



STAFF REPORT

Lacamas Counseling Center
 Major Design Review (DR22-07)
 Related File: SHOR22-02

TO Design Review Committee

FROM Lauren Hollenbeck, Senior Planner

LOCATION 3631 NE Everett Street
 Parcel Number 124290-000

APPLICANT Scott Taylor
 SGA Engineering

APPLICABLE LAW: This land use application submitted September 7, 2022, is vested to the land use regulations and development standards in effect on the effective date of the Camas Municipal Code (CMC) Title 16 Environment, 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 18.45 Major Variance, including the Shoreline Master Program.

Summary

The applicant is currently seeking design review approval for the construction of a 4,051 square foot counseling center and parking lot including landscaping. The site fronts NE Everett Street (SR500) on its west side and Lacamas Lake is located west of the property. Access to the site is provided from NE Everett Street (SR500).

The subject property is currently vacant and zoned Mixed Use (MX). The adjoining property to the south is L&L Autobody commercial use including a single-family residence also zoned Mixed Use (MX), to the north is a single-family residence zoned Single-Family Residential (R-12), and to the west is city owned vacant shoreline property zoned Open Space (OS).

The site's topography is relatively flat with a gentle slope from north to south. The site is currently undeveloped and covered with trees, shrubs and grass.

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 Camas Municipal Code (CMC). An enclosed checklist is to help guide you in your review but refer to the manual for specific details regarding the standards.

Standard and Specific Gateway and Commercial & Mixed Use Design Principles and Guidelines

The standard and specific gateway and commercial & mixed uses principles and guidelines are required and must be demonstrated to have been satisfied in overall intent for design review approval. The standard 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.