



Fall 2022 Comprehensive Plan and Zoning Amendments

January 9, 2023
Vancouver City Council
Public Hearing



Bryan Snodgrass
Principal Planner
Community Development Department

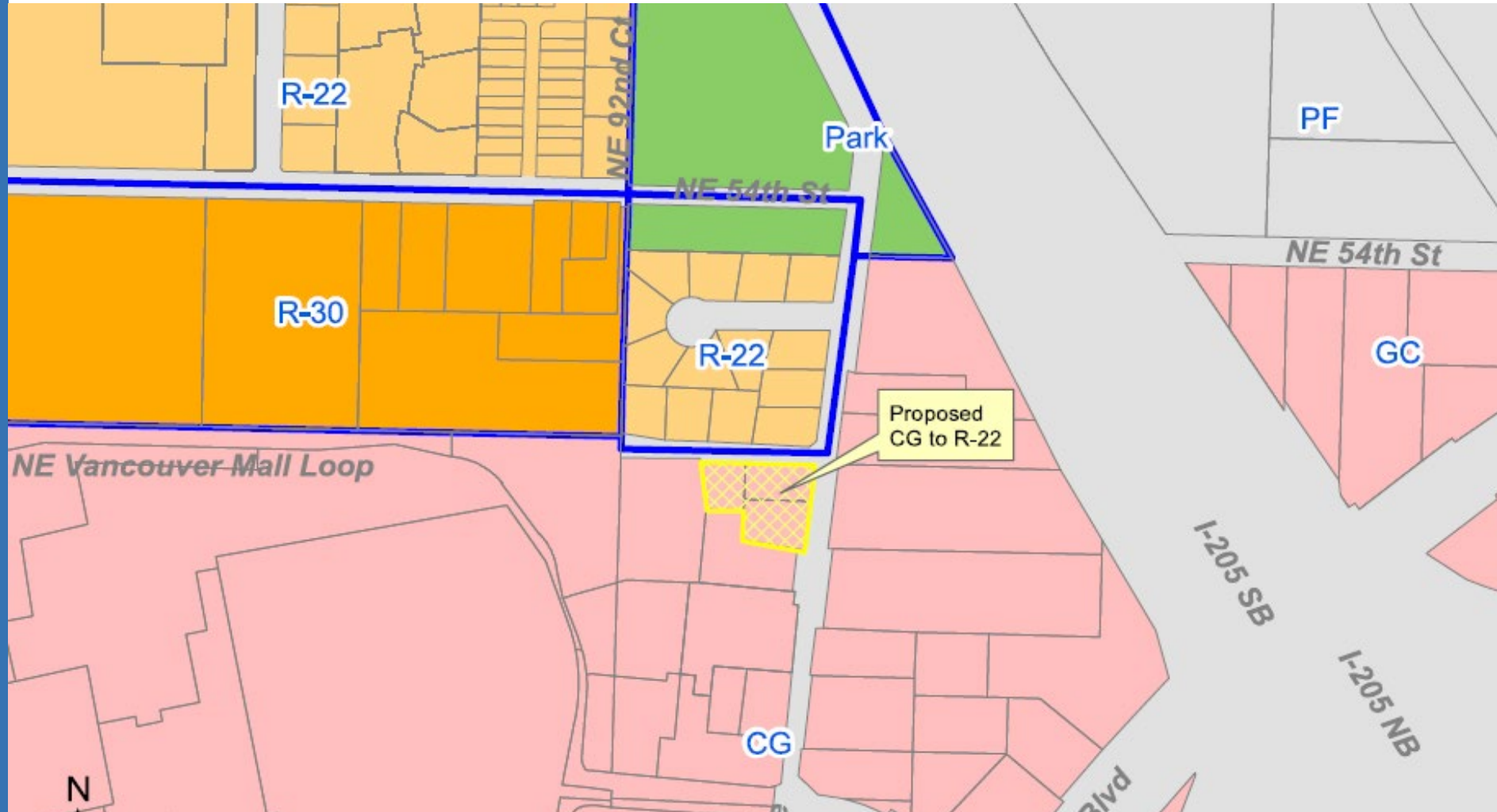
Presentation Overview

- Council public hearing review of three Comprehensive Plan and zoning map designation change requests, one Comprehensive Plan and associated zoning code text change, and 17 zoning code text changes.
- Separate Council hearing review and vote for each of three map changes, and one hearing review and vote for all text changes
- Unanimous recommendation for approval by Planning Commission on October 11, 2022, with two exceptions noted
- City Council workshops November 14 and 28, and first readings December 12 and 19, 2022

Stutesman
Plan/zone map
change –
CG to R-22
