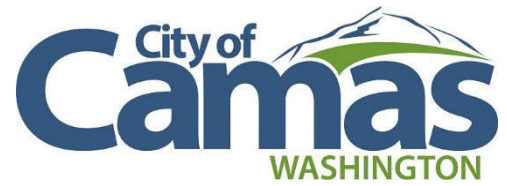


**STAFF REPORT**  
**Zoning Change to Camas School District Properties**  
**City File Number: ZC21-02**



**TO:** Hearings Examiner **DATE:** July 30, 2021

**FROM:** Sarah Fox, Senior Planner

**APPLICANT:** Steve Morasch, Landerhom P.S. for Camas School District No. 117

**LOCATION:** 5220 NW Parker Street and 2815 NW Leadbetter Drive (Tax Parcels: 84836-000 and 84815-000)

**PUBLIC NOTICES:** A Notice of Application and Hearing was mailed to property owners within 300-feet of the subject properties on June 24, 2021. A public hearing notice was posted on the city’s website and in the Camas Post Record on July 22, 2021. Legal publication #578440.

**APPLICABLE LAW:** Camas Municipal Code (CMC) Chapter 18.51; Chapter 18.05; Chapter 18.07; and Chapter 18.09.

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**I. OVERVIEW**

The applicant, Camas School District, has requested that the zoning of Light Industrial/Business Park change for two adjacent properties under their ownership to Business Park (BP). The existing zone of LI/BP was adopted in 2001 (Ord. 2295 June 5, 2001) and prohibits educational uses. With that said, the CMC allows “non-conforming uses” to continue operations, but largely prevents them from expanding (refer to CMC Section 18.41.080 – Nonconforming Land Uses).

The easterly property abuts NW Lake Road and was developed in 2003 by Underwriters Laboratories (“UL”), a research and development firm. The school district purchased the 57.6 acre UL property in 2019. The westerly property is 29.56 acres and abuts NW Parker Street. The site has been developed with a middle school since 1999. To the north and south are open space areas. The southern parcel is a critical area and stormwater area owned by the city. The forested property to the north is owned by Wafertech, an industrial firm. Across the street to the west is Camas-Washougal Fire Station #42.



## II. DEVELOPMENT REGULATIONS

This section of the report provides a comparison of the development regulations for both the existing zone and the proposed zoning in order to analyze any potential conflicts with the proposed change at section III.

### A. ZONING MAP

The property is zoned LI/BP and is a zoning district within the comprehensive plan designation of "Industrial", which extends to the west (blue). To the north, south and east are residentially designated properties (yellow). There are two parcels that are designated "Park" (green) that are located to the south of the property. The zoning map (below) illustrates that within the residential designation there is a mix of single family zoning to include: R-6; R-7.5; R-10; R-12; and R-15. There is a multifamily zone to the south that is MF-10. The proposed zoning change would not change the underlying comprehensive plan designation of "Industrial".



### B. USE AUTHORIZATION TABLE

The following tables are excerpts from CMC18.07.030 Table 1 – Commercial and industrial land uses. The tables provide a comparison of land uses that are allowed ("P" or "C") in the proposed BP zone and uses that are prohibited ("X") in the current LI/BP zone. The most relevant difference between the existing zone and the proposed zone is that the *proposed zone* allows ("P") educational uses outright, whereas the existing use prohibits ("X") those uses. The current use of the westerly parcel is for a public school and the easterly property is being leased to a research and development firm.

