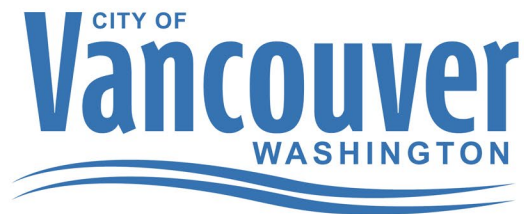




62nd Avenue Apartments corner zone change

December 13, 2022
Vancouver Planning Commission
Public Hearing



Bryan Snodgrass
Principal Planner
Community Development Department

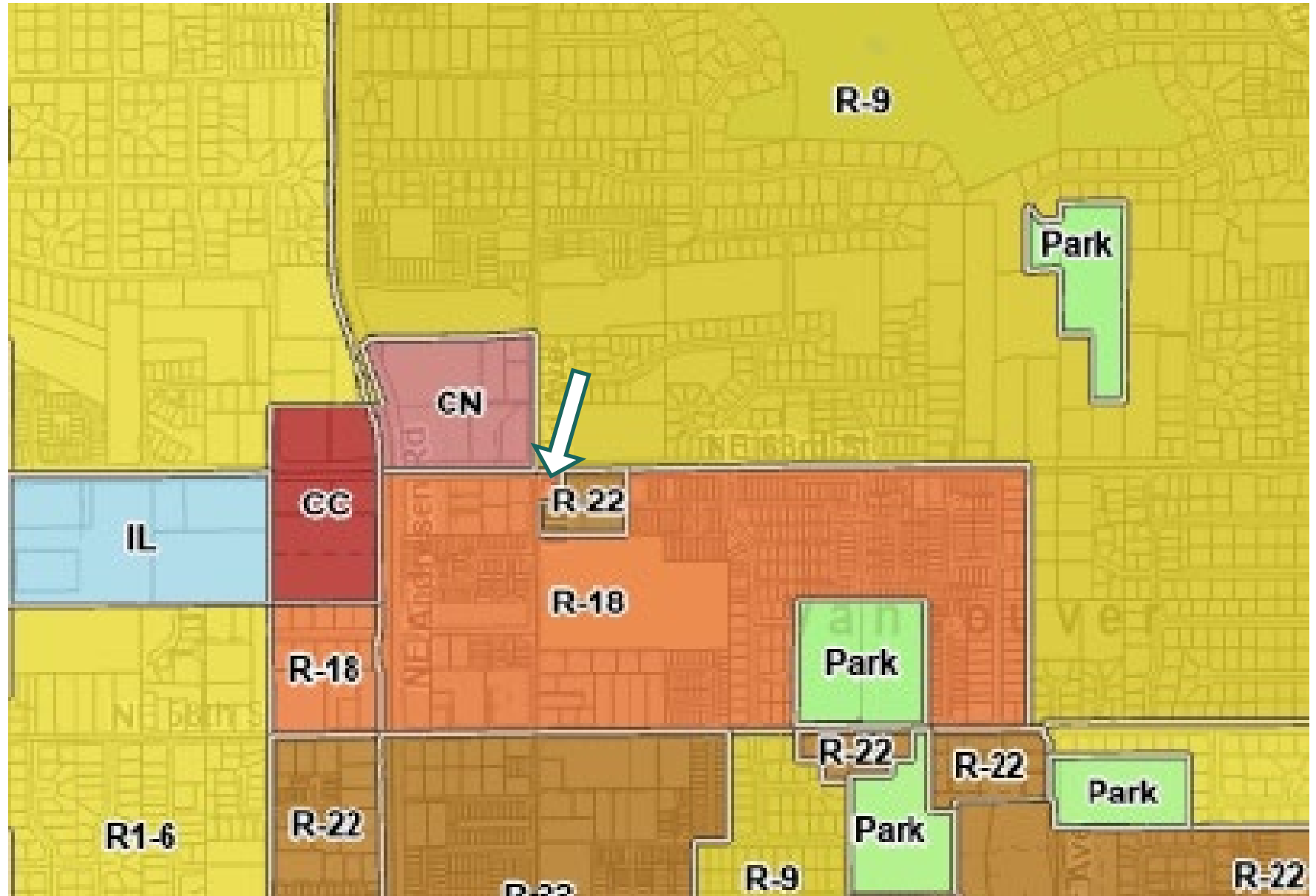
Presentation Overview

- Planning Commission public hearing review of one zoning designation change, from R-18 to R-22 on for the remainder corner portion of larger property approved for similar rezone to R-22 in 2021.
- Staff report, Commission questions, applicant presentation, public testimony, and Commission deliberation and recommendation
- Because of the prior review, a memorandum in lieu of workshop was provided to the Commission
- City Council hearing to be scheduled in early 2023

