

An aerial photograph of a city neighborhood. In the center is a large, green park area with many trees and a paved walkway. Surrounding the park are various buildings, including multi-story apartment complexes and commercial structures. The sky is clear and the overall scene is bright and sunny.

62nd Avenue Apartments corner zone change

January 23, 2023
Vancouver City Council
Public Hearing



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Principal Planner
Community Development Department

Presentation Overview

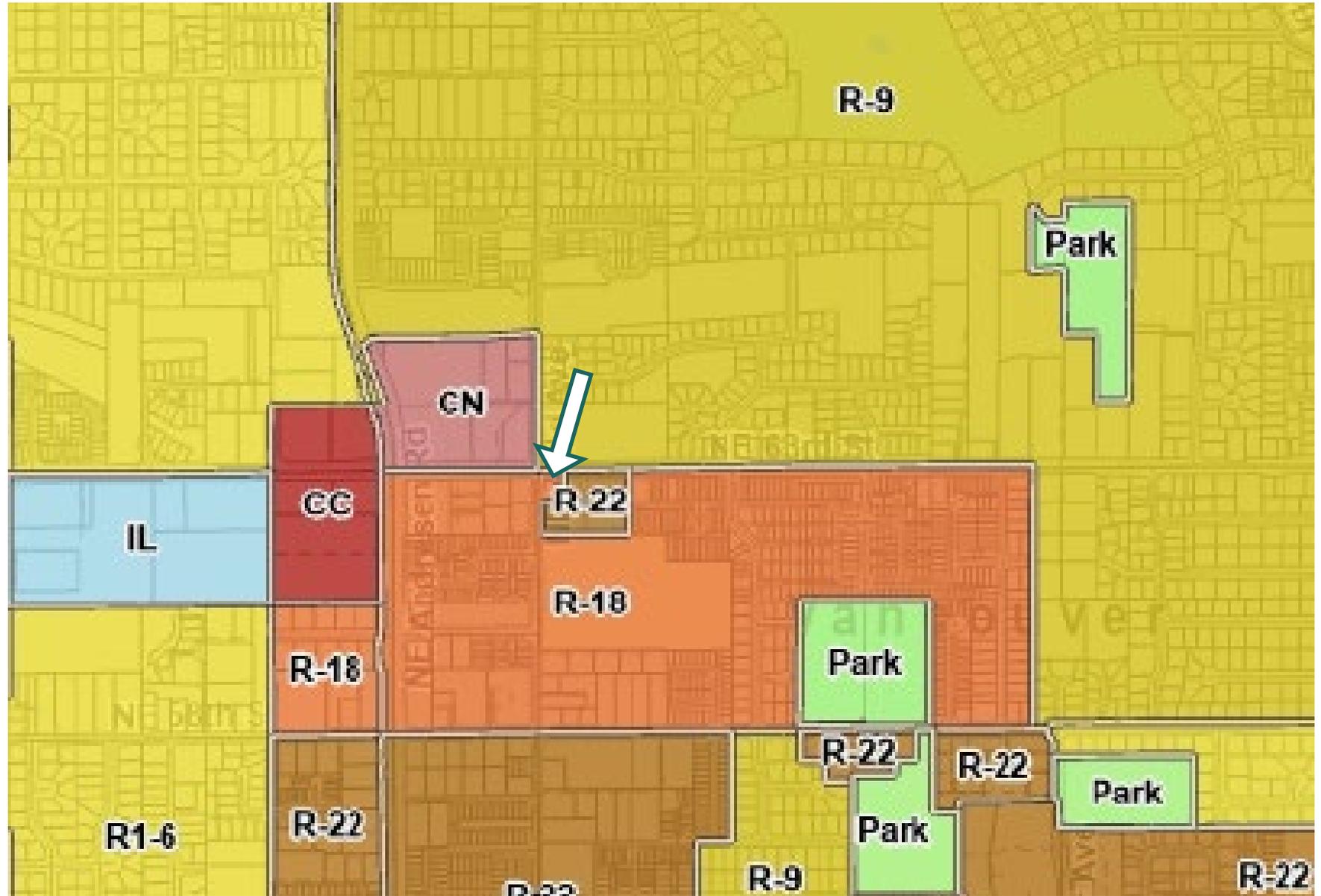
- Council public hearing review of one zoning designation change, from R-18 to R-22 on for the remainder 0.3-acre corner portion of larger 2.8-acre property approved for similar rezone to R-22 in 2021. No Comprehensive Plan change is involved.
- Staff report, Council questions, applicant presentation, 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



