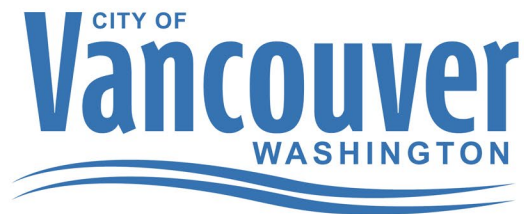


An aerial photograph of a city park with many green trees and a grassy area. Surrounding the park are various city buildings, including multi-story apartment complexes and commercial structures. The sky is clear and bright.

Fall 2022 Comprehensive Plan and Zoning Amendments

October 11, 2022
Vancouver Planning Commission
Public Hearing



Bryan Snodgrass
Principal Planner
Community Development Department

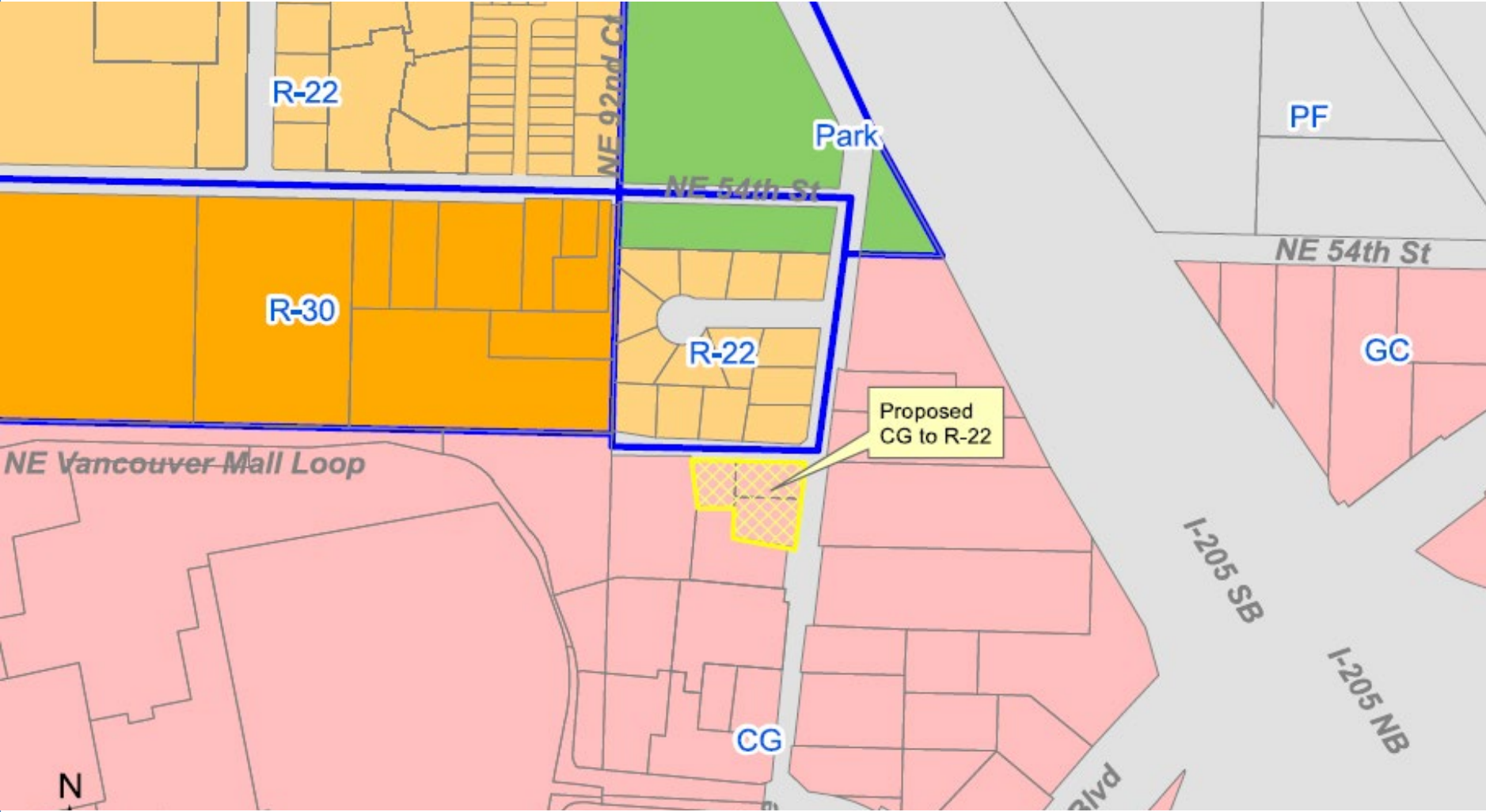
Presentation Overview

- Public hearing review of three Comprehensive Plan and zoning map designation change requests, one Comprehensive Plan and associated zoning code text change, and 15 zoning code text changes.
- Five separate opportunities for commission questions, applicant presentation, public testimony, and Commission deliberation - after each of the three map change requests, after the single Comprehensive Plan and associated zoning text change proposal, and after the set of zoning code text change proposals
- Previous Commission workshop review on July 12 and September 13, 2022. City Council workshop review scheduled for November 14, and public hearing review December 19.

Stutesman Plan/zone map change – CG to R-22 on 0.8 acres in the Van Mall Neighborhood



Stutesman Plan/zone map change - Vicinity Zoning



Stutesman Plan/zone map change - 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, and a single-family residence
- Applicant's traffic study indicates more traffic anticipated by development under existing commercial zoning than proposed multi-family zoning

Stutesman Plan/zone map change – Analysis

- Proposal can contribute to local and citywide long term housing needs, at a location near shopping, employment, and public services
- Commercial development has not occurred on site to date, and generally not on most of the nearby commercially zoned properties except those abutting Vancouver Mall Loop or the roads south of the rezone site
- Delayed effective date in adopting ordinance can provide additional relocation notice for the site occupants

