

# Winter 2020 Zoning Map Amendments

VANCOUVER  
CITY HALL



**June 15, 2020**

**Vancouver City Council Public Hearing**  
**Bryan Snodgrass, Principal Planner, Community**  
**and Economic Development Department**

# Presentation overview

- Public hearing review of three specific stand-alone rezones recommended for approval by the Planning Commission
- For each of the three, public hearing to include presentation of staff report, applicant and public testimony, and Commission questions, deliberations and recommendation.

# Process to date

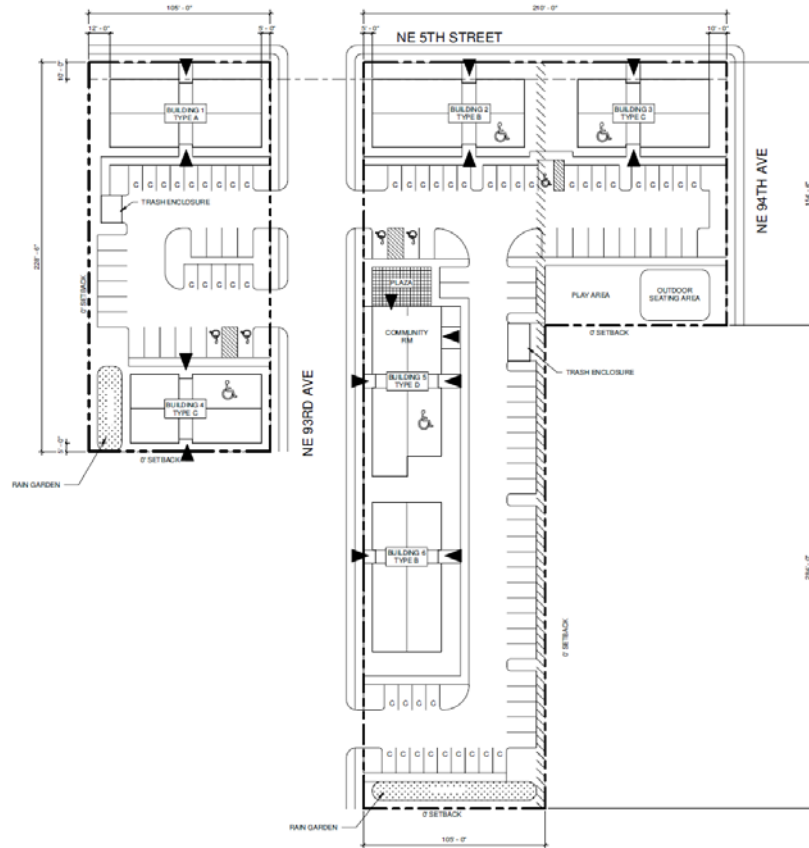
- Two of rezones involve no changes to Comprehensive Plan designations, and a third involves annexation, allowing for review outside normal fall annual cycle
- All three unanimously recommended by Planning Commission at February 11 and March 10 hearings. Notice provided through hardcopy mail to properties within 500 feet, newspaper advertising, on-site postings, distribution of SEPA, and email to Neighborhood Association where applicable.
- April 13 memorandum to City Council in lieu of workshop



