



STAFF REPORT

Fresenius Kidney Care Camas
Major Design Review (DR22-09)
Related File: SPRV22-08

TO Design Review Committee

FROM Yvette Sennewald, Senior Planner

LOCATION 3409 Camas Meadows Drive
Parcel Number: 986043917

APPLICANT Adrian Rodrigues
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APPLICABLE LAW: This land use application submitted October 14, 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.

Summary

The applicant is currently seeking design review approval for the construction of a 10,500 square-foot, one-story medical office building on an approximately 1.38-acre vacant parcel situated in the BP – Business Park Zone. Surface parking is provided around the building and is accessed from NW Camas Meadows Drive. Landscaping is focused on the perimeter of the site and throughout the parking area.

The project site is part of the approved Parklands at Camas Meadows Mixed Use Master Plan development agreement, which is comprised of both residential and commercial/business uses. The project site is situated on the east side of NW Camas Meadows Drive, northerly of 61st Circle and is surrounded by an office building to the north, and residential development to the west, south, and east. The subject property is relatively flat and slopes downwards at its property lines to the residential lots. Vegetation consists of shrubs along the rear property line. There are no trees on site.

The proposed medical office building is subject to Site Plan Review, which is being processed concurrently under Planning File SPRV22-08.

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 & 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.

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.