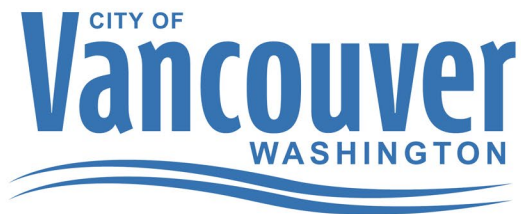




**Fall 2023 Comprehensive Plan and Zoning
Map and Text Amendments
Vancouver Planning Commission Public
Hearing
October 24, 2023**



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City of Vancouver Community Development Department

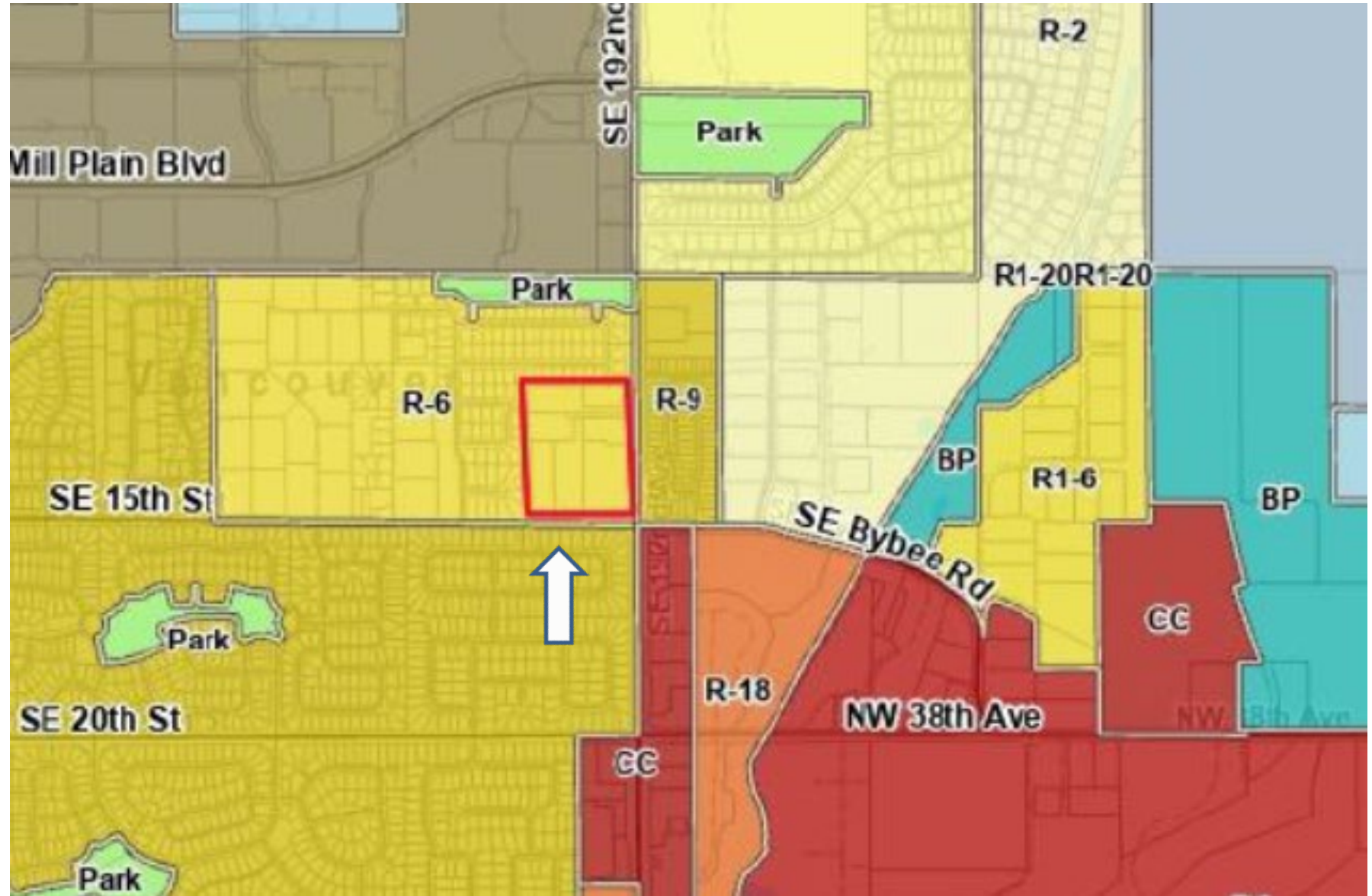
Presentation Overview

- Public hearing review of four Comprehensive Plan and zoning map designation change requests, two Comprehensive Plan text changes, and 14 zoning code text changes.
- Five separate opportunities for commission questions, applicant presentation, public testimony, and Commission deliberation and recommendation - after each of the four map change requests, and after the set of Comprehensive Plan and zoning code text change proposals.
- Previous Commission workshop review on July 25 and September 12, 2023. City Council workshop review on October 23, with follow up Council Communications on November 6 and if needed 13. Council first reading on December 4 and public hearing on December 18.

192nd Avenue
Comprehensive
Plan and zoning
map change -
UL/R-6 to UH/R-
30 on 9.8 acres
at the
intersection of
SE 192nd Avenue
and 15th Street



192nd Avenue Comprehensive Plan and zoning map change – Regional zoning



192nd Avenue
map change –
Conceptual site
plan for 210-223
units, 5%
affordable at
80% AMI. Two
and three story
buildings and
enhanced north
and west
buffering.



192nd Avenue map change – Analysis

- Rezone would contribute to local and citywide housing needed to help address affordable housing crisis and comply with new state laws, at a location along a major roadway very near shopping, employment, and public services including transit and a park.
- Housing needs remain acute throughout Vancouver and beyond.
 - The City approved various code text change in 2022 to facilitate more and smaller housing.
 - Local voters in 2023 renewed an affordable housing levy first approved in 2016.
 - Based on economic studies, the City has identified a target of producing an average of 2500 housing units citywide per year, including 800 below market units, for the next ten years as needed to address existing shortages.
- New state laws require Clark County jurisdictions to jointly demonstrate capacity to accommodate more than 100,000 additional total housing units, with set amounts in various income bands.
- Up to two ADUs must be allowed on single family lots. Vancouver, Camas and Washougal must effectively allow 4-6 unit plexes on almost all lots zoned for single family development.