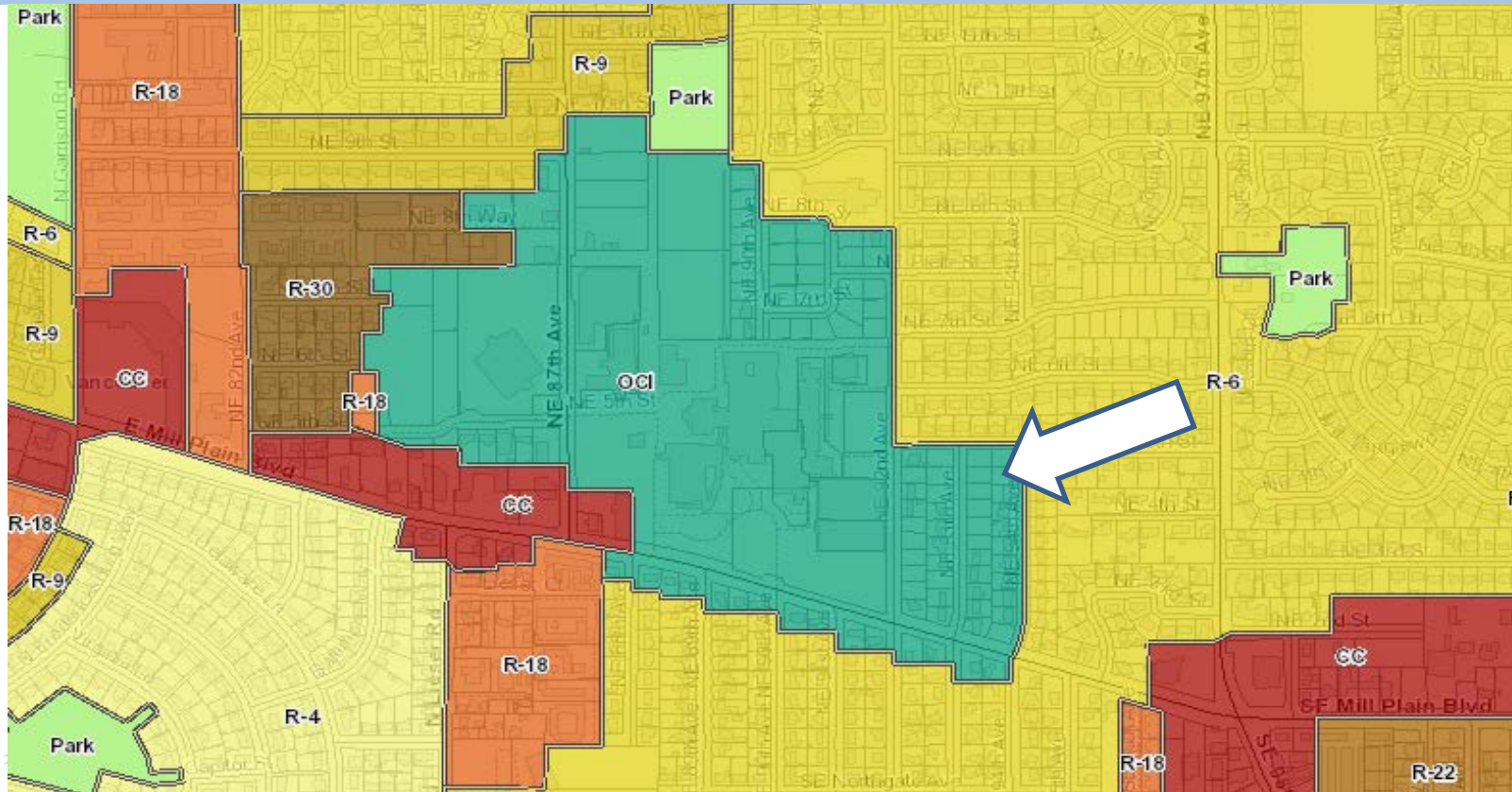
# Mercy Housing/PeaceHealth – OCI to R-35 on 2.3 acres