in the Van Mall
Neighborhood,
Intended to allow
11 townhome
units.



Stutesman Plan/zone map change - Vicinity Zoning



Stutesman Plan/zone map change - Background

- Located at a transition point between residential and commercial zoning districts
- Planning Commission recommended for approval:
 - Found site to be a good location to meet long term housing needs;
 - Indicated there is ample commercial zoning and commercial development nearby;
 - Concerns about displacement of existing mobile home tenants can be partially addressed by 90-day period until ordinance effective date to allow additional time for tenants to plan for relocation.
- No public testimony at hearing, one advance letter in opposition

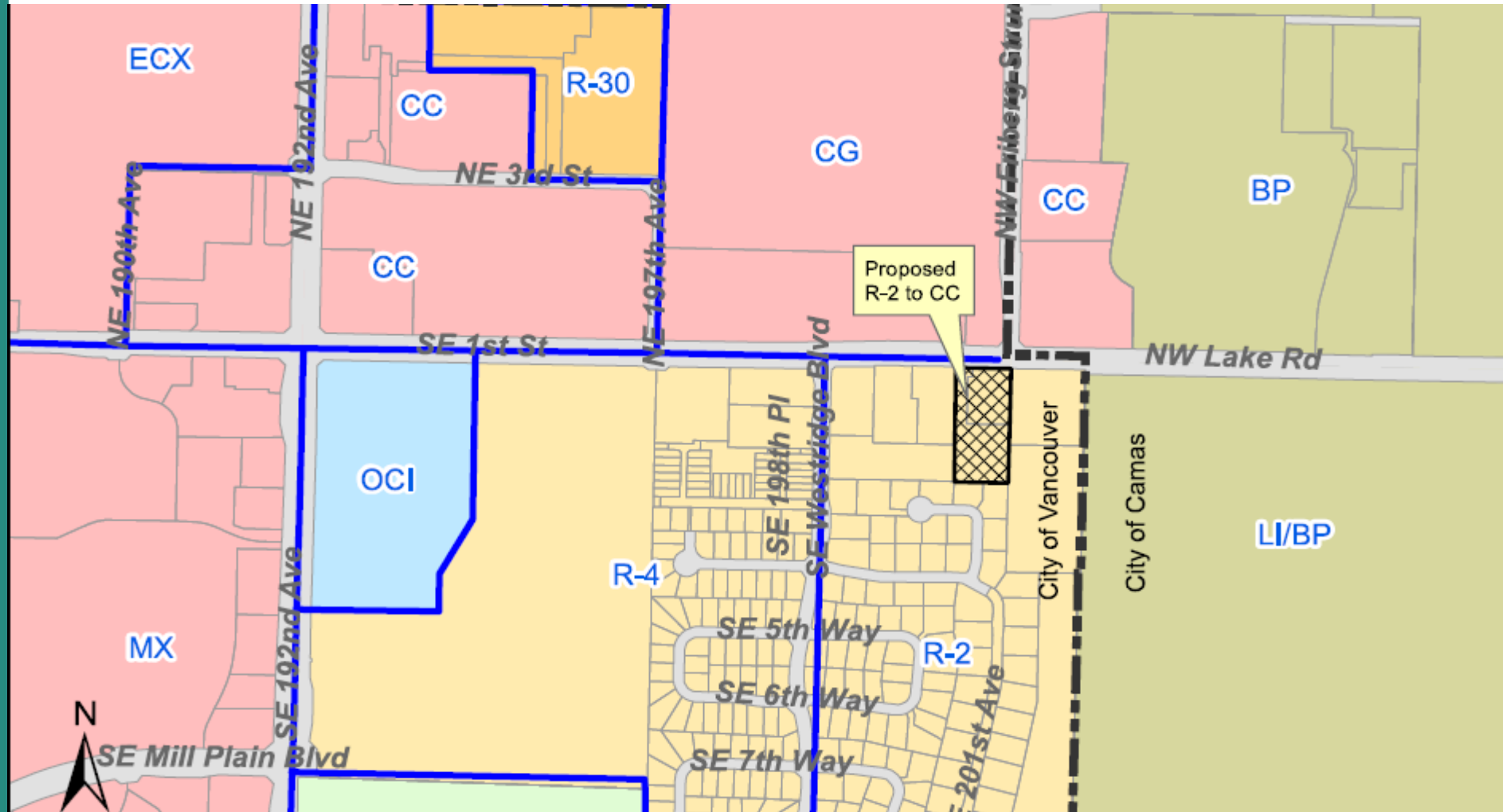
Stutesman Plan/zone map change - Return to Council

