



STAFF REPORT

Green Mountain PRD Pod B1 residential
Major Design Review (File no. DR23-04)
Related File: SUB18-04

TO Design Review Committee

FROM Lauren Hollenbeck, Senior Planner

LOCATION East of NE Ingle Road and approximately 1,300-ft north of NE Goodwin Road
Parcel Numbers 986037307 and 173178000

APPLICANT Brian Emrich
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APPLICABLE LAW: The major design review application was submitted April 10, 2023. Preliminary plat approval was submitted November 1, 2018, so the applicable codes are those codes that were in at the time of preliminary plat approval. Applicable Camas Municipal Code (CMC) chapters include Title 16 Environment, Title 17 Land Development- Chapter 17.11 Subdivision, Chapter 17.19 Design and Improvement Standards, and Title 18 Zoning, specifically (but not limited to): Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 18.19 Design Review, and Chapter 18.55 Administrative Procedures, including recorded development agreement no. 5134733.

Background

The Green Mountain PRD Pod B1 subdivision received preliminary plat approval in August 2019 and received engineering/landscape plan approval in August 2022. At the time of preliminary plat review, the applicant elected to not apply for Design Review as allowed per CMC 18.55.020.B but was conditioned with the preliminary plat decision to receive Design Review approval prior to building permit submittal.

Summary

The applicant is now seeking design review approval for the construction of 111 front and alley loaded attached residential dwelling units within 6 duplex buildings, 5 tri-plex buildings and 21 four-plex buildings. The proposal includes trails, open space/park, private access roads, parking areas, and stormwater detention facilities.

The subject property bordered by vacant land to the South designated as the Urban Village Area of the Green Mountain Master Plan, the Green Mountain Mixed Use PRD Phase 1 subdivision to the North, NE Ingle Rd to the West, and to the East is community open space that has been previously approved in the Green Mountain Mixed Use PRD. The site is accessed from N. Boxwood Street and N. Dogwood Street.

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 Gateways and Multi-Family Design Principles and Guidelines

The standard and specific gateways and multi-family principles and guidelines for multi-family developments 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.