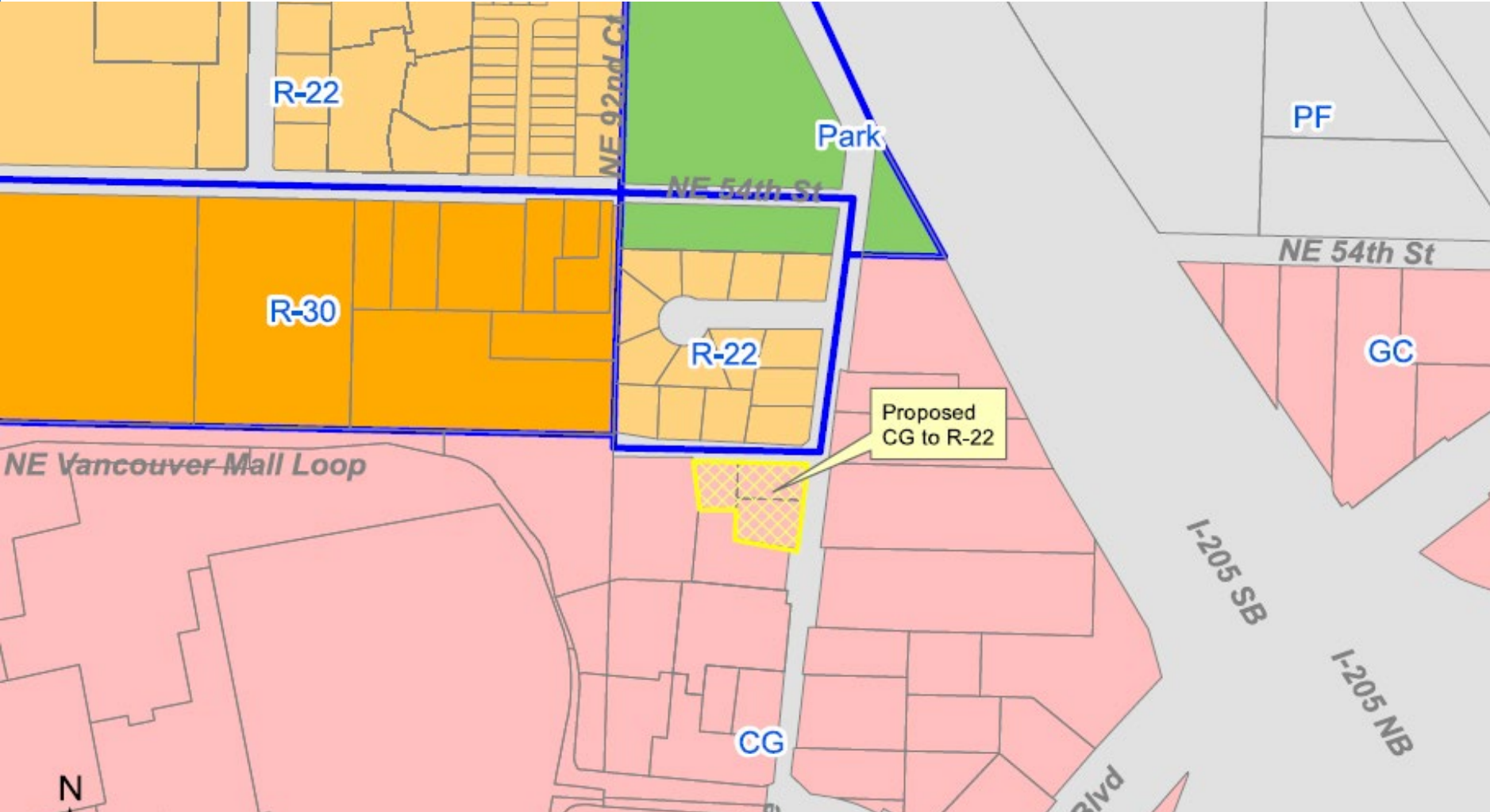
Presentation Overview

- Four Comprehensive Plan and zoning map designation change requests
- One Comprehensive Plan text change
- Fifteen zoning text changes
- Pause for questions and discussion after each