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

Schwartz
Plan/zone map
change - R-2 to
CC in East
Vancouver,
Intended to allow
expansion of
existing home
business.



Schwartz Plan/zone map change - Vicinity zoning



Schwartz Plan/zone map change - Background

- Planning Commission recommended denial by 3-2 vote, based on concerns that commercial zoning at this site alone could hinder efficient redevelopment of abutting large homesites, preclude changes to higher density residential zoning, and is premature given pending Comprehensive Plan update.
- Applicant argued that the proposal meets rezone criteria, and 1st Street has developed and is more appropriate for commercial development rather than single family housing.
- No public testimony at hearing, one advance comment in opposition.

Schwartz Plan/zone map change - Vicinity Land Uses



Schwartz Plan/zone map change - Area Home Business Activity

- Old Chicago Street Rods listed by Google Maps at 20019 SE 1st Street east of rezone site
- No Home Occupation permit listings at rezone site or vicinity

Allowed residential uses in proposed CC zone

- Residential Uses - household living, group living, home occupations
- Housing Types
 - Attached single dwellings, duplexes, and multifamily units, if part of a mixed use development
 - Affordable housing projects, if near frequent transit

Code definition of proposed CC zone

CC: Community Commercial. The CC zoning district is designed to provide for retail goods and services purchased regularly by residents of several nearby neighborhoods. The zone also accommodates offices, institutions and mixed-use housing. Because of the limited trade area, there are significant opportunities for walking, bicycle and transit trips that should be encouraged and accommodated through building/site design, landscaping and access.