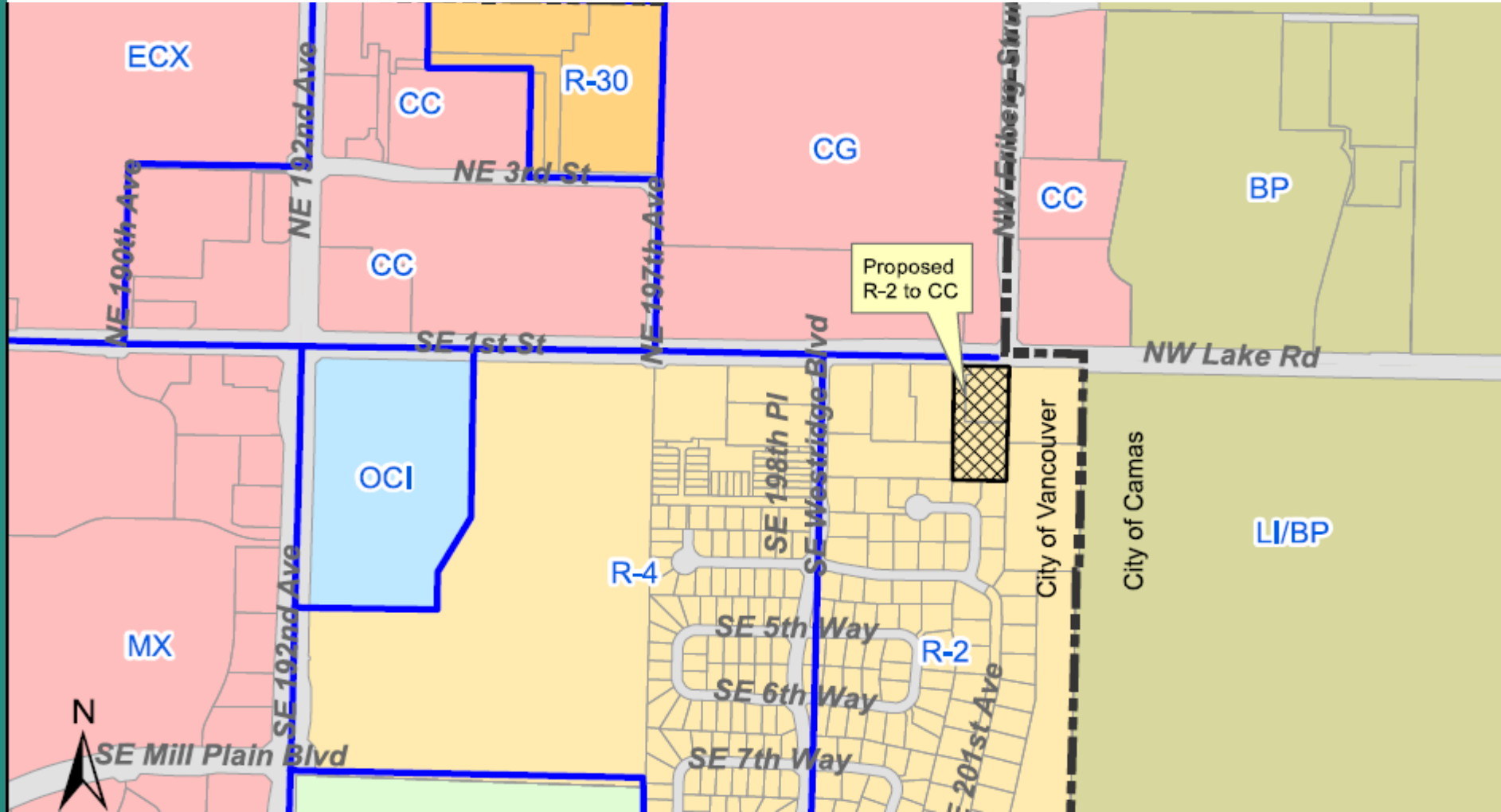
Stutesman Plan/zone map change

- Pause for Commission questions, applicant presentation, public testimony, Commission deliberation and recommendation
- Sample Motion: Based on the October 11, 2022 hearing discussion and staff report findings, the Planning Commission recommends that the City Council approve the Stutesman rezone as described from CG to R-22

Schwartz Plan/zone map change - R-2 to CC on 2.1 acres in East Vancouver



Schwartz Plan/zone map change - Vicinity Zoning



Schwartz Plan/zone map change - Background

- Rezone site contains two single family homes and outbuildings
- Application indicates existing marketing home business in northern home would be expanded by 5-10 employees to include entire structure if rezone approved
- Future access likely via existing signalized intersection at northeast corner of proposal site. Applicant traffic study indicates more intensive future use under CC zoning would produce more traffic than R-2 zoning district

Schwartz Plan/zone map change - Analysis

- Proposal would establish commercial designation in an area of Vancouver that has ample commercial zoning, but less residential zoning, particularly multi-family or higher density single-family
- Inclusion of southern property in proposal would extend commercial zoning southward into the residential area beyond what is needed to expand home business
- Proposal would create isolated commercial zoning within a residentially zoned area, potentially complicating redevelopment scenarios for adjacent properties, particularly to the east
- Proposal may be premature given upcoming Comprehensive Plan update