Stutesman – CG to R-22 near Van Mall



Stutesman - Vicinity Zoning



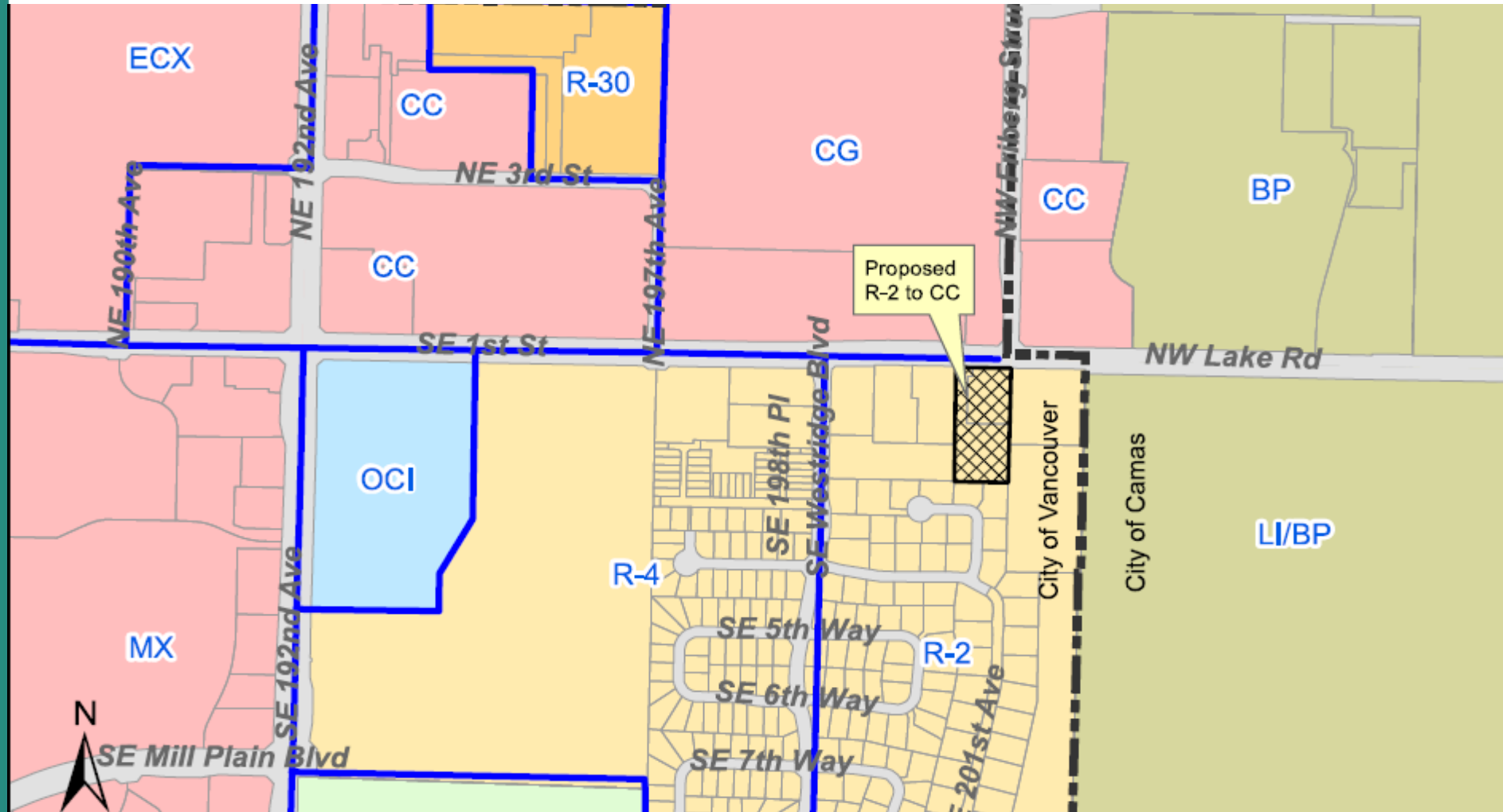
Stutesman - Background

- Located at transition point between residential and commercial zoning districts
- Applicant envisions future development of 11 market rate townhomes
- Proposal site contains three existing mobile homes
- Probable key issues include site's commercial viability and residential implications of existing and proposed zoning