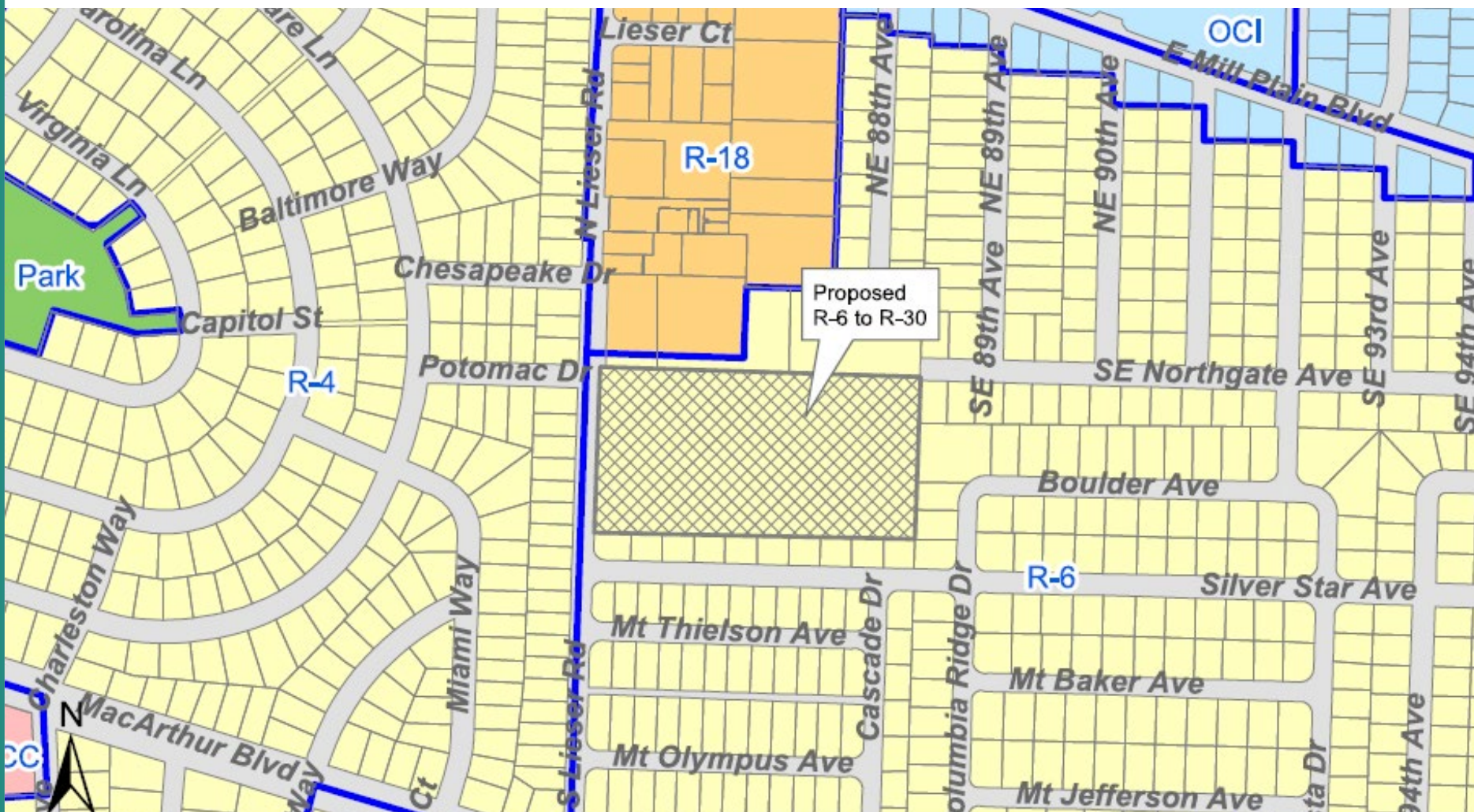
Schwartz Plan/zone map change - Return to Council