R-18 to R-22 in the Walnut Grove Neighborhood



Regional Zoning

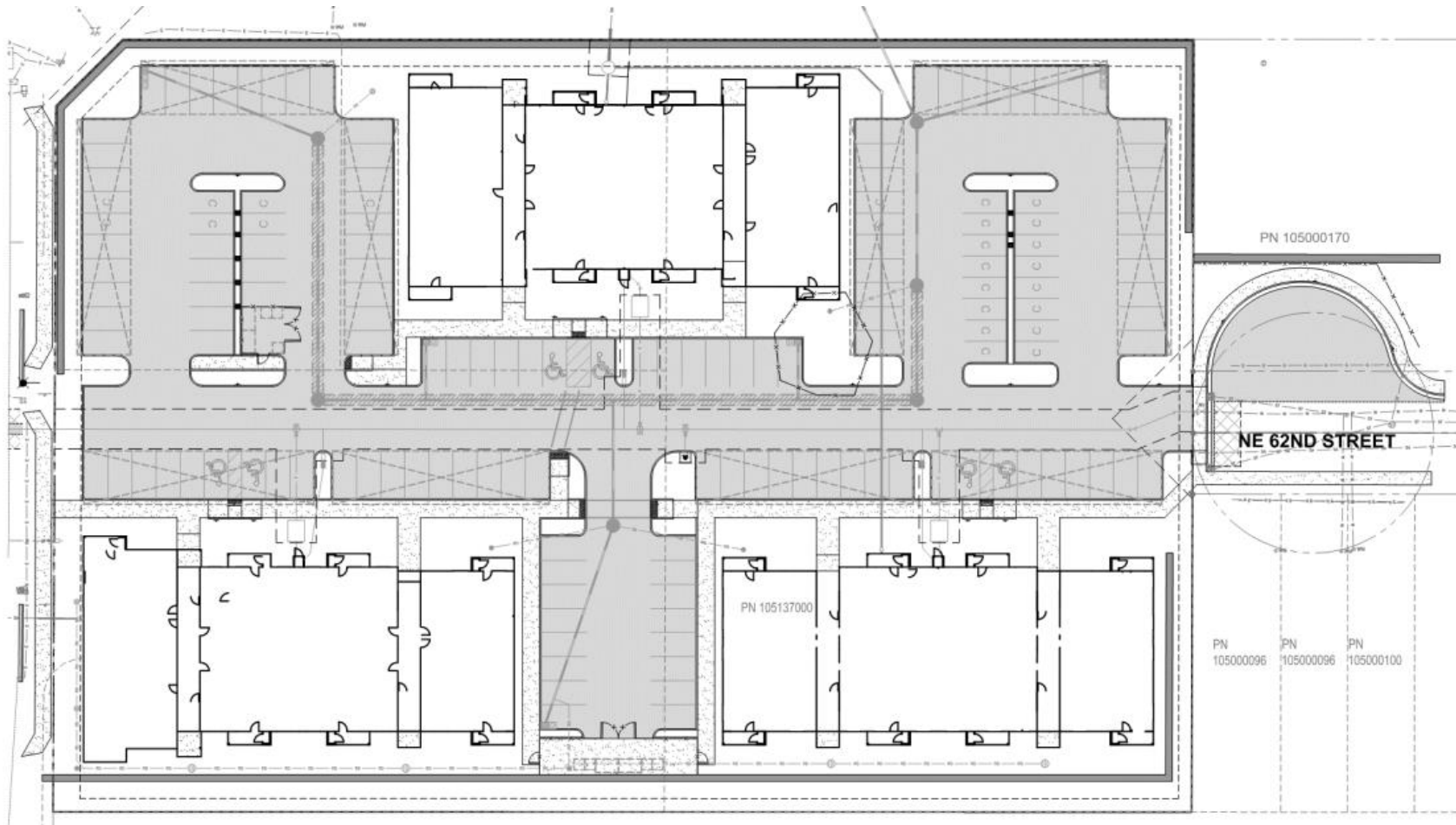


62nd Avenue Apartments corner rezone— 4

Anticipated Future Development

- If rezone approved, applicant envisions revising recently approved 76-unit market-rate apartment complex to include two more units
- Vehicular access will be through 62nd Avenue to the east. Access at west end of the site to 72nd Avenue for pedestrian and emergency vehicles only.

Anticipated Future Development (cont.)



62nd Avenue Apartments corner rezone— 6



Staff Recommendation

- Staff recommends approval of the zone map change proposal, which facilitates a minimal addition to approved apartment housing near public and commercial services and amenities, at densities that will likely expand nearby housing options.
- The local onset of the affordable housing crisis represents a significant change in circumstance.

Sample motion

The Planning Commission recommends approval of proposed 62nd Avenue Apartments corner rezone proposal from R-18 to R-22 for the 0.3-acre northwest corner of property at 6115 NE 72nd Avenue, based on the staff report and discussion at the December 13, 2022 public hearing

Return to Planning Commission

- Questions of staff
- Applicant presentation and public testimony
- Commission deliberation and recommendation