Schwartz - R-2 to CC in East Vancouver



Schwartz - Vicinity Zoning



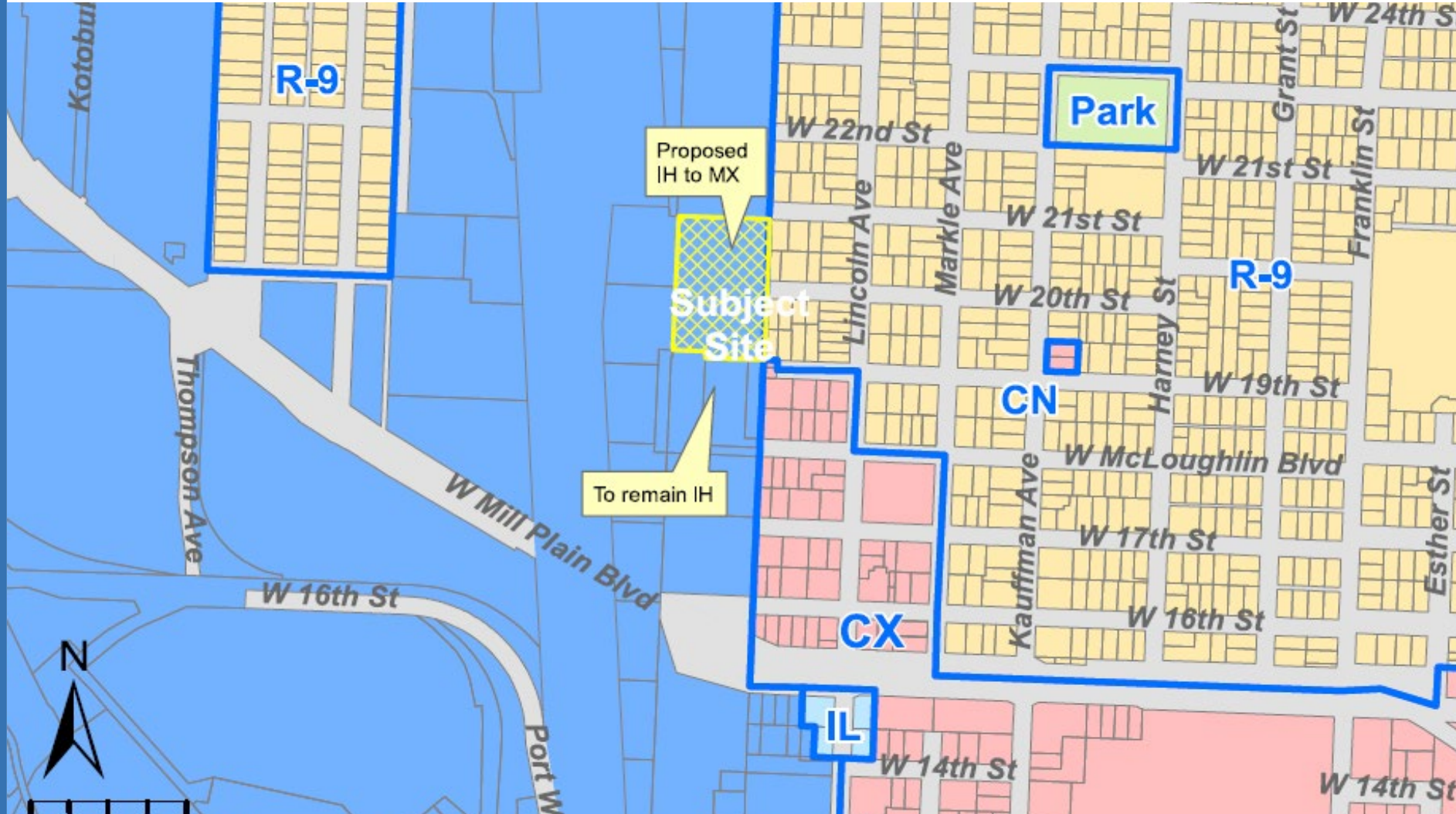
Schwartz - Background

- Located within a larger block of R-2 zoning on south side of 1st Street on Camas border
- Rezone site contains two single family homes and outbuildings
- Application indicates existing home business in northern home would be expanded to include entire structure if rezone approved
- Probable key issues include implications for future development of surrounding R-2 properties