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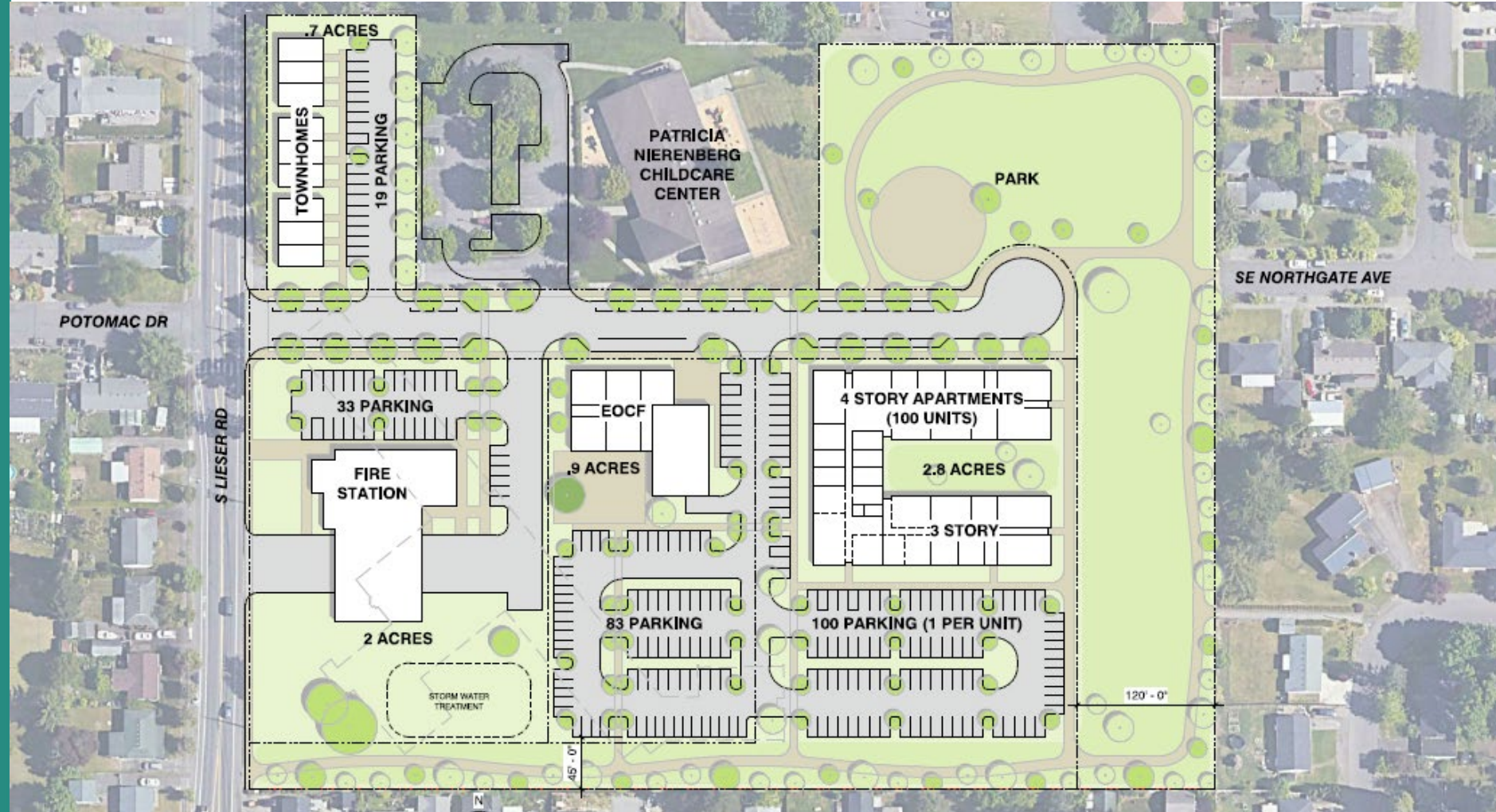
Lieser School -
R-6 to R-30 in
Vancouver
Heights
Neighborhood,
Intended to allow
redevelopment
including park,
fire station,
housing, EOCF
facility.



Lieser School Site -Vicinity zoning



Lieser School Site- Potential Future Site Plan



Lieser School site - Background

- Planning Commission recommended approval based on proposal's provision of affordable housing, on-site public facilities and services, and the various outreach events and activities conducted for the redevelopment proposal.
- Two persons testified at the hearing and one advance comment was received with concerns about traffic, services, neighborhood character, and a desire for additional information.