62nd Avenue Apartments corner rezone— 3

Regional Zoning

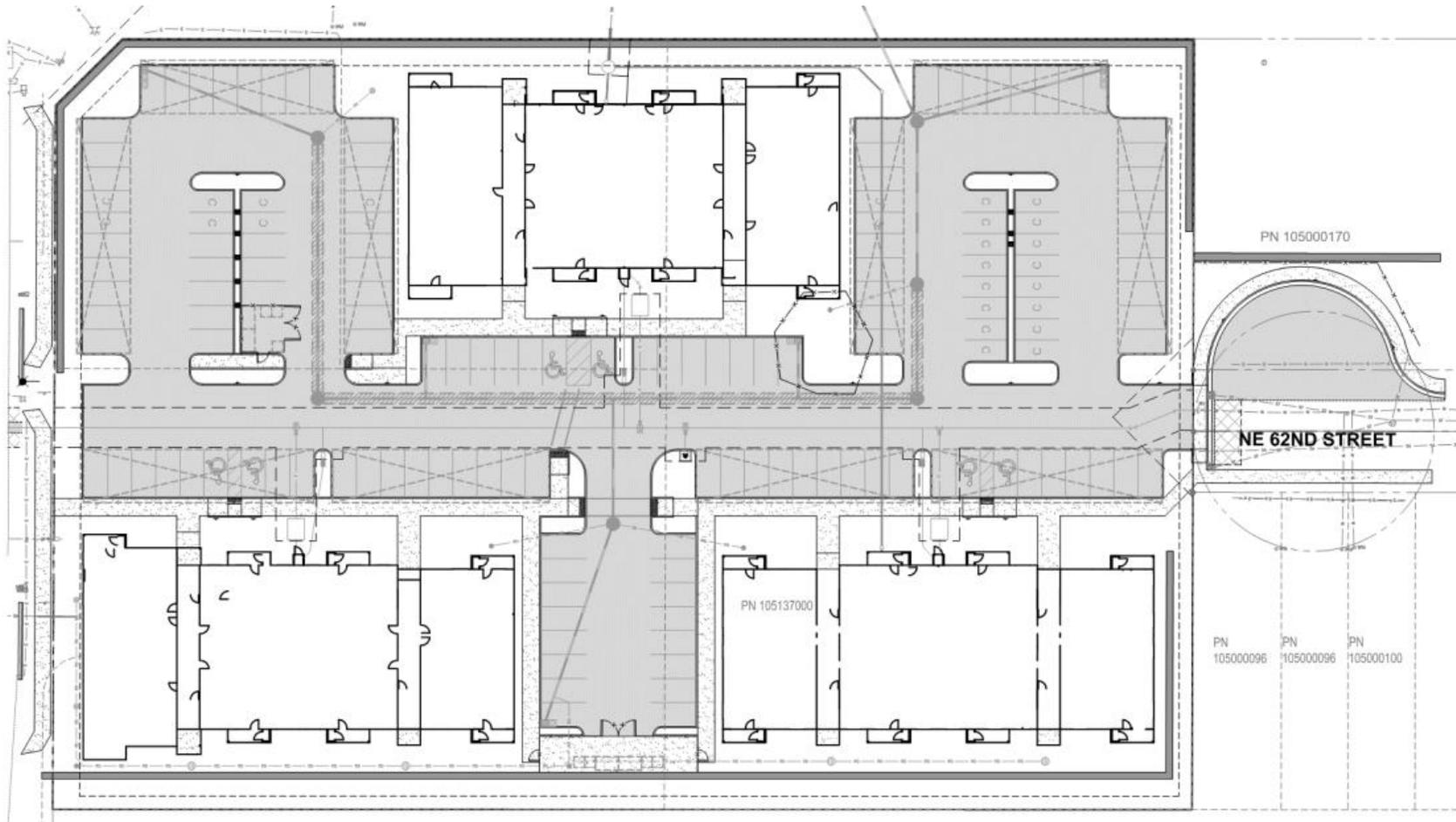


62nd Avenue Apartments corner rezone— 5

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 62nd Avenue to the east. Access at west end of the site to 72nd 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