SRHV - IH to MX in Hough Neighborhood



SRHV - Vicinity Zoning



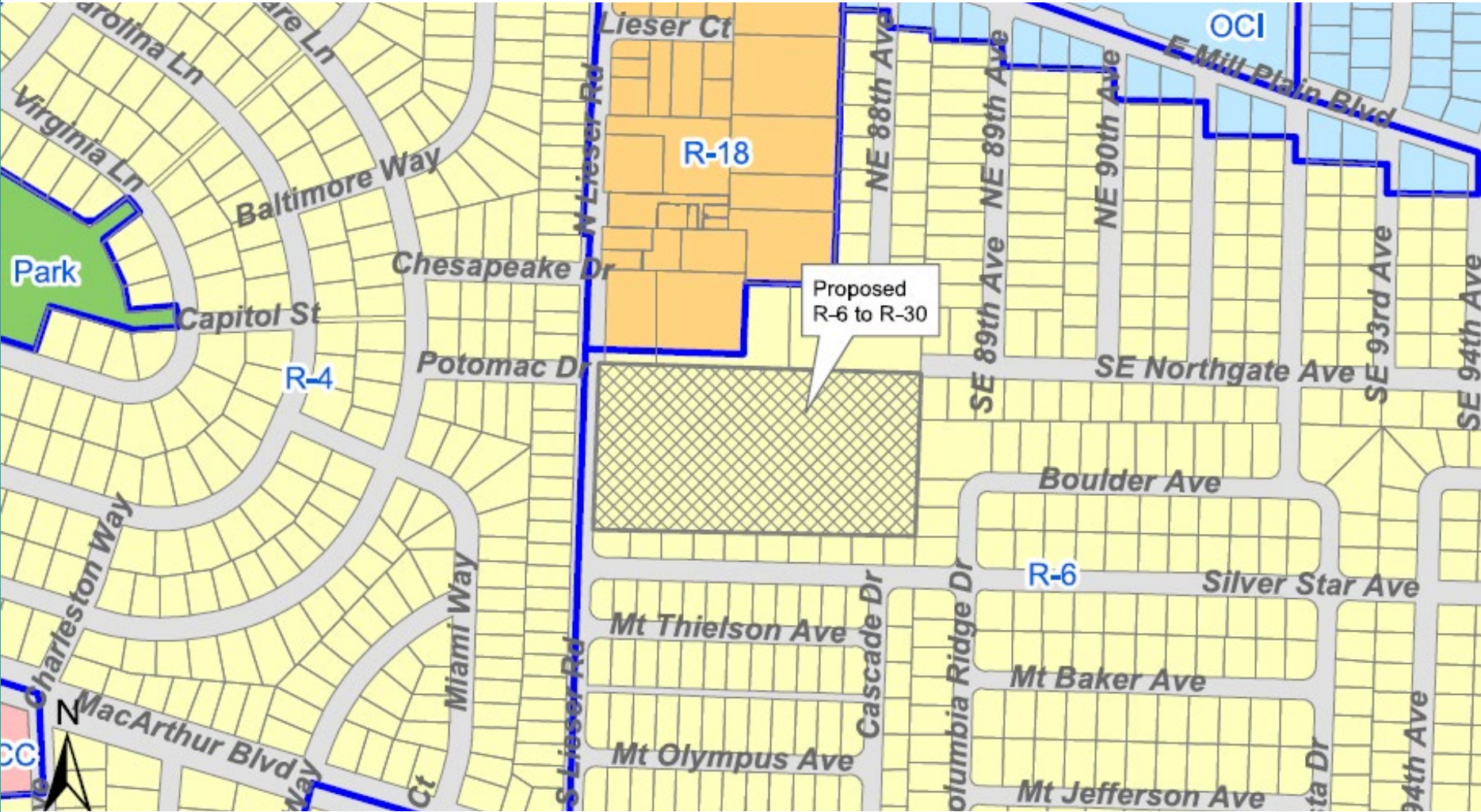
SRHV - Background

- Located in transition area between residential neighborhood, and railroad track and industrial properties
- Site contains large stand of Oregon White Oak trees triggering protection under VMC 20.740, Critical Areas Protection
- Application envisions future development of mixed-use buildings with