Lieser School Site – Return to Council

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School District capital facility plans and impact fee updates

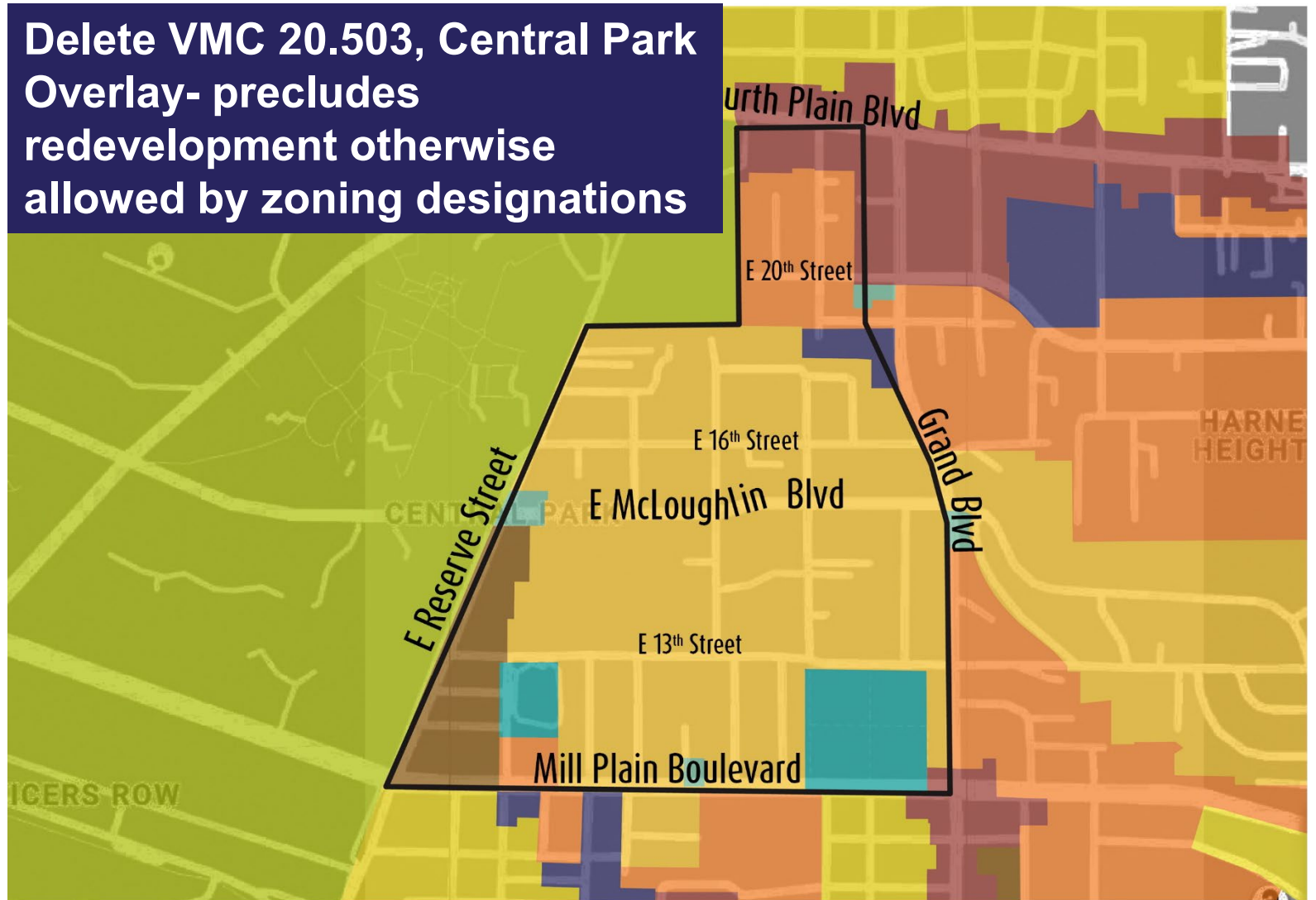
- Updated 6-year Battleground, Camas and Vancouver School Districts capital facilities plans proposed for adoption by reference in Appendix E of the Comprehensive Plan. Associated new School Impact Fees proposed in VMC Table 20.915.060-1:

School District	Single-Family	Multi-Family
Battle Ground	\$6,397 <u>\$10,760</u>	\$2,285 <u>\$3,845</u>
Camas	\$5,371 <u>\$6,650</u>	\$5,371 <u>\$6,650</u>
Vancouver	\$2,880 <u>\$2,786</u>	\$2,381 <u>\$2,486</u>

- No comments received

Zoning Code Text Changes - Central Park Overlay

Delete VMC 20.503, Central Park
Overlay- precludes
redevelopment otherwise
allowed by zoning designations



Zoning Codes



Central Park Overlay - background

- Overlay established in 2000 following request from Central Park N.A. 40% of neighborhood housing units estimated to be multi-family at the time.
- Overlay prohibits adding housing units through redevelopment, which has prevented homesites in multi-family zoned areas from developing as allowed by underlying zoning. Land divisions or ADUs in single family zone comprising most the residential area have been permitted.
- Overlay contains only two provisions. Restriction is unique citywide, and arguably inconsistent with City Comprehensive Plan goals addressing redevelopment and efficient use of land, and housing affordability crisis in recent years
- Residents and owners in Overlay area notified by postcard. Neighborhood Association contacted. Limited public feedback to date.

VMC Title 20 / Zoning Code Text Changes (cont.)

- 20.970, Solid Waste Disposal and Recycling Standards, 20.927, Narrow Lot Standards, and 20.950 Cluster Lot Development – Add solid waste related provisions codifying existing practices
- 20.885, Temporary Uses – Clarify and shorten existing standards
- 20.960, Commercial District Standards – Address signs on top of multi-story buildings
- 20.150, Residential Care Homes, and 20.860, Adult Care Homes – update definition to allow up to 8 persons rather than current 6, consistent with state guidance

VMC Title 20 / Zoning Code Text Changes (cont.)

- 20.150, Definitions – Add a senior housing definition
- 20.670, Heights District – Limit first floor 16-foot height minimum to commercial uses, not residential
- 20.710, Archaeological Resources – Update Map
- 20.150, Definitions; 20.920, Infill Standards; 20.790, SEPA; 20.570, Airport Overlay; Various – Correct definitions and references

VMC Title 20 / Zoning Code Text Changes (cont.)

- 20.450. Update map embedded in zoning text to reflect zoning overlay map changes approved in 2021 for Port property near Vancouver Lake
- 20.430. Amend footnote allowance for affordable housing located near transit with 35-minute or less service intervals to eliminate reference to outdated C-Tran document
- 20.180.060, 20.180.070, 20.180.080. Update fees to eliminate outdated January 2022 fee listings, clarify language for tenant improvements, and separate out Right-of-Way permits for residential and commercial uses. Per City Code, VMC 20.180 fee changes were not reviewed by the Planning Commission.

Comprehensive Plan and Zoning Code Text Changes (cont.)

- 20.320, Subdivisions – Delete sales history requirements, correct reference and typo
- Verbal amendment to correct scrivener’s error on proposed VMC 20.320.070.C.1.c, ordinance page 30 item K, to change “boundary” to singular but not to delete entire word

1. *Centerline monument-setting.* After paving, except as provided in subsection [\(C\)\(4\)](#) of this section, monuments shall be driven flush with the finished road surface at the following intersections:

a. Street centerline [intersections](#);

b. Points of intersection of curves if placement falls within the paved area or otherwise, at the beginnings and endings of [curves](#);

c. Intersections of the plat ~~boundaries~~ [extensions](#) and street centerlines.

2. *Property line monument-setting.* All front corners, rear corners, and beginnings and endings of S curves shall be set with monuments, except as provided in subsection [\(C\)\(4\)](#) of this section. In cases where street curbs are concentric and/or parallel with front right of

Comprehensive Plan and Zoning Code Text Changes - Return to Council

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Questions and Discussion

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