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CLARK COUNTY
WASHINGTON

STAFF REPORT

TO: Clark County Planning Commission

FROM: Oliver Orjiako, Director
Gary Albrecht, Planner II, AICP

DATE: October 7, 2010

SUBJECT: CPZ2010-00028: AMENDMENTS TO THE 20-YEAR COMPREHENSIVE PLAN DOCUMENT, COMPREHENSIVE PLAN MAP AND ZONING MAP, UDC TITLE 40 CHAPTERS 40.230.010, 40.100.070 AND 40.210.050, 40.260 AND APPENDIX C

BACKGROUND:

Clark County is in the process of streamlining its Unified Development Code Title 40 for commercial uses. As part of the streamlining efforts, the County appointed a Technical Advisory Committee comprised of commercial real estate brokers, property owners, developers, and commercial experts. The Technical Advisory Committee was charged with reviewing the current code and providing recommendations.

In 2008 Phase I, ordinance 2008-12-15, of the streamlining efforts was adopted and included such actions as renaming Highway Commercial (CH) to General Commercial (GC) zoning designation and removing all references to references to “strip commercial”. The Technical Advisory Committee is recommending the following streamlining recommendations under Phase 2 of this project:

1. Exhibit 1 provides targeted amendments to CCC 40.230.010 Commercial Districts. These amendments include:
 - a. Moving Rural Commercial Districts CR-1 and CR-2 to new CCC 40.210.050
 - b. Eliminating the Limited Commercial District
 - c. Reducing the number of conditional uses
 - d. Increasing the number of permitted uses
 - e. Repealing Appendix C Commercial Design Guidelines
2. Exhibit 2 adds a new section, CCC 40.210.050, for Rural Commercial Districts CR-1 and CR-2.
3. Exhibit 3 amends CCC 40.100.070 Definitions to provide two new definitions, Animal Day Use Facility and Kennel Commercial.
4. Exhibit 4 amends CCC 40.320.010 Landscaping and Screening on Private Property to allow for drive-through facilities.
5. Exhibit 5 amends Clark County 20-Year Comprehensive Growth Management Plan, 2004-2024 to removes references to “Limited Commercial” in Chapter 1 Land Use.
6. Exhibit 6 amends Clark County 20-Year Comprehensive Plan Map and Zoning Map to remove “Limited Commercial”. This action amends the Comprehensive Plan and Zoning

designations for approximately 265 acres of Limited Commercial designated parcels to either General Commercial (GC), Community Commercial (C-3), Urban Medium Density Residential (R-18) and (R-30), Urban Low Density Residential (R1-6).

7. Exhibit 7 amends CCC 40.200.020 Zoning Classifications, Table 40.200.020-1. Zoning Districts, 40.260.250 (D)(3) Wireless Communications Facilities, CCC 40.310.010 (F)(1) Requirements for Signs – General and by Zoning Districts, CCC 40.310.010(F)(3)(c) Additional Standards for Signs Restricted by Land Use District, and CCC Table 40.310.010-5. Additional Sign Standards for Industrial Districts to remove references to Limited Commercial.

The Technical Advisory Committee’s recommendation to remove the Limited Commercial zoning designation provides several benefits to the county that; (1) increase code compatibility with the City of Vancouver; (2) reduce confusion of allowable uses; (3) improve clarity of allowed uses in different zones; and (4) create consolidated urban commercial zones.

PROPOSED ACTION:

1. Amend CCC 40.230.010 Commercial Districts to reduce the number of urban commercial and modify Table 40.230.010-1;
2. New CCC 40.210.050 Rural Commercial Districts;
3. Amend CCC40.100.070 Definitions;
4. Amend CCC 40.320.010 Landscaping;
5. Amend Clark County 20-Year Comprehensive Plan, Chapter 1 Land Use
6. Repeal Title 40 Appendix C Commercial Design Guidelines;
7. Amend Clark County 20-Year Comprehensive Plan Map and Zoning Map;
8. Modify the Comprehensive Plan and Zoning designations as proposed for parcel numbers in Exhibit 6;
9. Amend CCC 40.200.020 Zoning Classifications;
10. Amend CCC Table 40.200.020-1. Zoning Districts;
11. Amend CCC 40.260.250 (D)(3) Wireless Communications Facilities;
12. Amend CCC 40.310.010 (F)(1) Requirements for Signs – General and by Zoning Districts;
13. Amend CCC 40.310.010(F)(3)(c) Additional Standards for Signs Restricted by Land Use District; and
14. Amend CCC Table 40.310.010-5. Additional Sign Standards for Industrial Districts.

RECOMMENDATION AND CONSLUSIONS

Based upon the information and the findings presented in this report and in the supporting documents, staff recommends that the Planning Commission forward to the Board of Clark County Commissioners a recommendation of **APPROVAL** of CPZ2010-00028.