



Wood Duck Springs Comprehensive Plan and Zoning Map Amendment

Vancouver Planning Commission Public Hearing November 14, 2023 – Continued from October 24

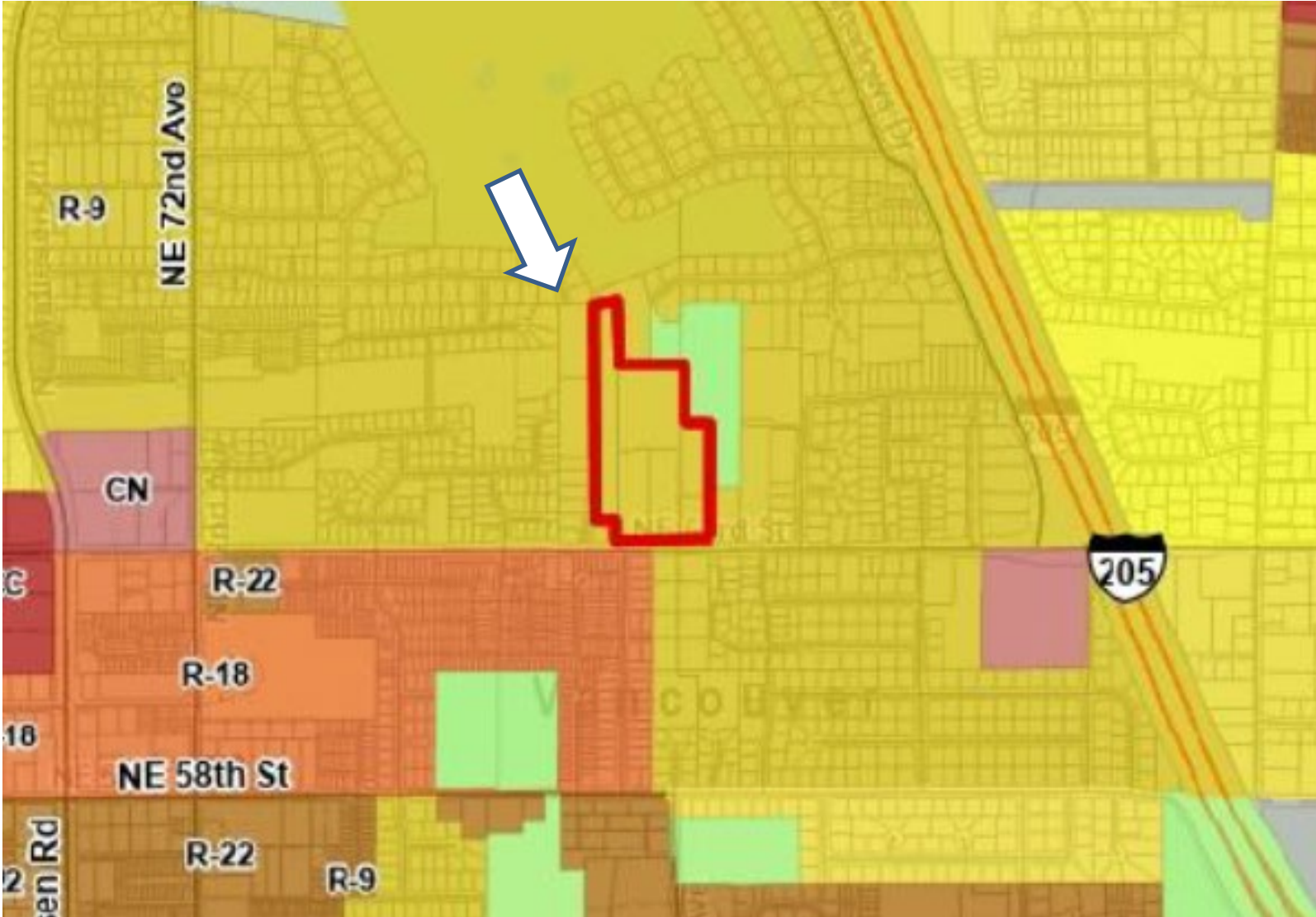


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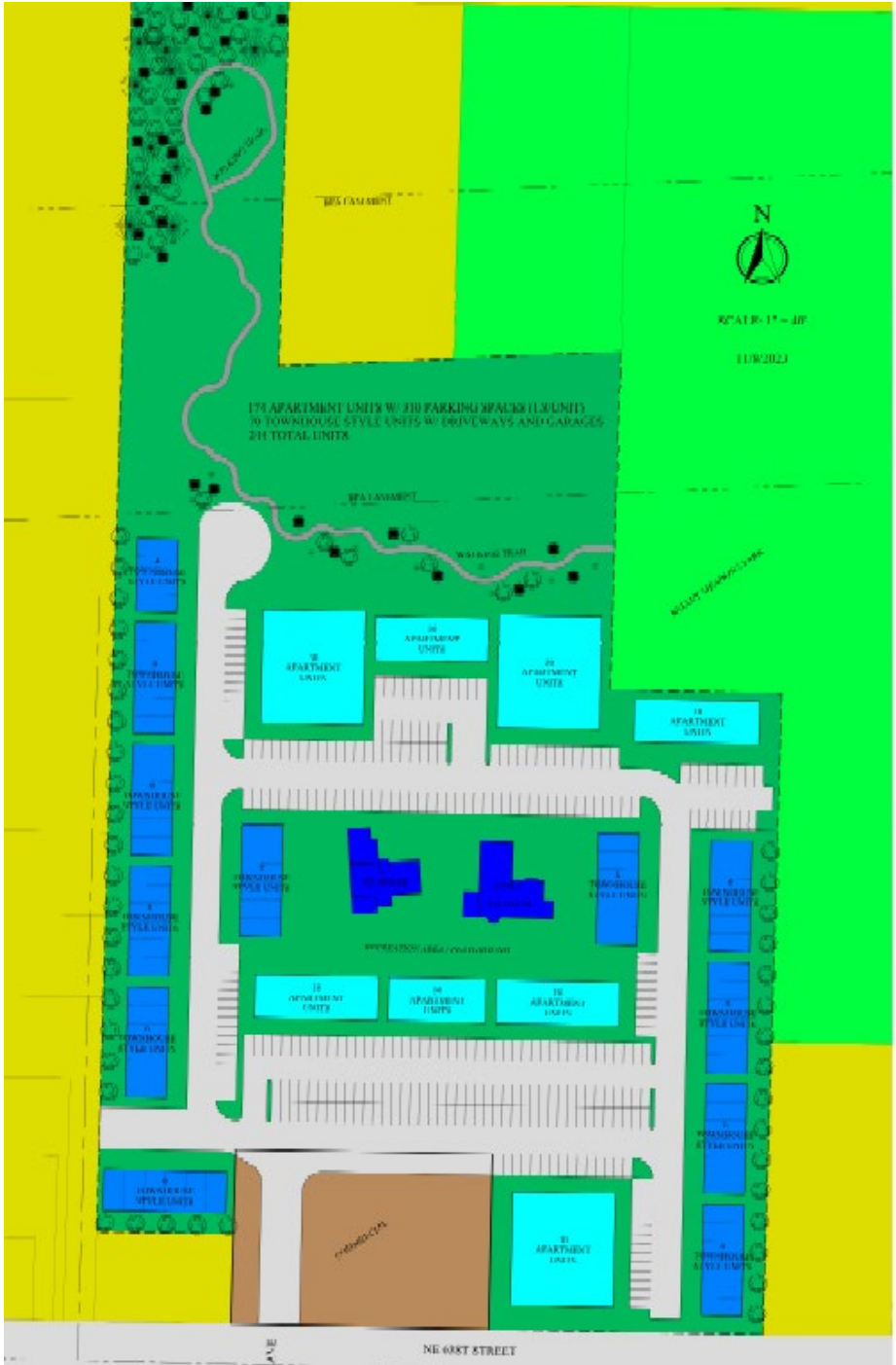
Wood Duck
Springs
Comprehensive
Plan and zoning
map change -
UL/R-9 to UH/R-
22 and
Commercial/CC
on 13.9 acres on
63rd Street at
82nd Court



Wood Duck Springs map change – Regional zoning



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



Map Amendment— 4

Wood Duck Springs map change – Analysis

- Rezone would contribute to local and citywide housing needed to address local housing shortage and comply with new state laws, at a location including a commercial component, along a major roadway adjacent to a park.
- Taller apartment 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. City review of applicant's traffic analysis estimates no Level-of-Service failures resulting from proposal.
- One public comment with concerns about project traffic adding to speeding concerns on NE 84th Avenue between 63rd and 58th Streets southeast of rezone.

Wood Duck Springs map change – Staff recommendation and sample motion

- Staff recommends approval of Wood Duck Springs rezone from Urban Low Density/R-9 to Urban High Density/R-22 and Commercial/CC as indicated in staff report for the November 14, 2023 public hearing.
- Pause for Commission questions, applicant presentation, public testimony, Commission deliberation and recommendation.
- Sample Motion: Based on the November 14, 2023 public hearing discussion and staff report findings, the Planning Commission recommends that the City Council _____ 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