



STAFF REPORT

13th Street Gas Station

Major Design Review (DR23-09)

Related File: SPRV3-06

TO Design Review Committee

FROM Yvette Sennewald, Senior Planner

LOCATION 20101 NE 13th Street
Parcel Number: 176148000

APPLICANT PLS Engineering
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APPLICABLE LAW: This land use application submitted November 9, 2023, and the applicable codes are the codes that were in effect at the date of application. Camas Municipal Code (CMC) chapters include Title 17 Land Development and Title 18, specifically (but not limited to): Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 18.18 - Site Plan Review, Chapter 18.19 Design Review, and Chapter 18.55 Administrative Procedures.

Summary

The applicant is currently seeking approval to construct an 8-pump gas station, a 4,100 square-foot convenience store, and a drive-thru car wash on an approximately 0.97-acre parcel currently developed with a single-family residence, situated in the BP – Business Park Zone. The convenience store is proposed to have small general retail sales including food items, cold beverages, and potentially some on-site prepared foods.

The site is located at 20101 NE 13th Street and is situated on the southwesterly corner of the intersection at NE 13th Street and NW Friberg-Strunk Street. Parcels to the north across NE 13th Street, as well as directly west, are developed with single-family residential uses under Clark County jurisdiction. The property south of the project site is developed with a business park (Lacamas Tech Business Park). East of the project site is a business park development that is currently under construction.

The subject property is relatively flat with vegetation consisting primarily of grass with scattered trees.

The subject site is surrounded by properties in Clark County jurisdiction to the North and West zoned Single-Family Residential, and to the South and East by properties located within the City of Camas jurisdiction with a BP – Business Park Zone designation.

The proposed project is subject to Site Plan Review, which is being processed concurrently under Planning File SPRV23-06.

Purpose

Design Review is required under CMC Chapter 18.19. Design review is not intended to determine the appropriate use on a parcel but rather review a proposed development for compliance with City codes and plans related to landscaping, architectural elevations, and other elements relative to required improvements. The recommendations from the Design Review Committee (DRC) must consider the design review standards from the Design Review Manual and the Camas Municipal Code (CMC). The enclosed checklist is to help guide your review but refer to the manual for specific details regarding the standards.

Standard and Specific Commercial Design Principles and Guidelines

The standard and specific commercial design principles and guidelines are required and must be demonstrated to have been satisfied in the overall intent for design review approval. The design guidelines are developed to assist a project in meeting the established principles and each guideline should be adequately addressed. If the proposal cannot meet a specific guideline, then an explanation should be provided by the applicant as to why and how it will be mitigated to satisfy the intent of the design principles. The development guidelines include five major categories: 1) Landscaping and Screening, 2) Architecture, 3) Massing and Setbacks, 4) Historic & Heritage Preservation, and 5) Circulation and Connections.

The Design Review Checklist is enclosed to help guide the DRC in reviewing the standard applicable specific design review principles and guidelines.

CMC Chapter 18.37 Business Park standards

The Design Review Committee recommendations shall also be based on the architectural design standards of CMC Chapter 18.37 Business Park standards.

Recommendation

That the Design Review Committee reviews the submitted materials, deliberates, and forwards a recommendation to staff for a final decision.