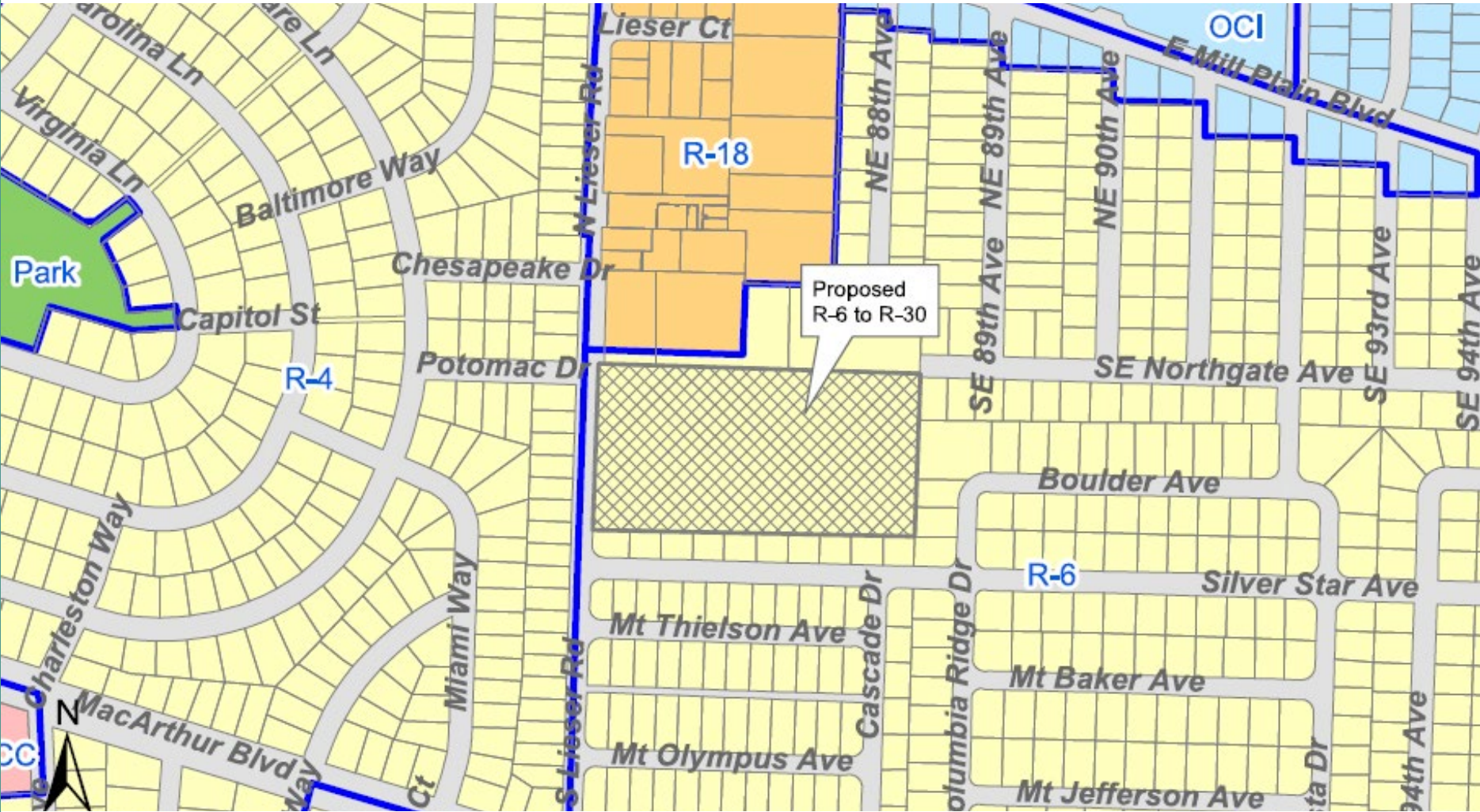
Schwartz Plan/zone map change

- Pause for Commission questions, applicant presentation, public testimony, Commission deliberation and recommendation
- Sample Motion: Based on the October 11, 2022 hearing discussion and staff report findings, the Planning Commission recommends that the City Council deny the Schwartz rezone as described from CG to R-22