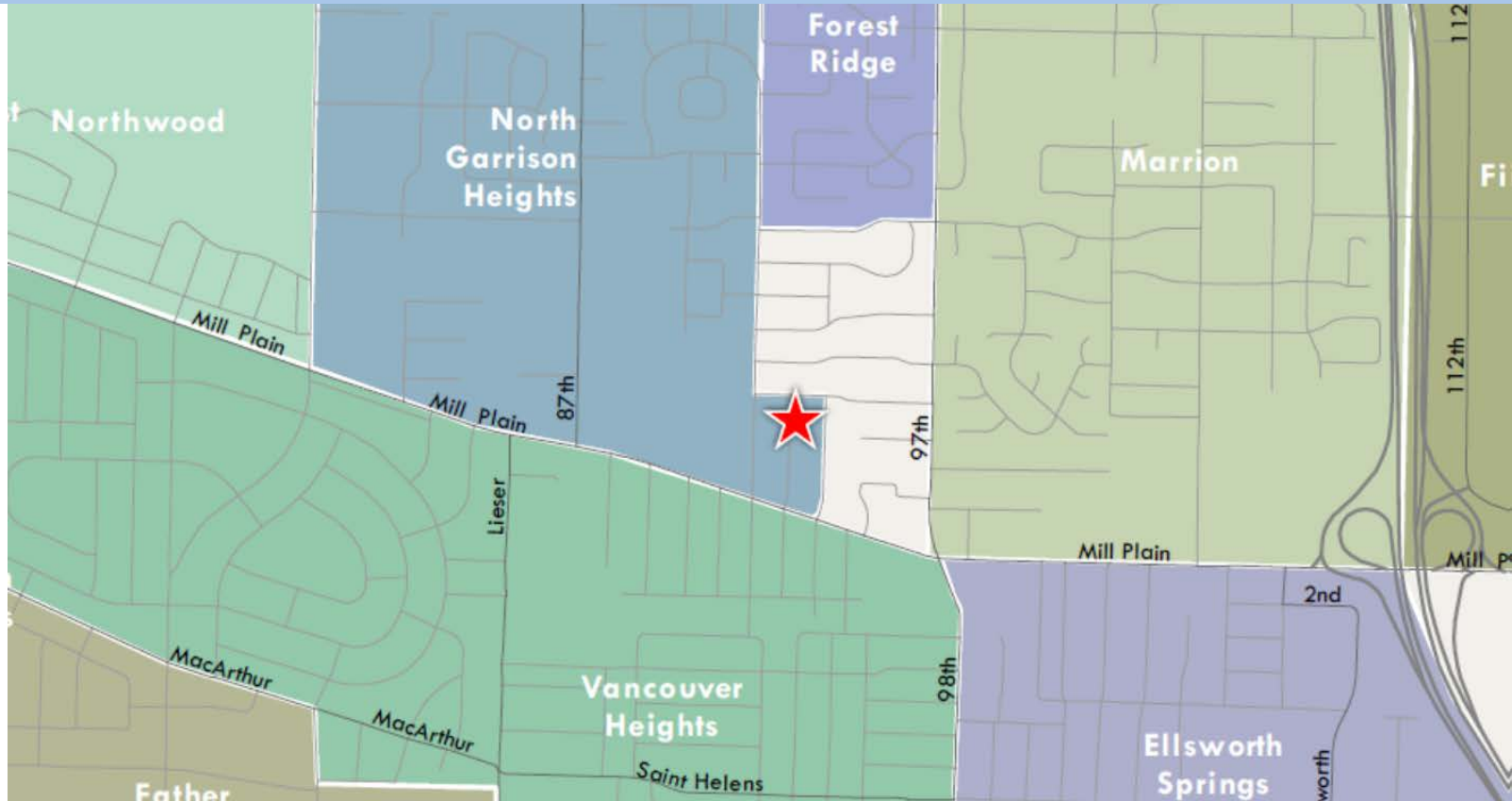
# Mercy Housing/PeaceHealth – Future site plan



