

Chapter 20.691

112th AVENUE CORRIDOR PLAN DISTRICT

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Section 20.691.010 Purpose

The 112th Avenue Corridor Plan District (Plan District) promotes and guides new development as directed by the vision, goals, and policies of the adopted 112th Avenue Corridor Plan; provides clear objectives for those proposing to develop in the Plan District; maintains and enhances property values; and promotes development project compatibility within the District.

Section 20.691.020 112th Avenue Corridor Plan District Area

The Plan District is bounded by Interstate 205 on the west, to NE 4th Street on the south, to NE 33rd Street on the north with an irregular boundary on the east as depicted in Figure 20.691-1.

Section 20.691.030 Allowed Uses

A. Development Agreements in existence on the effective date of this ordinance control the uses and development standards of some of the properties in the Plan District. In order to protect the investments made in reliance upon such agreements, improvements made, existing uses, or site plans approved consistent with these agreements are not non-conforming.

B. Zoning designation. Properties within the Plan District shall comply with their respective code requirements and the development standards and meet the intent of the 112th Avenue Corridor Design Guidelines.

C. Properties with recorded Development Agreements prior to the adoption of this District, may follow the provisions of this Plan District related to allowed uses and development standards. Properties with such Development Agreements shall develop under one of the following options:

1. Under the provisions for uses and standards determined by the recorded Development Agreements, or
2. Under the provisions of the zoning code including uses and standards as it exists on the date of development application, or
3. Under the provisions for uses determined by the Development Agreements and code standards existing on the date of vested application as provided for under VMC 20.210.110, Vesting of Applications.

D. Drive-up uses – Properties zoned Community Commercial located east of the existing Four Seasons Safeway development, west of Four Seasons Lane, north of Angelo Drive and south of NE 28th Avenue, as depicted in Figure 20.691-2, shall be allowed uses under VMC 20.430.030 except that automobile service stations are prohibited and that only two drive-through facilities shall be allowed.

Section 20.691.040 Development Standards and Guidelines

Development within the Plan District shall be subject to the development standards contained in Sections 20.410, 20.420, 20.430, and 20.450 except as modified herein.

- A. All new development, streets, and street improvements shall meet the intent of the adopted 112th Avenue Corridor Design Guidelines (Ordinance M-4005).
- B. All new development shall meet the intent of the connecting streets, trails and open spaces illustrated on the Conceptual Site Plan within the 112th Avenue Corridor Design Guidelines.
- C. Street connections between adjacent properties need not be opened until such time as the connecting roadway on each property is constructed to urban standard, consistent with Vancouver's street standard plans.