Lieser School - R-6 to R-30 on 8 acres in Vancouver Heights Neighborhood



Lieser School - Vicinity Zoning



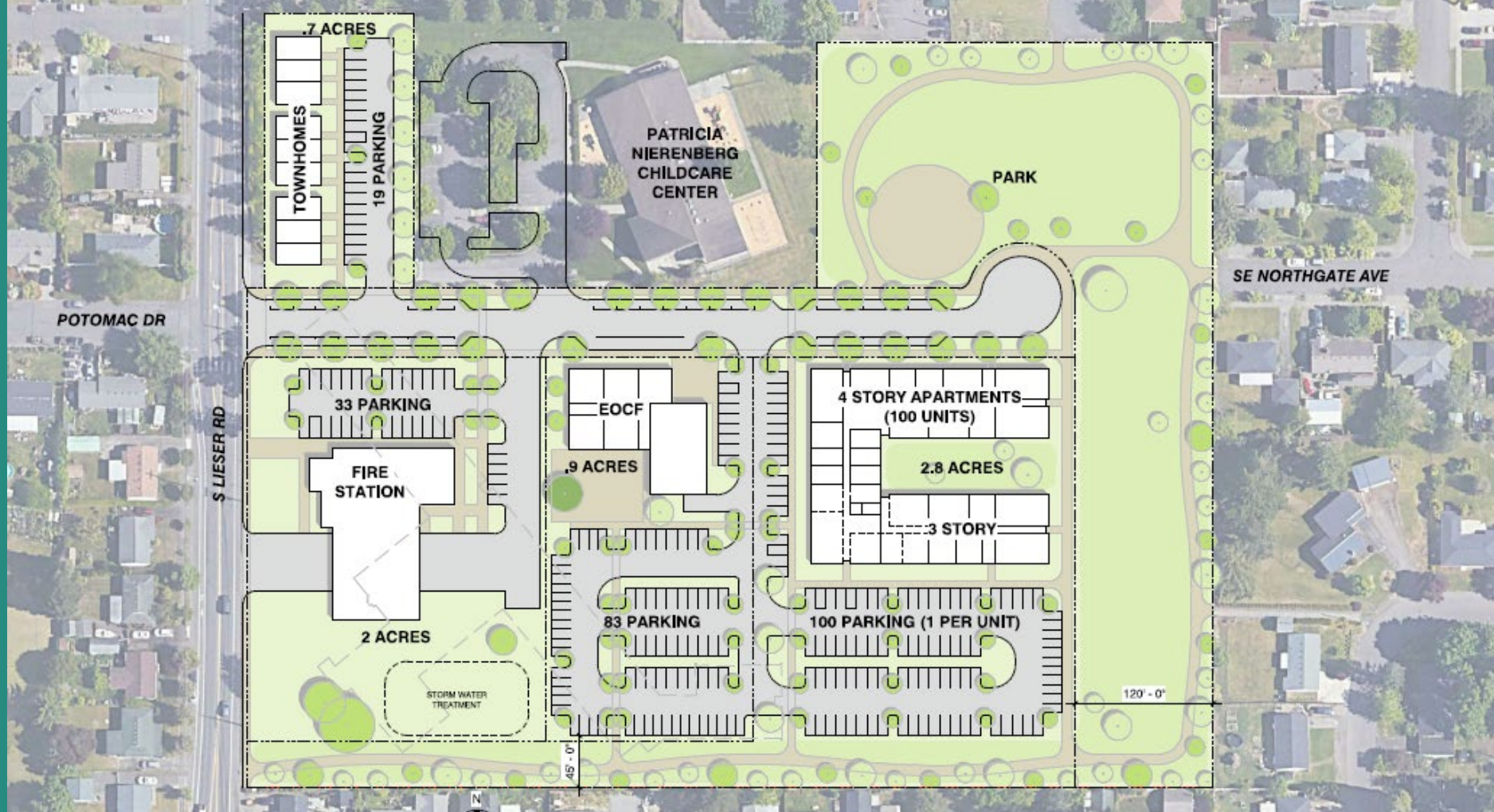
Lieser School - Background

- Rezone proposal part of a larger redevelopment including properties to the north also owned by applicant Vancouver Housing Authority but not proposed for rezone.
- Total 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 extensive community outreach

Lieser School - Background

- Applicant traffic study projects hypothetical intensive development of the rezone site under the proposed R-30 zoning would produce more traffic than under existing R-6 zoning.
- Actual development on rezone site (apartments, fire station, EOCF facility, park, parking) likely more comparable to potential traffic yield under the current zoning.