# Mercy Housing/PeaceHealth – Regional zoning



# Mercy Housing/PeaceHealth – Surrounding neighborhoods





# Mercy Housing/PeaceHealth – Background

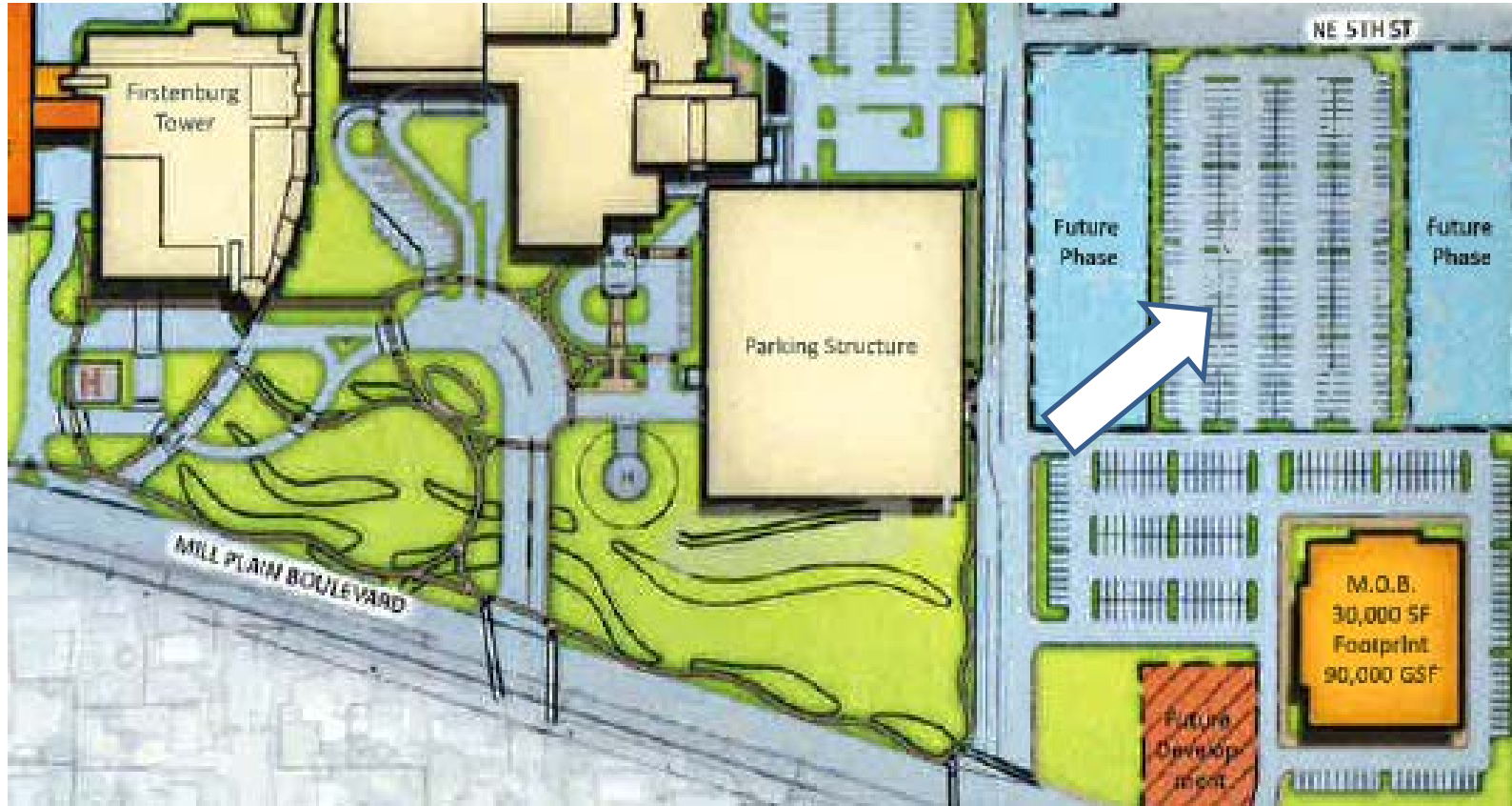
- PeaceHealth has deeded site to Mercy Housing, which proposes to construct six 3-story garden-style apartments consisting of 70 affordable housing units, with staff and community facilities, if rezone and other amendments are approved.
- 2015 Public Facilities Master Plan for larger PeaceHealth campus shows rezone area as intended for future parking and undescribed buildings. Amendment proposed to reduce Master Plan boundary to eliminate rezone area.



