



# 62<sup>nd</sup> Avenue Apartments corner zone change

January 23, 2023  
Vancouver City Council  
Public Hearing



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Community Development Department

# Presentation Overview

- Council public hearing review of one zoning designation change, from R-18 to R-22 on for the remainder 0.3-acre corner portion of larger 2.8-acre property approved for similar rezone to R-22 in 2021. No Comprehensive Plan change is involved.
- Staff report, Council questions, applicant presentation, public testimony, and Council deliberation and decision
- Because of the prior 2021 review, a memorandum in lieu of workshop for the corner rezone was provided to the Council

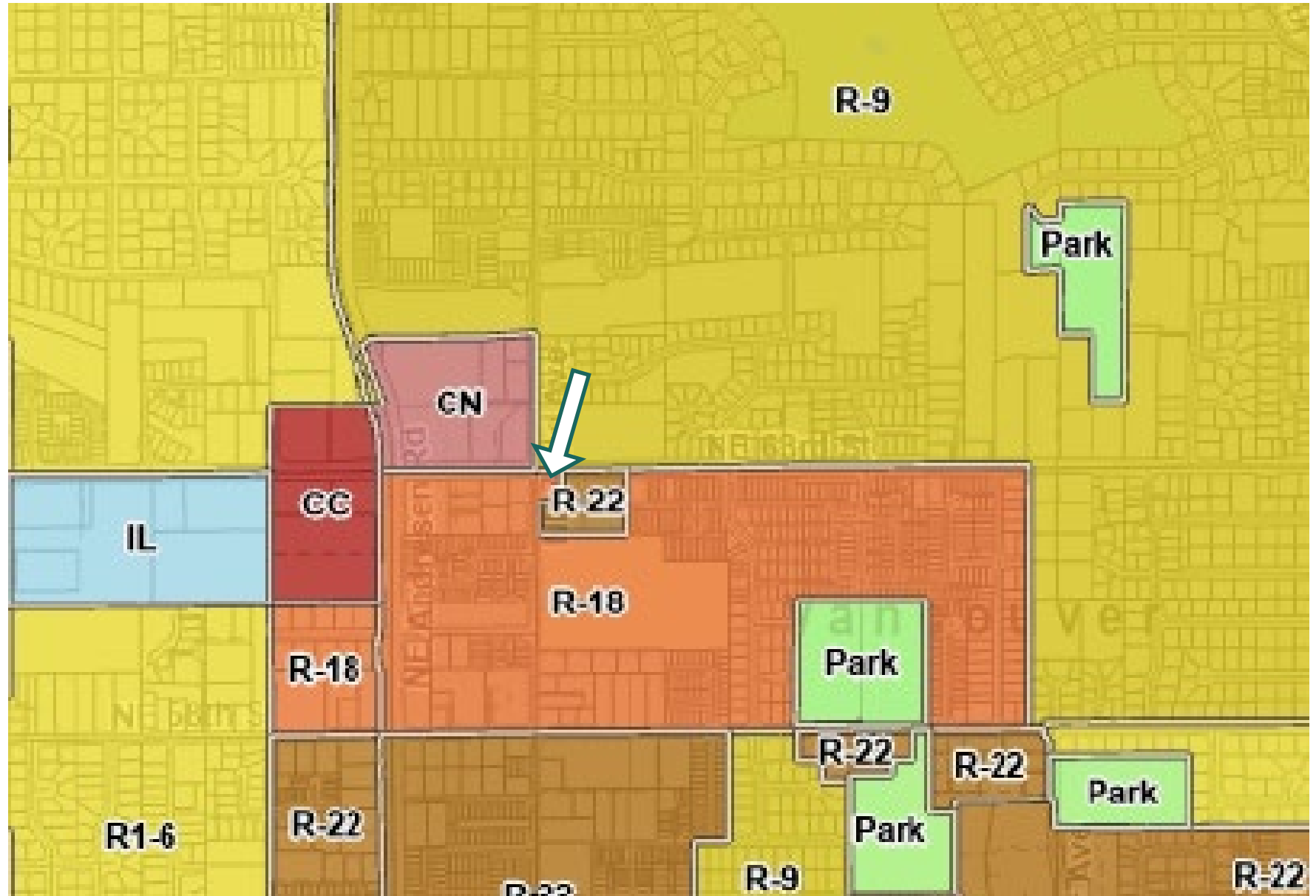


R-18 to R-22  
in the Walnut  
Grove  
Neighborhood



62<sup>nd</sup> Avenue Apartments corner rezone— 3