Lieser School - Potential Future Site Plan



Lieser School – Analysis

- Proposal facilitates long term affordable housing, an educational facility and on- site public facilities to serve the larger surrounding area, at a location near existing commercial and transportation facilities on Mill Plain Boulevard.
- Proposal has been developed following community engagement by the applicant

Lieser School

- Pause for Commission questions, applicant presentation, public testimony, Commission deliberation and recommendation
- Sample Motion: Based on the October 11, 2022 public hearing discussion and staff report findings, the Planning Commission recommends that the City Council approve the Lieser School redevelopment rezone as described from R-6 to R-30

School District capital plans and impact fees

- City of Vancouver on behalf of three school districts is proposing adopting new 6-year Battleground, Camas and Vancouver School Districts capital facilities plans by reference in Appendix E of the Comprehensive Plan
- Updated School Impact Fees in VMC Table 20.915.060-1 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>	\$2,381 <u>\$2,486</u>

School District capital plans and impact fees - Analysis

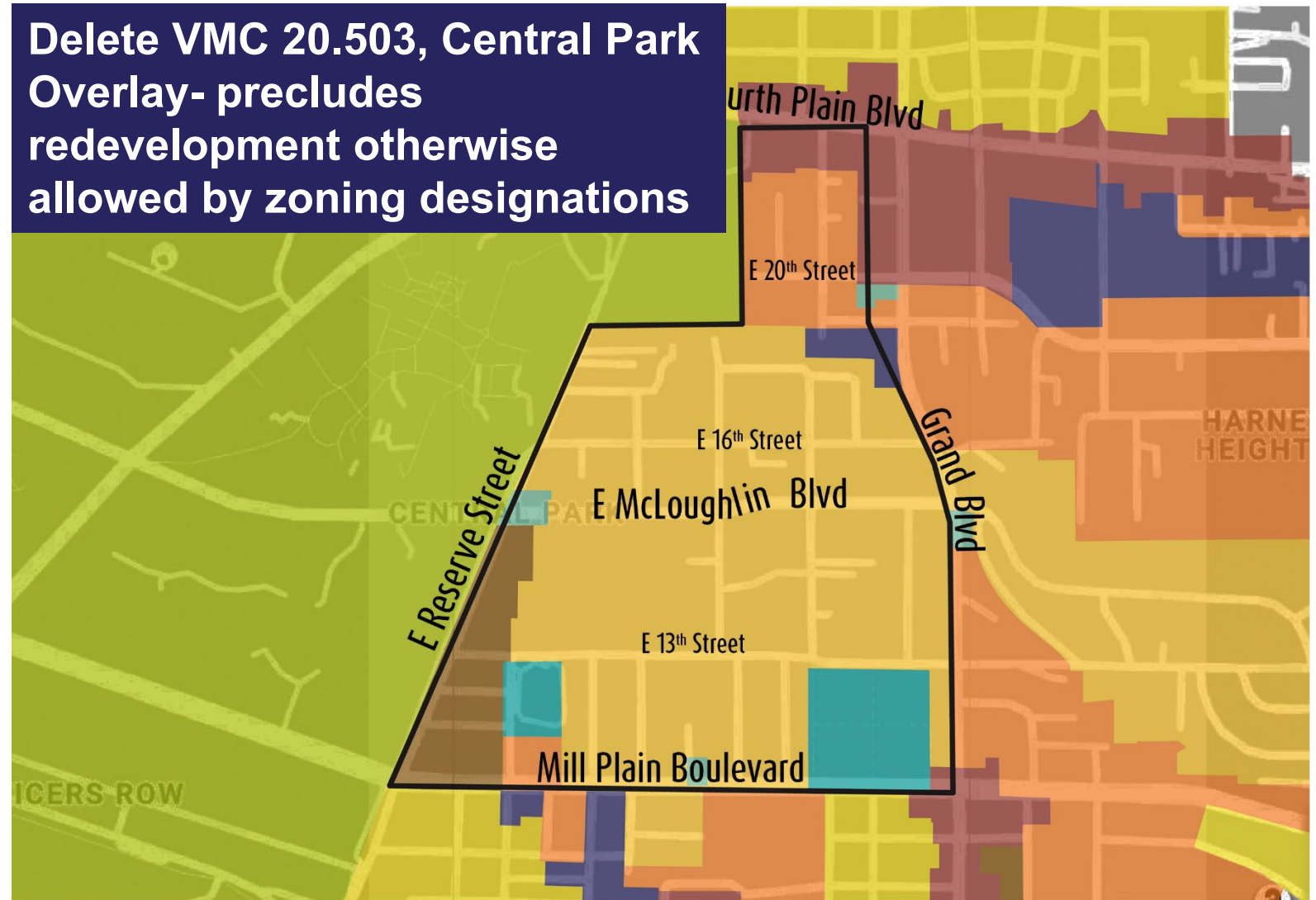
- The proposed Capital Facilities Plans and associated School Impact Fees allow for funding of public educational facilities, and have already been publicly adopted by the Districts, and recommended for approval by the Clark County Planning Commission.
- The proposal meets VMC 20.915.060 requirements to include necessary components, use reasonable forecasting, and appropriately apply formulas.