# Mercy Housing/PeaceHealth – Background

- Development Agreement amendments proposed to recognize changes in right-of-way dedication and trip vesting provisions associated with removal of the proposal are from the master plan, and update DA table and map references to the properties being removed.

# Mercy Housing/Peacehealth – Current PF Master Plan



# Mercy Housing/Peacehealth – Proposed PF Master Plan



# Mercy Housing/PeaceHealth – Background

- Applicant's traffic study estimates existing OCI zone would produce 796 weekday trips under reasonable worst case scenario, vs 381 trips under proposed R-35 zoning.
- Removal of rezone area from Master Plain area would reduce campus parking by 278 spaces, within surplus of 304 spaces created under 2015 Master Plan.
- Planning Commission recommended approval 6-0 at February 11 hearing at which one person testified against.



# Mercy Housing/PeaceHealth - Recommendation

Approval recommended based on findings in staff report:

- Proposed R-35 zoning facilitates needed affordable housing near public services, particularly planned Mill Plain Bus Rapid Transit service.
- Abutting uses to the south and west are within the PeaceHealth master plan area. Adjacent uses to the north and east are separated from an existing single family neighborhood by 5th Street and 94th Avenue.

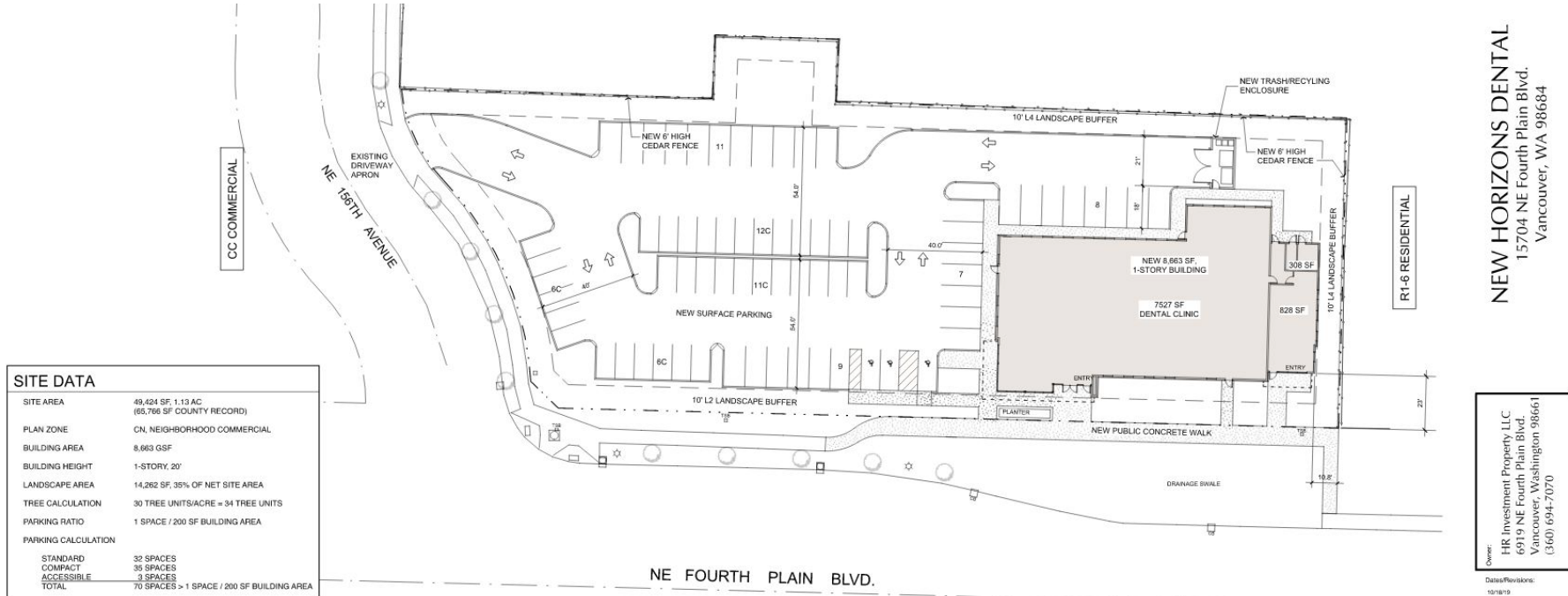
# Mercy Housing/PeaceHealth – Return to Council

- Questions of staff
- Applicant and public testimony
- Deliberations and Decision

