



Staff Report

TO: Clark County Planning Commission
FROM: Oliver Orjiako, Director *OO*
PREPARED BY: Sharon Lumbantobing, Planner II
DATE: June 21, 2018
SUBJECT: CPZ2018-00004 STRAWBERRY HILL ANNUAL REVIEW FOR
COMPREHENSIVE GROWTH MANAGEMENT PLAN AND MAP
AMENDMENT

PROPOSED ACTION

The applicant is requesting to amend the comprehensive plan designation and zoning from Commercial with Neighborhood Commercial (NC) zoning to Urban Low Density Residential comprehensive plan designation and Single Family Residential (R 1-6) zoning on two parcels: 189810000 (1.07 acres), and 189835000 (0.58 acres), which are cumulatively 1.65 acres.

BACKGROUND

The applicant owns two parcels (189810000 and 189835000) that are currently zoned Neighborhood Commercial with a Commercial comprehensive plan designation. The two parcels total approximately 1.65 acres and are located at the intersection of NE 119th St. and NE 47th Ave. The proposal is to amend the comprehensive plan designation and zoning from Neighborhood Commercial (NC) to Urban Low Density Residential (R 1-6), which would allow these two parcels to develop consistent with the existing land uses to the north south and west of the site.

In 1994, the parent parcel was approximately 5.07 acres and split zoned. In 2007, the parent parcel was platted into 21 single-family residential lots zoned R1-6 and two parcels zoned Neighborhood Commercial. As part of the Strawberry Hill II subdivision, conditions were placed on the NC parcels to restrict direct access from NE 119th St and NE 118th St. All commercial access to the NC parcels would be from NE 47th Ave.

The applicant's narrative states that the owners have been unable to attract prospective tenants and/or buyers due to the access restrictions, the abundance of commercial retail space in the area, and the emergence of e-commerce. The property owner is requesting to amend the comprehensive plan designation and zoning from Commercial (NC) to Urban Low Density Residential (R 1-6) for parcels 189810000 (1.07 acres) and 18935000 (0.58 acres).

Goal 1 Urban Growth. "Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner". [RCW 36.70A.020(1) and WAC 365-196-310(2)(i)].

Goal 4 Housing. "Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock". [RCW 36.70A.020(4)].

WAC 365-196-410 Housing Element section provides recommendations for meeting the element requirements. Under WAC 365-196-410(2)(a)(iii)(B), "The housing element shows how a county or city will accommodate anticipated growth, provide a variety of housing types at a variety of densities, provide opportunities for affordable housing for all economic segments of the community, and ensure the vitality of established residential neighborhoods...

- (iii) Housing goals and policies should address at least the following:
 - (A) Affordable housing;
 - (B) Preservation of neighborhood character; and
 - (C) Provision of a variety of housing types along with a variety of densities."[WAC 365-196-410(2)(a)(iii)(B) and (C)].

Finding: The proposed amendment is within the Vancouver urban area and is served by public facilities and services to support the proposed amendment at urban densities. The proposed re-designation of this land for more residential uses is consistent with the type and intensity of uses expected in the Urban Growth Area. The proposed amendment is consistent with the applicable GMA Goals.

Community Framework Plan

The Community Framework Plan (Framework Plan) provides guidance to local jurisdictions on regional land use and service issues. The Framework Plan encourages growth in centers, urban and rural, with each center separate and distinct from the others. The centers are oriented and developed around neighborhoods to allow residents to easily move through and to feel comfortable within areas that create a distinct sense of place and community. The Community Framework Plan policies applicable to this proposal include the following:

- "2.1.0 Communities, urban and rural, should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries and to ensure an adequate supply of affordable and attainable housing.
- 2.1.8 Housing strategies are to be coordinated with availability of public facilities and services, including human services." [Framework Plan, pages 14-15].
- 9.1.0 "Encourage a balance of job and housing opportunities in each urban center. Provide sufficient land for business as well as homes. Businesses within the community should provide a range of job types for the community's residents.
- 9.1.4 Encourage appropriate commercial development in neighborhoods and rural centers that support the surrounding community." [Framework Plan, pages 21].

Finding: The subject parcels are within the Vancouver UGA boundary and located in an area of existing urban development surrounded by residentially zoned and developed land. While the

Finding: The proposed amendment is consistent with polices in the 2016 Plan. The proposed re-designation of this land for more residential uses is consistent with the type and intensity of uses expected in the Urban Growth Area.

