



STAFF REPORT

Camas Meadows Hole 9 Mixed-Use Development

Major Design Review (File no. DR23-03)

Consolidated File: CUP23-01, SUB23-01,
SPRV23-02, CA23-03, SEPA23-03, ARCH23-02

TO Design Review Committee

FROM Madeline Sutherland, Planner

LOCATION 4525 NW Camas Meadows Drive
Parcel Numbers: 175980000, 172973000, 172963000, 986035734, 986035733,
172970000, & 986026906

APPLICABLE LAW: This land use application was submitted on April 4, 2023, and resubmitted on April 24, 2023. Applicable 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 17.11 – Subdivisions, Chapter 18.43 Conditional Use Permits, 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 to construct 77 detached and attached single-family homes with a 6,600 square foot commercial building. Other amenities include landscaping, pedestrian pathways, and parking.

The site is located along NW Camas Meadows Drive, at 4525 NW Camas Meadows Drive. To the north is Camas Meadows Golf Course, directly west is the golf course parking lot and restaurant, and to the south are Light Industrial/Business Park buildings. Further west are single-family and multifamily residences known as Village at Camas Meadows. The site contains several trees and vegetation.

Purpose

Design Review is required under CMC Chapter 18.19. Design review is not intended to determine the appropriate use of 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 Commercial and Residential Design Principles and Guidelines

The standard and specific commercial and residential principles and guidelines for single family residences, townhomes and a commercial building 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.