



STAFF REPORT

Couch Street Duplex

Major Design Review (DR22-11)

Related File: CUP22-04

TO Design Review Committee

FROM Yvette Sennewald, Senior Planner

LOCATION 1241 NW Couch Street
Parcel Number: 986060366

APPLICANT Nick Jones, VestCapital
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APPLICABLE LAW: This land use application submitted December 7, 2022, 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.

Background

The applicant is currently seeking design review approval for the construction of a duplex, each unit proposed to be approximately 1,730 square-feet in size, on an approximately 5,001 square-foot vacant lot that was previously developed with a workshop building, situated in the R-7.5 – Single Family Residential Zone. Each residential unit contains a single car garage accessed at the front of the building, with additional parking provided on the driveway. Landscaping is provided on site.

The project area is bordered on each side by single-family residential homes. Existing plex's are located within the project vicinity.

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 Multi-Family Design Principles and Guidelines

The standard and multi-family 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.

Recommendation

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