# Horizontal Dental/ NC to CC on 1.5 acres



# Horizontal Dental – Future site plan

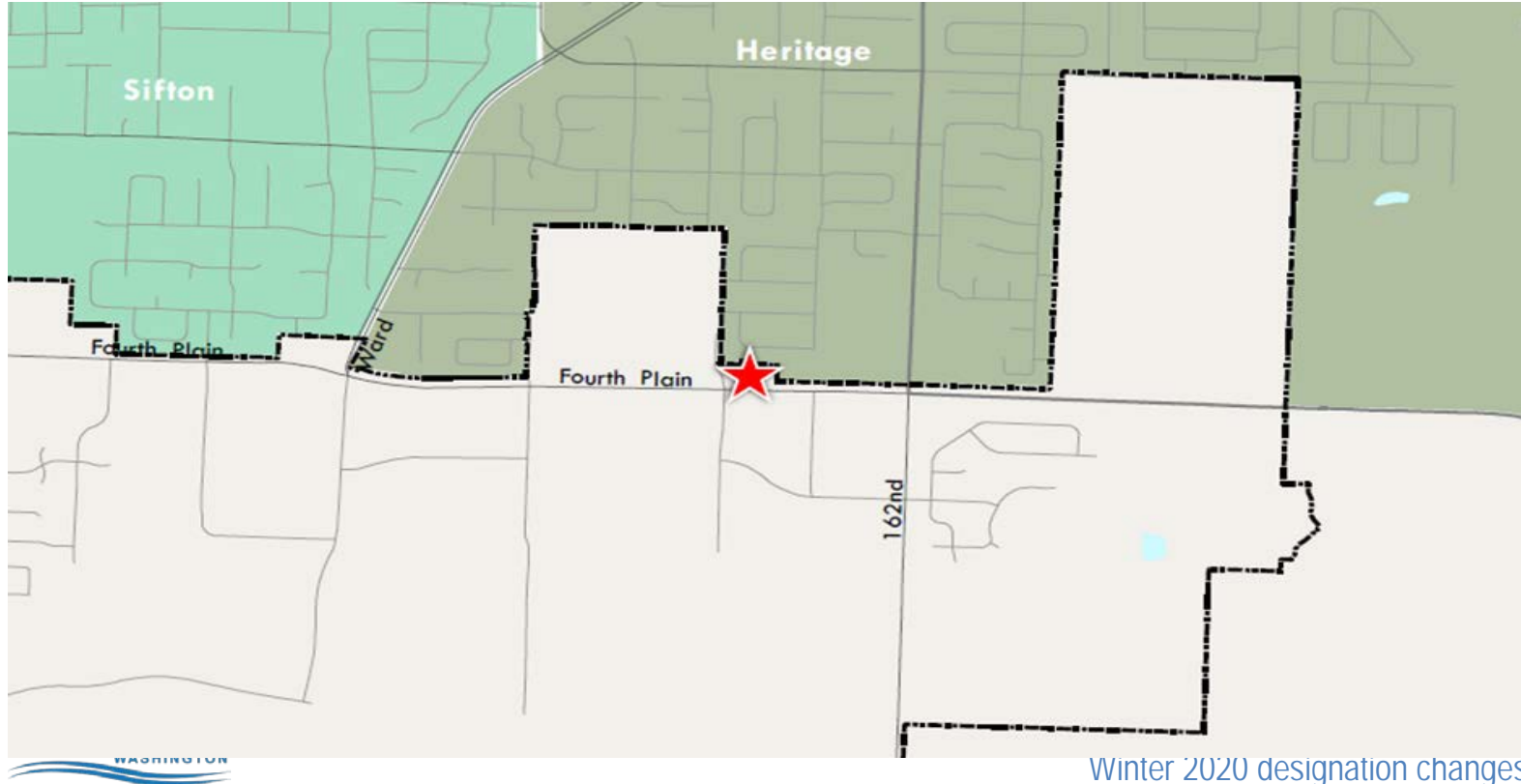




# Horizontal Dental – Regional Zoning



# Horizontal Dental – Surrounding neighborhoods



Winter 2020 designation changes - 18

# Horizontal Dental - Background

- Applicant envisions one building with 7,600 square foot dental office and 900 square foot leaseable space if rezone is approved. Current NC zone limits individual uses to 5,000 s.f., and total building size to 10,000.
- Vehicular access is proposed via 156th Avenue. Applicant's traffic analysis indicated proposed dental office zoning would 306 total daily trips. A comparable 5,000 square foot development under existing NC zoning would likely result in 174 trips.

# Horizontal Dental - Recommendation

Approval recommended based on findings in staff report:

- Proposed Community Commercial zone is more appropriate than Neighborhood Commercial on Fourth Plain Boulevard, one of two major east to west arterial roadways citywide.
- Additional traffic created by rezone is extremely limited, and no increase might occur if property were to develop under current zoning for one 10,000 square foot building with separate uses.