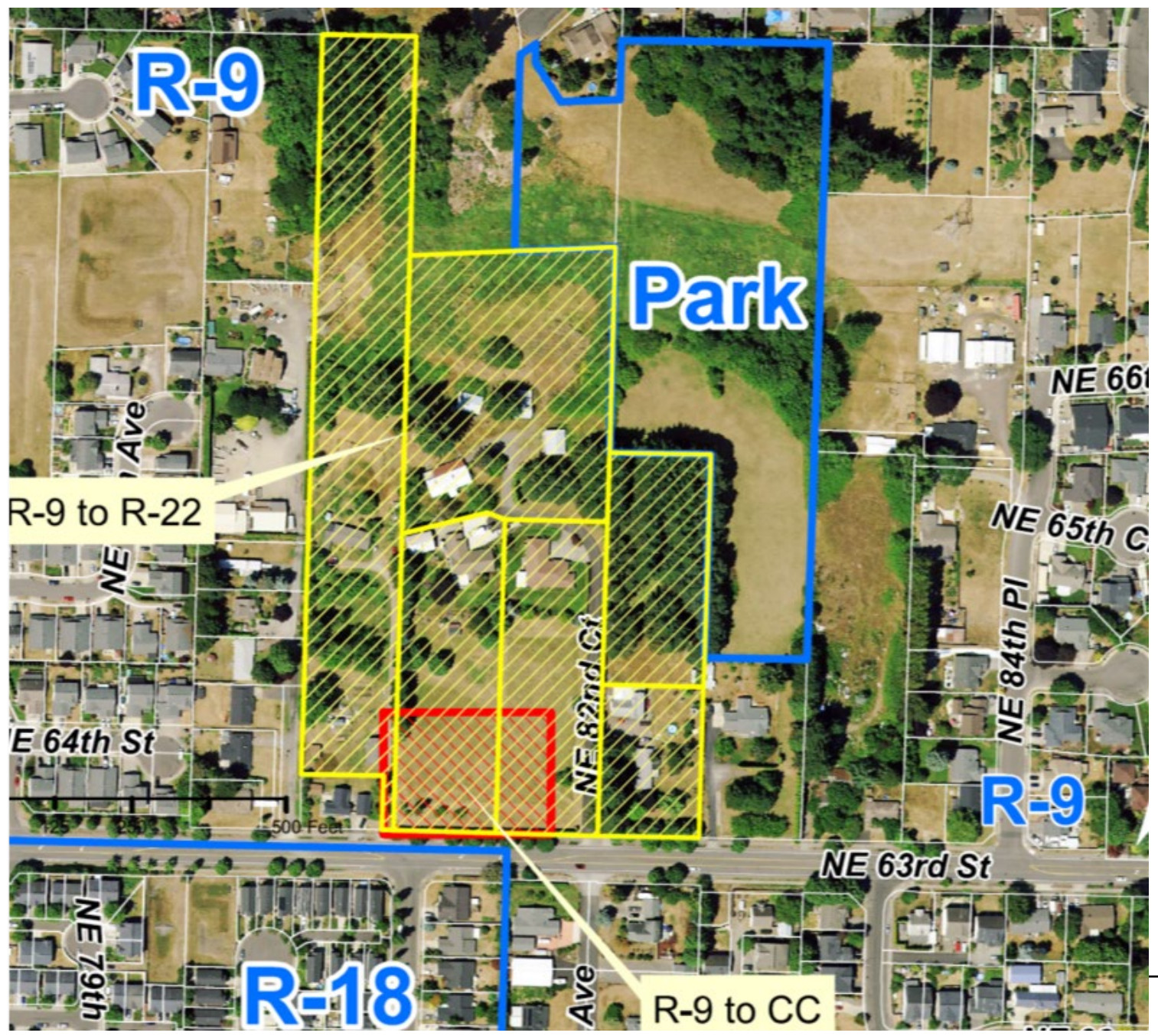
192nd Avenue map change – Analysis (cont.)

- Applicant has adjusted proposal in response to community concerns, lowering proposed zoning, number of units, and building heights, while providing enhanced buffering and setbacks on the north and west site perimeter which immediately abuts existing homes
- Additional housing enabled by rezone would add to public service demand, but within capacities of existing systems
- City and applicant to enter into Development Agreement to ensure future development is consistent with conceptual site plan and affordable housing pledge, and to comply with City Interim Green Building Policy