School District capital plans and impact fees

- Pause for Commission questions, public testimony, Commission deliberation and recommendation
- Sample Motion: Based on the October 11, 2022 public hearing discussion and staff report findings, the Planning Commission recommends that the City Council approve the proposed adoption by reference in the Vancouver Comprehensive Plan of the updated Battle Ground, Camas and Vancouver School District capital facilities plans as described, and include associated updated school impact fees in VMC 20.915.060 as indicated

Zoning Code Text Changes - Central Park Overlay

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



Zoning Codes



Central Park Overlay background

- Overlay established in 2000 following request from Central Park N.A. 40% of neighborhood housing units estimated to be multi-family at the time.
- Overlay prohibits adding housing units through redevelopment, which has prevented homesites in multi-family zoned areas from developing as allowed by underlying zoning. Land divisions or ADUs in single family zone comprising most the residential area have been permitted.
- Overlay contains only two provisions. Restriction is unique citywide, and arguably inconsistent with City Comprehensive Plan goals addressing redevelopment and efficient use of land, and housing affordability crisis in recent years
- Limited public feedback to date

Zoning Code Text Changes (cont.)

- 20.970, Solid Waste Disposal and Recycling Standards, 20.927, Narrow Lot Standards, and 20.950 Cluster Lot Development – Add solid waste 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 (cont.)

- 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

Zoning Code Text Changes (cont.)

- 20.450. Update map embedded in zoning text to reflect zoning overlay map changes approved in 2021 for Port property near Vancouver Lake
- 20.430. Amend footnote allowance for affordable housing located near transit with 35-minute or less service intervals to eliminate reference to outdated C-Tran document

Zoning Code Text Changes – Analysis

- Central Park Overlay elimination is arguably required for consistency with Comprehensive Plan policies and recent housing efforts and would not directly impact single family zoned areas comprising most of neighborhood
- Solid waste related changes codify existing enforcement and review practices
- Changes to other code sections are for corrections, clarifications, or consistency with state guidance

Zoning Code Text Changes

- Pause for Commission questions, public testimony, Commission deliberation, and recommendation.

1. Central Park Overlay - Remove
2. Solid Waste standards – Update and codify
3. Temporary Use standards – Simplify and streamline
4. Commercial District Signs - Clarify
5. Residential Care Home and Adult Care Home definitions - Update
6. Senior Housing definition - Add
7. Heights Plan District ceiling height- Clarify
8. Subdivision requirements and technical standards - Correct
9. Archaeological Resources - Update
10. Definition of Abutting - Clarify
11. Infill standards cross reference - Correct
12. SEPA cross reference - Correct
13. Airport Height Overlay reference - Correct
14. Various Title 20 Locations – Update department title
15. Vancouver Lake Greenway map - Correct
16. Affordable housing near transit – Remove C-Tran document reference

Zoning Code Text Changes

- **Sample Motion for Unanimous Items:** Based on the October 11, 2022 public hearing discussion and staff report and addendum findings, the Planning Commission recommends that the City Council approve the proposed adoption of zoning code text changes as described, with the exception of numbers _____ as indicated in the staff report and addendum.
- **Sample Motion for Individual Pulled Items:** Based on the October 11, 2022 public hearing discussion and staff report and addendum findings, the Planning Commission recommends that the City Council approve the proposed adoption of zoning code text change number _____ as indicated in the staff report and addendum.

Questions and Discussion

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