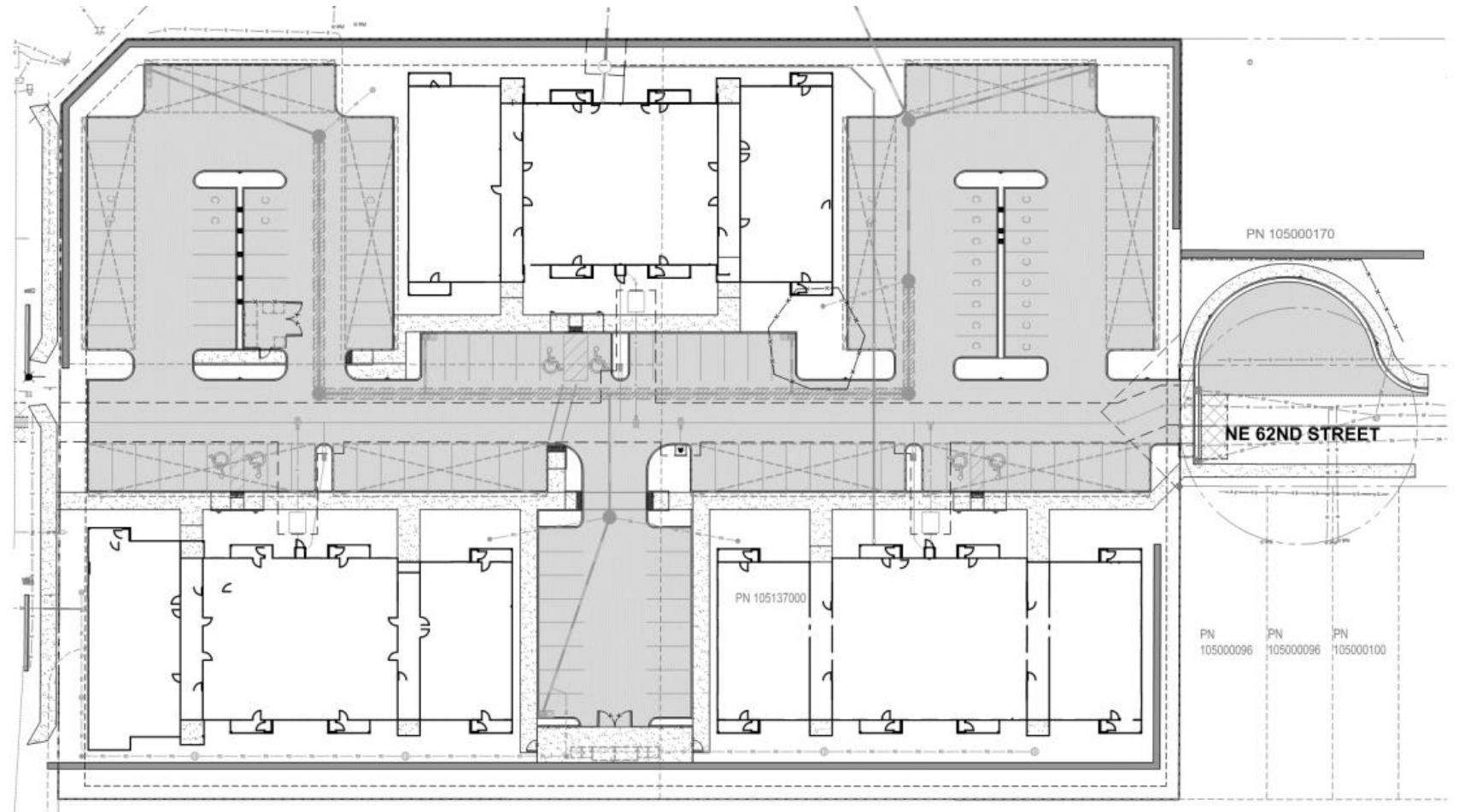
# Regional Zoning



# Anticipated future development

- If rezone approved, applicant envisions revising recently approved 76-unit market-rate apartment complex to include two more units, without changing building footprints
- Vehicular access will be through 62<sup>nd</sup> Avenue to the east. Access at west end of the site to 72<sup>nd</sup> Avenue for pedestrian and emergency vehicles only.

# Recently approved site plan





# Planning Commission review

- The Commission unanimously recommended approval of the rezone at a December 13, 2022 public hearing with no questions or testimony received
- Recommendation based on findings that the rezone facilitates 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.

# Return to Council

- Questions of staff
- Applicant presentation and public testimony
- Council deliberation and decision