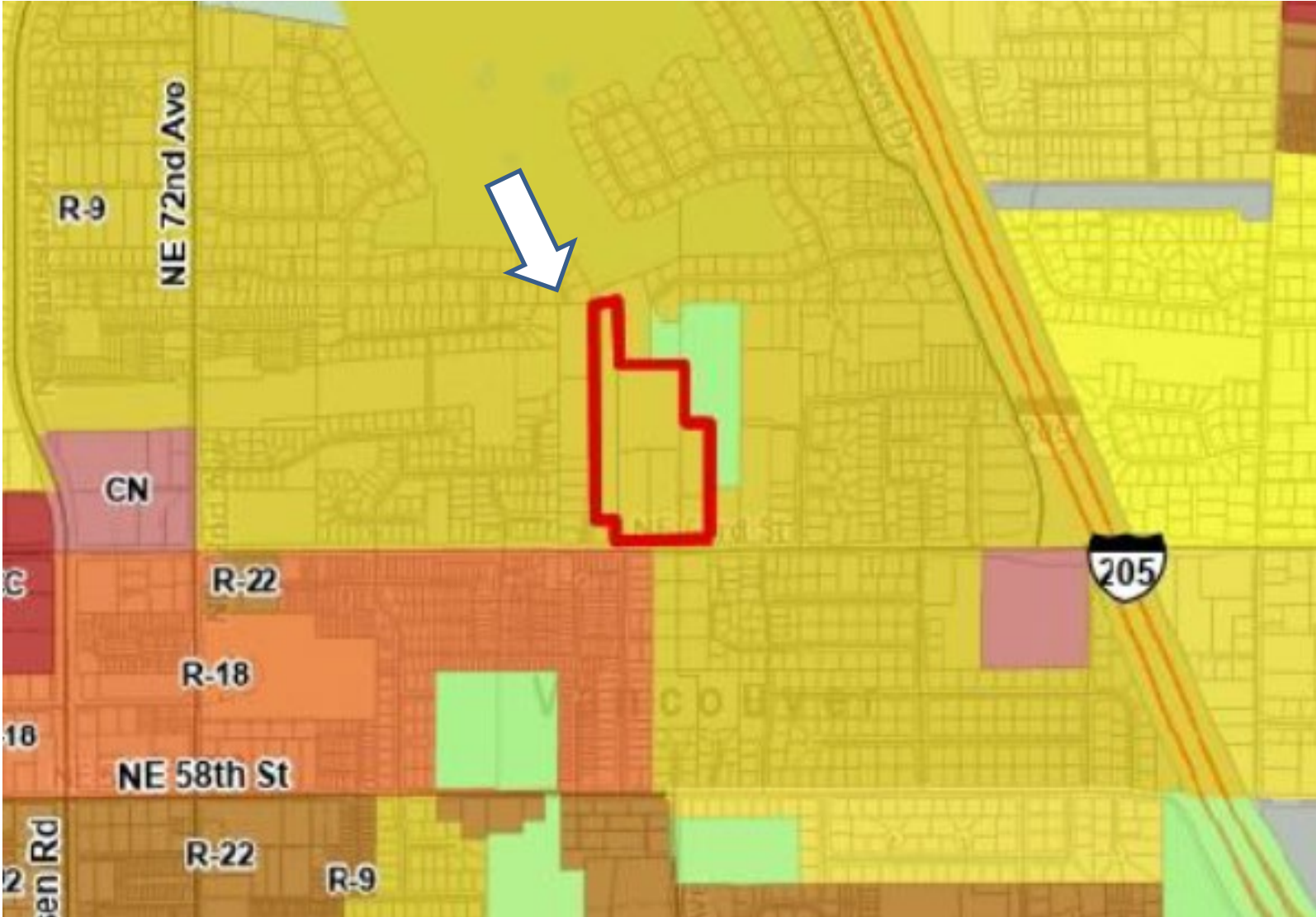
192nd Avenue map change – Hearing pause and sample motion

- Pause for Commission questions, applicant presentation, public testimony, Commission deliberation and recommendation.
- Sample Motion: Based on the October 24, 2023 public hearing discussion and staff report findings, the Planning Commission recommends that the City Council approve the 192nd Avenue Comprehensive Plan and zoning map designation change as described from Urban Low Density/R-6 to Urban High Density/R-22

Wood Duck
Springs
Comprehensive
Plan and zoning
map change -
UL/R-9 to UH/R-
22 and
Commercial/CC
on 13 acres on
63rd Street at
82nd Court



Wood Duck Springs map change – Regional zoning



Wood Duck Springs map change – Conceptual site layout for approximately 220 housing units with townhomes surrounding apartments and commercial



Wood Duck Springs map change – Analysis

- Rezone adds housing needed to address the local shortage and comply with new state laws, includes a commercial component to support development of 15-minute neighborhoods, and is located along a major roadway adjacent to a park.
- Taller buildings proposed in center of site, with townhomes at edges. Wetlands at north end of site to remain undeveloped.
- Additional housing enabled by rezone would add to public service demand, but within capacities of existing systems.

Wood Duck Springs map change – Hearing pause and sample motion

- Pause for Commission questions, applicant presentation, public testimony, Commission deliberation and recommendation
- Sample Motion: Based on the October 24, 2023 public hearing discussion and staff report findings, the Planning Commission recommends that the City Council approve the Wood Duck Springs Comprehensive Plan and zoning map designation change as described from Urban Low Density/R-9 to Urban High Density/R-22 and Commercial/CC.

