

# Fall 2019 Comprehensive Plan and zoning amendments

VANCOUVER  
CITY HALL



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**Vancouver City Council Work Shop**

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# Presentation Overview

- Staff presentation of fall Comprehensive Plan and zoning changes:
  - Four site specific map change requests from property owners, and four City-sponsored map corrections
  - One Comprehensive Plan text change
  - Seven zoning code text changes with potentially substantial policy implications, 15 with limited implications
- Only one comment received to date
- Planning Commission review via workshop on Aug. 13, Sept. 10 and Sept. 24
- Planning Commission hearing on October 8. Council first reading on November 4, public November 18.



# HDH Map Change/IL to R-30 on 4.3 acres



# HDH Map Amendment Background

- Applicant Hutchins Development Holdings envisions 132 unit market rate apartment if rezone approved, primarily two/ three bedroom units
- One comment received from representative of partially developed Landing south of site indicating opposition
- Staff recommends denial on basis site likely retains some development viability under current industrial zoning, and proposed residential zoning, while beneficial, does not fill a citywide or area gap to the extent of previously approved industrial conversions
- Reasonable arguments also for approval

# HDH Map Amendment – Main arguments for approval

- Site is undeveloped, and owner ESD 112 reports no commercial or industrial development inquiries received since put up for sale in 2015
- Site's listing brokers report industrial development is unlikely, smaller speculative office is difficult to lease, and potential single user office buyers are limited in number.
- Applicant market study argues that adjacent existing office buildings built before recession, immediate vicinity has since trended residential, and current potential office users now demand closer amenities.
- Apartments needed to meet demand, particularly for 3-bedroom units.

## HDH Map Amendment – Main arguments for denial

- No-Net-Loss of Employment policy EC-5 requires long term consideration
- City-sponsored evaluation by ECONorthwest notes nearby commercial amenities, including close freeway access, and finds current potential for office uses with significant prelease, and expanded potential over time.
- Site buffered from adjacent single family neighborhood by street with median, and treed buffer strip on north side of street.
- Adjacent 15-20 year old office developments on 1<sup>st</sup> Street are relevant
- Proposed apartment benefits tempered by large supply in review pipeline.



## Fourth Plain Commons/R-22 to CC on 1.6 acres



# Fourth Plain Commons Map Amendment Background

- Applicants Vancouver Housing Authority and City of Vancouver envision 65-80 affordable housing units above 11,000 square feet of first floor community facilities including a commercial kitchen and office to be owned and/or managed by the City of Vancouver, and parking.

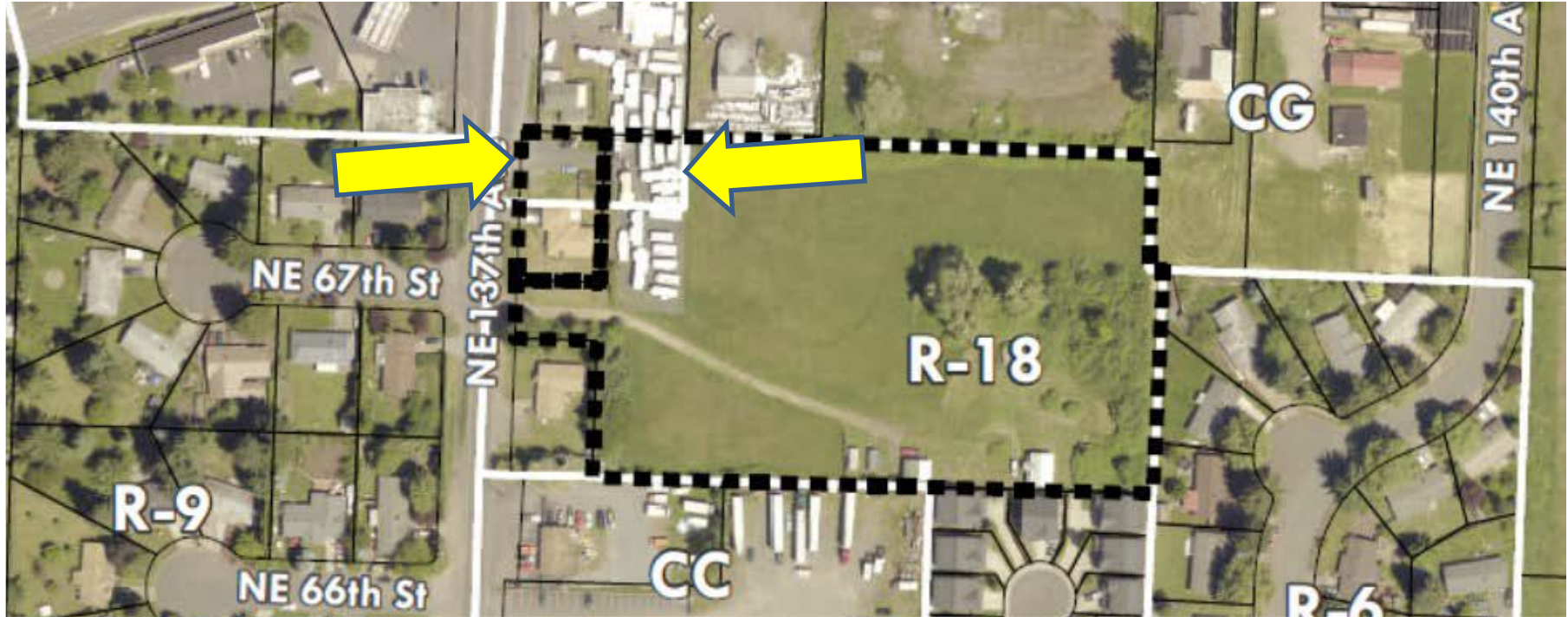




# Fourth Plain Commons Map Amendment Background

- Proposal estimated to increase traffic from 24 to 47 trips in p.m. peak hour, but actual increase likely lower since estimates are for standard apartment development rather than affordable housing, and do not account for BRT service which stops one block west. Traffic impacts to be addressed during site plan review.
- Staff recommends approval as proposal provides for affordable housing and community facilities on a major corridor with existing services.