residential above commercial or office, but does not include a conceptual site plan
- Probably key issues include comparison of site's industrial and mixed-use development viability and extent that trees can be retained.
- Applicant indicates economic study forthcoming

Lieser School Development - R-6 to R-30 in Vancouver Heights



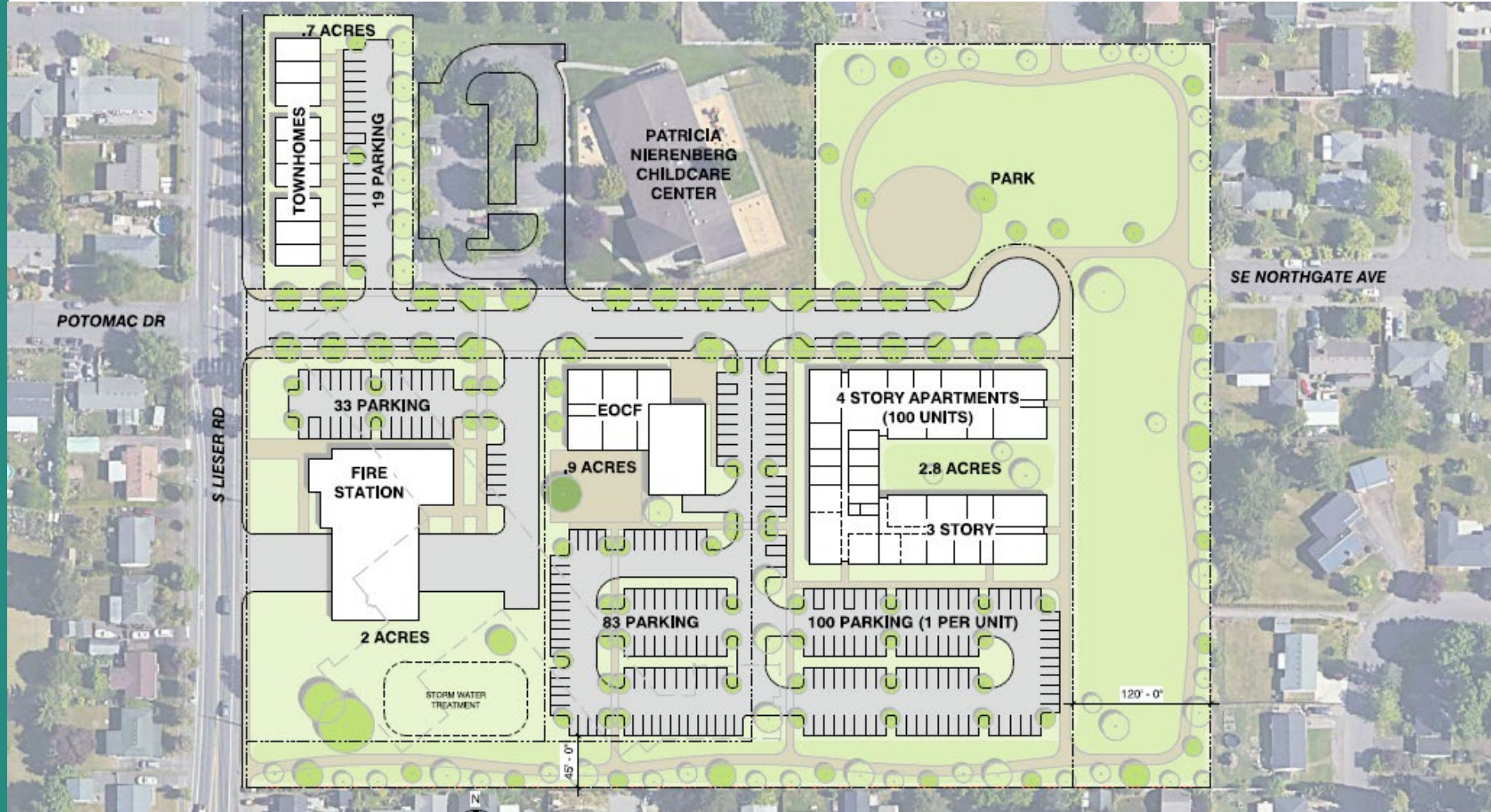
Lieser School Development - Vicinity Zoning