Miller
Comprehensive
Plan and zoning
map change -
UL/R-9 to UH/R-
30 on 4 acres
at 63rd Street and
72nd Avenue



Miller map change— Regional zoning



Miller map change—
Conceptual
Layout. 102 units
envisioned in
three apartment
buildings at
center of site,
surrounded by
parking.



Miller map change – Analysis

- Rezone would add affordable housing needed to address the housing shortage and comply with new state laws, at a location along a major roadway near commercial and public services to the west, including transit.
- Taller apartment buildings propose in center of site, with parking at edges. Indicated as likely to be similar in style to apartments now under construction on south side of 63rd Street across from rezone property. Site includes extensive wetlands, with City standards to be applied during future site plan review.
- Additional housing enabled by rezone would add to public service demand, but within capacities of existing systems. City review of applicant’s traffic analysis estimates no Level-of- Service failures resulting from proposal.

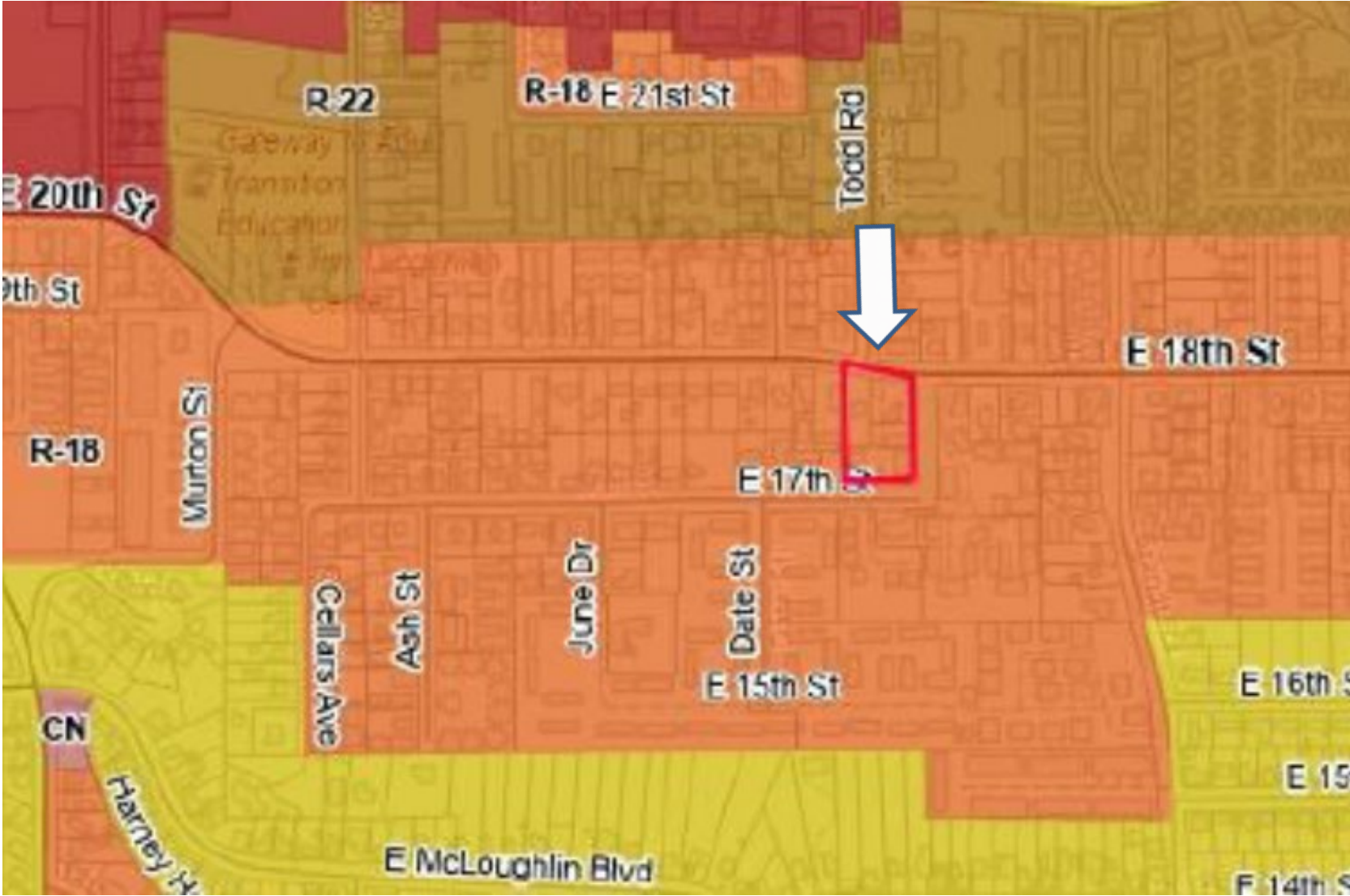
Miller map change – Hearing pause and sample motion