Conclusion: Criterion A has been met.

B. The proponent shall demonstrate that the designation is in conformance with the appropriate locational criteria identified in the plan and the purpose statement of the zoning district. [CCC 40.560.010(G)(2) and CCC 560.020.(G)].

“Urban Low Density Residential (UL). This designation provides for predominantly single-family residential development with densities of between five and ten units per gross acre. Minimum densities will assure that new development will occur in a manner which maximizes the efficiency of public services. New development shall provide for connection to public sewer and water. Duplex and attached single-family homes through infill provisions or approval of a Planned Unit Development may be permitted. In addition, public facilities, churches, institutions and other special uses may be allowed in this designation if certain conditions are met. The base zones which implement this 20-Year Plan designation are the R1-20, R1-10, R1-7.5, R1-6 and R1-5 zones. The zones may be applied in a manner that provides for densities slightly higher than existing urban development, but the density increase should continue to protect the character of the existing area.” [2016 Plan, page 33].

“Single-Family Residential Districts (R 1-20, R 1-10, R 1-7.5, R 1-6, and R 1-5)

A. Purpose.

1. The R 1-20, R 1-10, R 1-7.5 districts are intended to:
 - a. Recognize, maintain and protect established low-density residential areas.
 - b. Establish higher densities where a full range of community services and facilities are present or will be present at the time of development.
 - c. Provide for additional related uses such as school, parks and utility uses necessary to serve immediate residential areas.
2. The R 1-6 and R 1-5 districts are intended to provide for higher single and duplex densities where a full range of community services and facilities are present or will be present at the time of development.” [CCC 40.220.010(A)].

Finding: The proposed comprehensive plan amendment and rezoning is in conformance with both the locational criteria in the comprehensive plan and the purpose of the proposed zoning districts. The surrounding properties are already zoned Urban Low Density Residential.

Conclusion: Criterion B is met.

C. The map amendment or site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity. [CCC 40.560.010(G)(3)].

Finding: Neighborhood Commercial areas are of limited size and are intended to provide for the convenience shopping needs of the immediate neighborhood. Two adjacent properties to the east and north of the subject parcels are currently zoned Neighborhood Commercial and together total 2.75 acres. These two properties are corner lots located at the intersection of NE 50th Ave. and NE 119th St. and are better situated to serve the commercial needs of the

Conclusion: The proposed land use amendment (b) better implements applicable comprehensive plan policies than the current land use designation. The need for residentially zoned land to develop housing would better implement the comprehensive plan policies than maintaining these two parcels as Neighborhood Commercial. There are two other NC zoned parcels in the vicinity, which are sufficient to meet the neighborhood commercial needs, but there are only seven out of 150 acres (or 4.5%) of vacant, unconstrained residential land in the vicinity of the subject parcels that are zoned R 1-6. Criterion D has been met.

- E. Where applicable, the proponent shall demonstrate that the full range of urban public facilities and services can be adequately provided in an efficient and timely manner to serve the proposed designation. Such services may include water, sewage, storm drainage, transportation, fire protection and schools. Adequacy of services applies only to the specific change site. [CCC 40.560.010(G)(5)].**

Finding: The full range of urban public facilities and services are available to serve residential uses at the site. Clark Public Utilities provides water service, Clark Regional Wastewater provides sewer service, Fire District 5 and Clark County Sheriff's office serve this area, and it is in the Battle Ground school district. Future development of parcels 189810000 and 189835000 in the Strawberry Hill II subdivision will be required to provide a separate stormwater facility at the time of development. This is within C-Tran's service area and is currently served by a transportation arterial network. The Transportation Impact Analysis shows a decrease in trips as a result of this request, which will reduce vehicular demand on the streets adjacent to this proposal. The current NC zoning could generate 608 daily trips. When rezoned to R 1-6, the traffic impact analysis concluded that the site could generate 95 daily trips, which are 513 fewer daily trips than the current NC zoning.

Conclusion: Criterion E is met.

RECOMMENDATION AND CONCLUSIONS

Based on the information and the findings presented in this report, staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to Clark County Councilors.

The following table lists the applicable criteria and summarizes the findings of the staff report for CPZ2018-00004. The Planning Commission findings will be added to the table after public deliberation at the Planning Commission hearing scheduled for this application.