Lieser School Development - Background

- Rezone proposal part of a larger redevelopment including properties to the north also owned by applicant Vancouver Housing Authority not proposed for rezone.
- Redevelopment includes replacement fire station, enhanced park, approximately 10 townhomes and 90-100 affordable rental apartment units, new Educational Opportunities for Children and Families (EOCF) facility including childcare, offices, and a commercial kitchen.
- City of Vancouver is co-sponsor of rezone proposal
- VHA and project team has already engaged in community outreach

Lieser School Development- Potential Future Site Plan



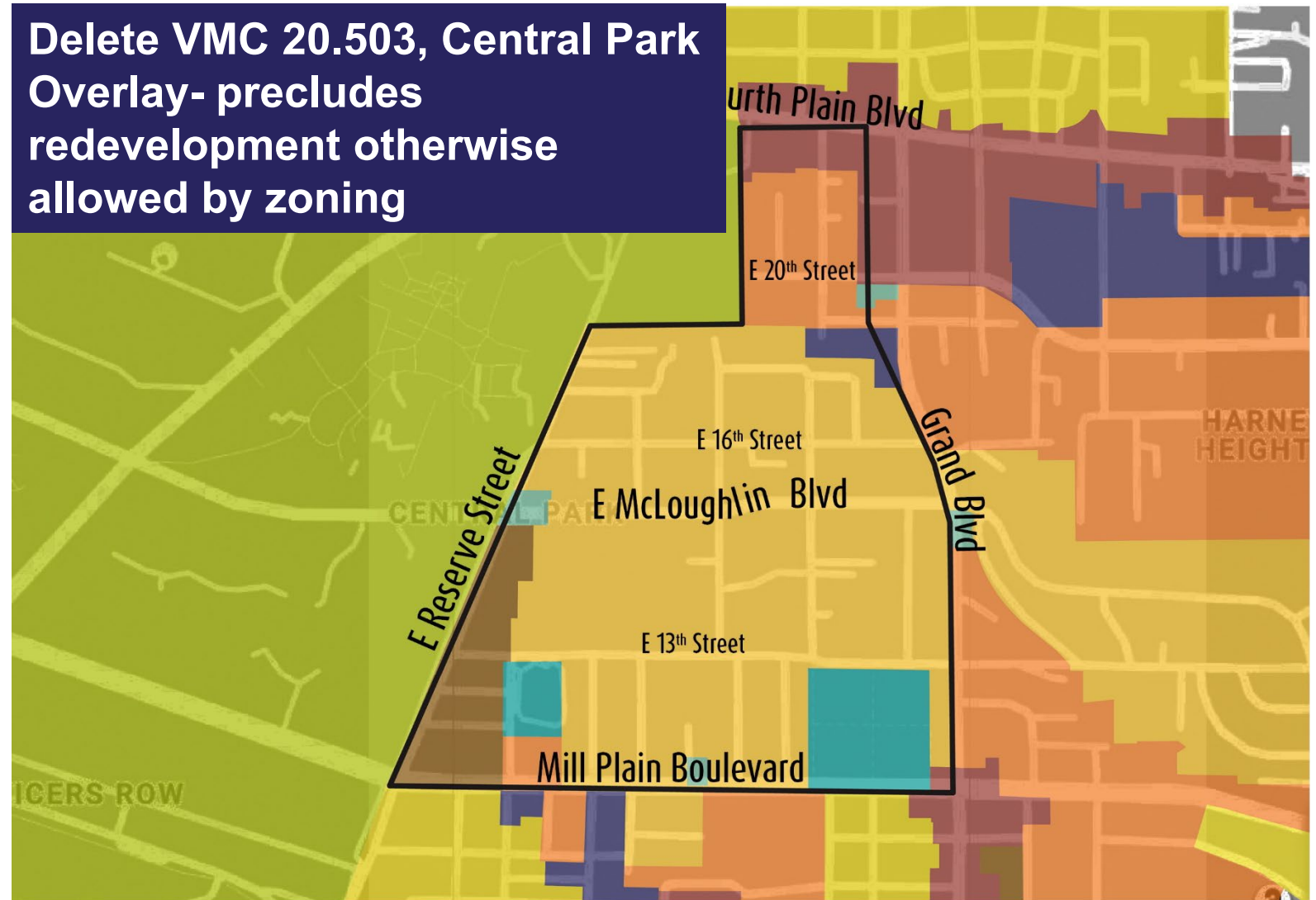
Comprehensive Plan and Related Zoning Text Change

- The City of Vancouver on behalf of the Battleground, Camas and Vancouver School Districts is proposing adopting new 6-year District capital facilities plans by reference as part of the Comprehensive Plan
- Updated School Impact Fees in VMC 20.915 also proposed:

School District	Single-Family	Multi-Family
Battle Ground	\$6,397 <u>\$10,760</u>	\$2,285 <u>\$3,845</u>
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.}

Zoning Code Text Changes - Central Park Overlay

Delete VMC 20.503, Central Park Overlay- precludes redevelopment otherwise allowed by zoning



Zoning Codes



Zoning Code Text Changes