# Malloy Map Change/GC to R-18 on 0.3 acres – two parcels



# Malloy Map Amendment Background

- Applicant Ginn Development proposes 68-lot single family subdivision with lots averaging 2300 square feet in size
- Staff recommends approval as rezone properties have very limited economic benefit because of their split zoning status, size, and location. The proposed R-18 zoning allows the properties along with a larger existing property to develop at densities likely to increase housing access and affordability in surrounding area.

# 5<sup>th</sup> Street/Hawes Map Change/CC to R-22 on 0.7 acres



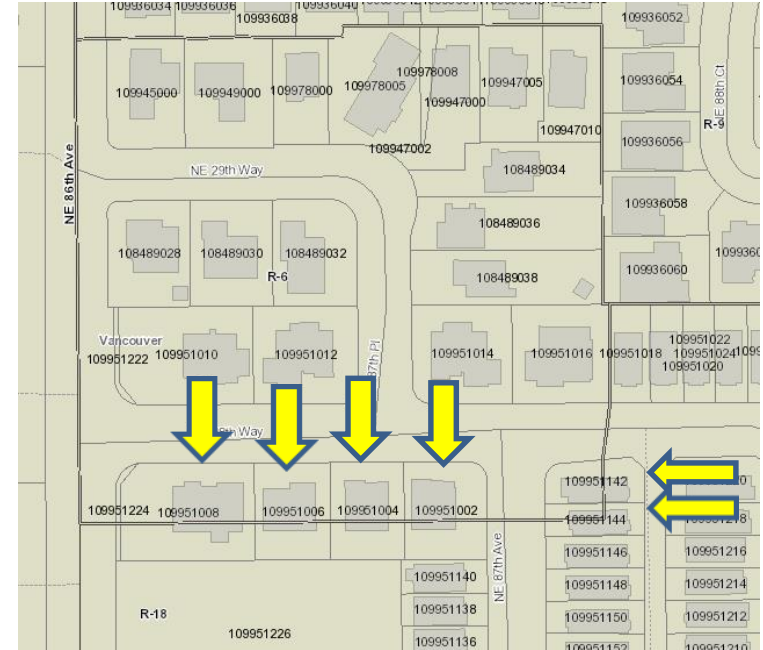


# Malloy Map Amendment Background

- Applicant Ginn Development envisions future townhomes or garden apartment development
- Staff recommends approval as rezone would continue existing development patterns east and west of the site in which SE 5th Street serves as a transition between commercial and residential development. Proposal also facilitates housing near services. The site's commercial viability is likely limited by the parcel depth and location immediately abutting apartment developments to the south, and 700 feet removed from Mill Plain Boulevard to the north.

# Comprehensive Plan and Zoning Map Corrections

- Resolution of split R-6/R-18 zoning on six adjacent single family homesites at 28<sup>th</sup> Way and 87<sup>th</sup> Avenue
- Removal of inappropriate OS (Open Space) Comprehensive Plan designations at an existing homesite, and an existing school
- Addition of missing OS designation at a park



# Comprehensive Plan Text Change

- Adopt by reference Evergreen School District Capital Facilities Plan (CFP) 2019-2025, needed to authorize updated School Impact Fees in zoning code. Update increases single family residential fees from \$6100 to \$6432 per unit, and decreases multi-family residential fees from \$7641 to \$3753 per unit in the ESD service area.
- CFP previously adopted by the District in May 2019 and Clark County in September 2019

# Zoning Text Changes with Policy Implications

- Planned Developments - Update standards to clarify requirement that open space be centralized, increase site density bonus allowances to 15% above underlying zoning, and allow duplexes, triplexes, and townhomes
- Mixed Use - Eliminate allowance for single-use buildings on non-arterials to be qualify as mixed use standards
- School Impact Fees – Adopt updated ESD fees as noted



## Zoning Text Changes – Policy Implications (cont.)

- Parking for Specialty Housing – Pursuant to recent statutory changes, lower minimum requirements to 0.75 spaces per very affordable housing unit, eliminate parking minimum for residents (but not staff) of senior or disabled persons housing
- Conditional Use Permit (CUP) requirements – Adopt consistent CUP triggering thresholds for all levels of new schools. For all uses, streamline CUP thresholds for expansions.

## Zoning Text Changes – Policy Implications (cont.)

- Accessory Structures – Eliminate 800 s.f. limit on accessory structures, in recognition of existing larger garages. Keep requirements that detached ADUs, including converted garages, cannot exceed 800 square feet.
- Downtown District – Add allowance for 5 foot extensions into ROW up to 85 feet of building height consistent with anticipated Block 10 development. Limit full block ROW intrusions to one side of street, remove existing allowance for ROW intrusions of 15 feet, and adjust max/min sidewalk-to-protrusion heights. Evaluate downtown standards in 2020 VCCV update.

# Zoning Text Changes – Limited Policy Implications

- Update Site Plan Type I and II thresholds.
- Allow parks as permitted uses in some circumstances currently listed as limited use or requiring CUP
- Clarify requirement for mobile homes in single family zones so as not to prohibit ADUs
- Update various application requirements to reflect electronic submittal or other factors
- Update various cross references and correct errors and omissions

# Questions and Discussion

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