- Pause for Commission questions, applicant presentation, public testimony, Commission deliberation and recommendation
- Sample Motion: Based on the October 24, 2023 public hearing discussion and staff report findings, the Planning Commission recommends that the City Council approve the Miller Comprehensive Plan and zoning map designation change as described from Urban Low Density/R-9 to Urban High Density/R-30

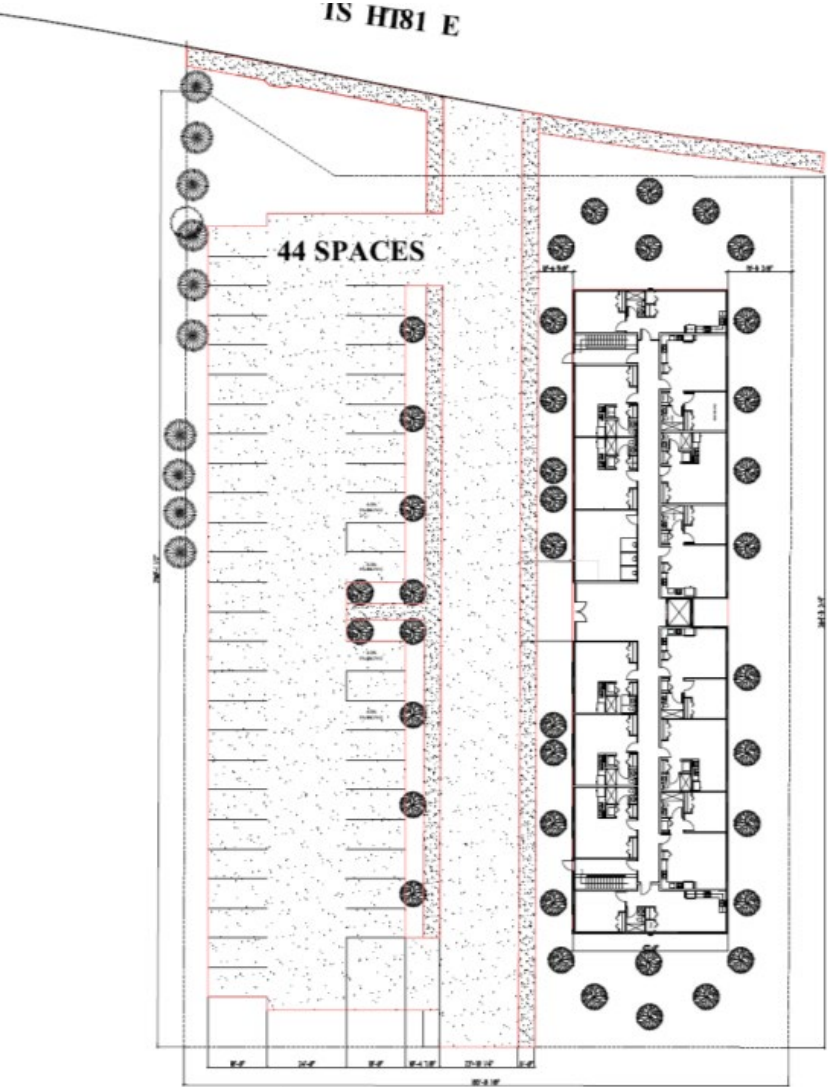
Date Park
zoning map
change –
R-18 to R-30 on
1.2 acres south
of Fourth Plain
Blvd.