- 20.970, Solid Waste Disposal and Recycling Standards, 20.927, Narrow Lot Standards, and 20.950 Cluster Lot Development – Add solid waster related provisions codifying existing practices
- 20.885, Temporary Uses – Clarify and shorten existing standards
- 20.960, Commercial District Standards – Address signs on top of multi-story buildings
- 20.150, Residential Care Homes, and 20.860, Adult Care Homes – update definition to allow up to 8 persons rather than current 6, consistent with state guidance

Zoning Code Text Changes

- 20.150, Definitions – Add a senior housing definition
- 20.670, Heights District – Limit first floor 16-foot height minimum to commercial uses, not residential
- 20.320, Subdivisions – Delete sales history requirements, correct reference and typo
- 20.710, Archaeological Resources – Update Map
- 20.150, Definitions; 20.920, Infill Standards; 20.790, SEPA; 20.570, Airport Overlay; Various – Correct definitions and references
- 20.450. Update map embedded in zoning text to reflect zoning overlay map changes approved in 2021 for Port property near Vancouver Lake

2022 Plan/Zone Amendments- Next Steps



- October 11th
Planning
Commission Hearing
- Council workshops
and hearings to be
scheduled

Questions and Discussion

Bryan Snodgrass, Principal Planner, Community Development Department
bryan.snodgrass@cityofvancouver.us, 360-487-7946