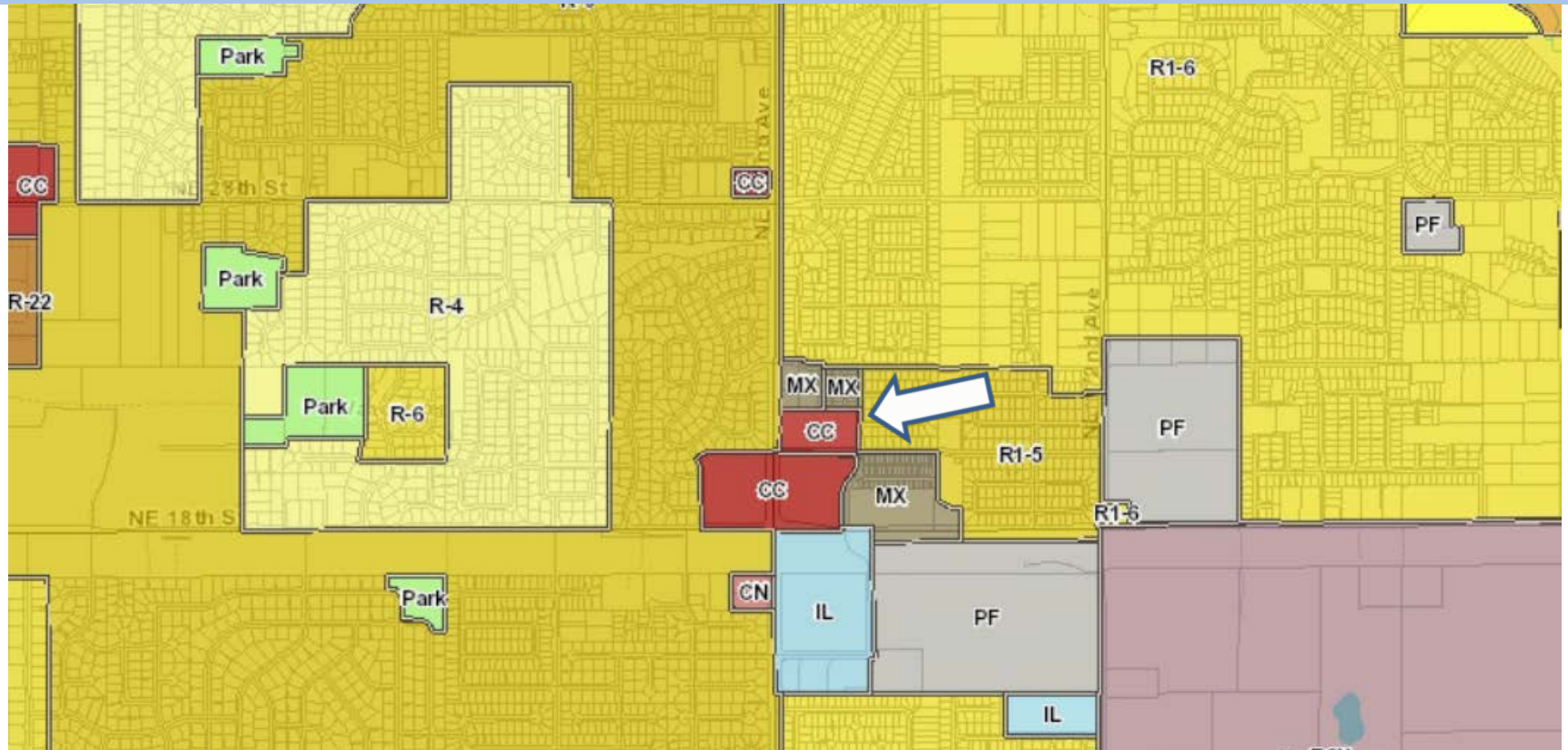
# Horizontal Dental – Return to Council

- Questions of staff
- Applicant and public testimony
- Deliberations and recommendation