Date Park zoning map change – Regional zoning



Date Park map change –
Conceptual site plan for replacement of existing buildings with 54 affordable housing units and parking



Date Park map change – Analysis

- Rezone would add affordable housing needed to address the local housing shortage and comply with new state laws, at a location immediately adjacent to transit service and a park, and near commercial and services to the north on Fourth Plain Boulevard.
- Buildings proposed on east side of site adjacent to park, with parking on west side abutting existing homes. Additional housing enabled by rezone would add to public service demand, but within capacities of existing systems.

Date Park map change – Hearing pause and sample motion

- Pause for Commission questions, applicant presentation, public testimony, Commission deliberation and recommendation
- Sample Motion: Based on the October 24, 2023 public hearing discussion and staff report findings, the Planning Commission recommends that the City Council approve the Date Park zoning map designation change as described from Urban High Density/R-18 to Urban High Density/R-30

Comprehensive Plan and zoning code text changes

1. Comprehensive Plan capital project list - Add Library Square/Riverwest Parking Structure, and Downtown Parking Extension Project
2. Comprehensive Plan parks related changes – Update Chapter 5 discussion of parks service areas and capital facilities list, Appendix E list of documents adopted by reference, and latest Parks Comprehensive Plan
3. VMC 20.150 Definitions - Define breezeways linking structures (so that a second structure is not separate and accessory) to include a roof
4. VMC 20.160 Use Classifications
 - a. Move bus barns from the VMC 20.160.020.D.5 category of Warehouse/Freight Movement to the VMC 20.160.020.B.14 category of Transportation Facilities
 - b. Add associated fuel storage to VMC 20.160.020.B.14 category of Transportation Facilities to clarify that fuel storage associated with transportation facilities is an allowed use.
 - c. Add description of Temporary Use

Text changes (cont.)

5. VMC 20.170 Measurements - Clarify width and depth for flag lots
6. VMC 20.180 Fees - Eliminate redundant reference to short subdivision
7. VMC 20.210 Type II (Administrative) provisions. Remove outdated requirement for notices to be through “regular” mail only
8. VMC 20.245 Conditional Use Permits - Clean up electronic submittal provisions
9. VMC 20.270 Site Plan Review - Include easement location and dimensions
10. VMC 20.330 Binding Site Plans - Fix links and require easements
11. VMC 20.410 Lower Density Residential Districts
 - a. Clarify that single family streetfront standards adopted as part of 2022 Housing Code Updates apply to land divisions submitted after the 7/27/22 ordinance adoption date
 - b. Clarify role of Planned Developments, Infill, and Clusters in maximum density calculations

Text changes (cont.)

12. VMC 20.740 Critical Areas Protection— In response to new Flood Insurance Rate Maps (FIRM), update definitions and references, modify variance procedure for historic structures in floodplain.
13. VMC 20.790 SEPA - Pursuant to recent statutory changes, exempt mid to large size housing projects from requiring SEPA review unless critical lands or other factor are present to trigger review.
14. VMC 20.950 Cottage Clusters - Clarify definition of density bonus and common area. Address minimum lots sizes and frontages, and allowance for pre-existing homes exceeding cluster requirements.

Text changes
(cont.) -
Updated
language for
proposed VMC
410 change –
Staff report
Attachment G

VMC 20.410.050

B. Development standards. Development standards in low-density residential zoning districts are contained in Table 20.410.050-1. The development standards in 20.410.050.B.1 shall only apply to land divisions approved after the effective date (07/27/2022) of this ordinance (M-4377) . These apply to all primary dwellings and accessory buildings on the site. For additional regulations governing accessory buildings, see Chapter 20.902 VMC

Text changes – Hearing pause and sample motion

- Pause for Commission questions, public testimony, Commission deliberation and recommendation
- Sample Motion: Based on the October 24, 2023 public hearing discussion and staff report findings, the Planning Commission recommends that the City Council approve the Comprehensive Plan and zoning code text changes as described.