# Cascade North/CC to R-18 on rear 1.9 acres of church site



# Cascade North – Regional zoning

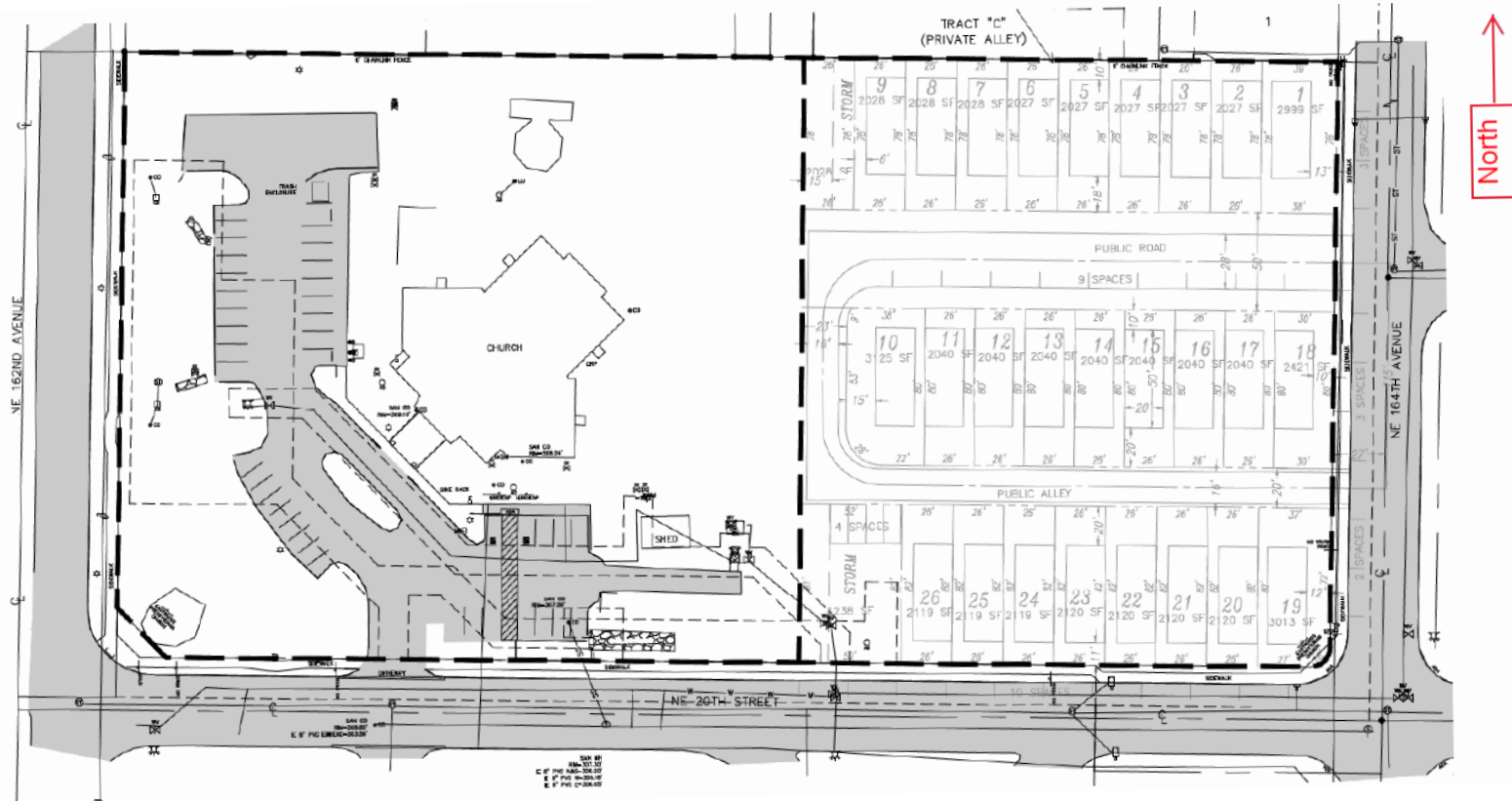


# Cascade North – Background

- Annexation process initiated by applicant request, and Council resolution to proceed on November 4, 2019. Annexation hearing July 20.
- Church sale agreement with applicant requires no more than 28 single-family lots, limited to two stories and be served by double car garages. Applicant envisions 26 narrow lot detached single family subdivision if rezone approved
- Project to result in 19 a.m. peak and 26 p.m. peak hour vehicle trips, less total traffic under the proposed residential than the existing commercial zoning, although slightly more in the morning peak hour.



# Cascade North – Anticipated future subdivision



# Cascade North – Background

- Applicant's economic study argues the site is more viable for residential than commercial development, as it is small and lacks direct access to and visibility from 162<sup>th</sup> Avenue, is bordered by church and residential uses on three sides, and there are larger existing commercial developments nearby.
- The study also argues project homes anticipated in the \$355,000 to \$360,000 range are a greater community need.



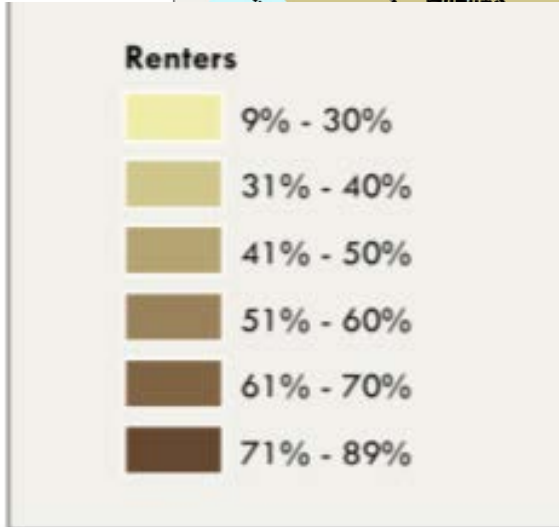
# Cascade North – Arguments for approval

- Rezone site behind church without 162<sup>nd</sup> Avenue visibility or direct access lessens commercial viability. Extensive nearby commercial activities lessen need for retention of CC zoning.
- Proposed R-18 zoning compatible with adjacent residential and commercial development. Church supports proposal and opposes other options.
- Anticipated small lot single family subdivision would likely incrementally add to area housing affordability.
- Limited traffic impacts created by rezone.

# Cascade North – Arguments for denial

- Zone change and anticipated subdivision would preclude possible denser multi-family development in an area of NE Vancouver with almost no apartments, few rental housing options, and relatively limited options for adding these.
- Church indicates rezone site has received inquiries for higher density development. 162<sup>nd</sup> Avenue provides transit and automobile access.
- Site is largely separated from adjacent uses other than church by roads and turnaround area. Church building is 50 feet from site, and enhanced screening could be negotiated with sale of land

## Cascade North – Current renter concentrations



# Cascade North – Applicable Rezone Standards

- VMC 20.285.050A requires proposal is in the public interest, and more consistent with the Vancouver Strategic and Comprehensive Plans than the existing designation
- Zoning not proposed cannot be imposed as part of this review, but application can be denied on basis that proposal effectively precludes future options in the public interest and more consistent with applicable policy direction.
- Such an approach should include an assessment of the likelihood of those other zoning designations are applied to the site in the future.

# Cascade North – Recommendation

Approval recommended based on findings in staff report:

- As owners, church willingness needed to develop site more densely.
- Proposed R-18 zone and anticipated small lot subdivision would likely result in incremental improvements in area affordability.
- Higher City parking requirements for apartments (1.5 spaces per unit vs 1.0 per single family home) means denser zoning would result in only modest gain in number of units, although apartment units would likely be more affordable, and with greater available to renters.
- Eight persons testified in favor of change to R-18 zoning.

# Cascade North – Return to Council

- Questions of staff
- Applicant and public testimony
- Deliberations and recommendation



# Questions and Discussion

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