| Zoning Districts                                | BP              | LI/BP |
|---|-----------------|-------|
| Animal kennel, commercial boarding <sup>6</sup> | P <sup>11</sup> | X     |
| Animal shelter <sup>6</sup>                     | C               | X     |

|  |   |   |
|--|---|---|
| Antique shop <sup>6</sup>                  | C | X |
| Appliance sales and service <sup>6</sup>   | P | X |
| Automobile repair (garage) <sup>6</sup>    | P | X |
| Automobile sales, new or used <sup>6</sup> | P | X |

|   |                |   |
|---|----------------|---|
| Automobile service station <sup>6</sup>                 | P              | X |
| Boat building <sup>6</sup>                              | C              | X |
| Boat repair and sales <sup>6</sup>                      | P              | X |
| Bowling alley/billiards <sup>6</sup>                    | P              | X |
| Building, hardware and garden supply store <sup>6</sup> | P              | X |
| Bus station <sup>6</sup>                                | P              | X |
| Clothing store <sup>6</sup>                             | P              | X |
| Department store <sup>6</sup>                           | P              | X |
| Feed store <sup>6</sup>                                 | C              | X |
| Furniture repair; upholstery <sup>6</sup>               | P              | X |
| Furniture store <sup>6</sup>                            | P              | X |
| Gas/fuel station <sup>6</sup>                           | P              | X |
| Gas/fuel station with mini market <sup>6</sup>          | P              | X |
| Grocery, large scale <sup>6</sup>                       | C <sup>8</sup> | X |
| Grocery, small scale <sup>6</sup>                       | P              | X |
| Hospital, emergency care <sup>6</sup>                   | P              | X |
| Hotel, motel <sup>6</sup>                               | P              | X |
| Household appliance repair <sup>6</sup>                 | P              | X |
| Industrial supplies store <sup>6</sup>                  | C              | X |
| Laundry (self-serve)                                    | P              | X |
| Liquor store <sup>6</sup>                               | C              | X |
| Nursery, plant <sup>6</sup>                             | C              | X |

|  |   |   |
|--|---|---|
| Pet shops <sup>6</sup>                           | P | X |
| Plumbing, or mechanical service <sup>6</sup>     | P | X |
| Second-hand/consignment store <sup>6</sup>       | P | X |
| Shoe repair and sales <sup>6</sup>               | P | X |
| Taverns <sup>6</sup>                             | P | X |
| Theater, except drive-in <sup>6</sup>            | P | X |
| Veterinary clinic <sup>6</sup>                   | P | X |
| Cotton, wool, other fibrous material             | P | X |
| Food production or treatment                     | P | X |
| Furniture manufacturing                          | C | X |
| Metal fabrication and assembly                   | C | X |
| Auditorium <sup>6</sup>                          | P | X |
| Community club <sup>6</sup>                      | P | X |
| Church <sup>6</sup>                              | P | X |
| Library <sup>6</sup>                             | P | X |
| Museum <sup>6</sup>                              | P | X |
| Sports fields <sup>6</sup>                       | P | X |
| College/university <sup>6</sup>                  | P | X |
| Elementary school <sup>6</sup>                   | P | X |
| Junior or senior high school <sup>6</sup>        | P | X |
| Private, public or parochial school <sup>6</sup> | P | X |

The following comparison is provided to identify if the proposed change creates any current uses to become prohibited if the land is zoned BP. The tables below provide the list of land uses that are prohibited (X) in the proposed BP zone and those that are currently allowed (P, C or T) in the LI/BP zone. Staff found that none of the current or proposed uses would be prohibited in the BP zone.

| Zoning Districts                          | BP | LI/BP          |
|---|----|----------------|
| Day care, family home <sup>6</sup>        | X  | P <sup>5</sup> |
| Office supply store <sup>6</sup>          | X  | P <sup>5</sup> |
| Roadside produce stand <sup>6</sup>       | X  | T              |
| Sexually oriented business <sup>1,5</sup> | X  | P              |
| Electronic equipment                      | X  | P              |

### C. DEVELOPMENT STANDARDS

The easterly property includes a two story structure of approximately 115,000 sq. feet that encompasses 2% of the 57.6 acre site. The lot coverage limit in LI/BP is 40% for a two-story structure and is 50% in the BP zone. The building sits back at least 500-feet from all property lines (front, sides, rear). In sum, the development of the easterly lot exceeds lot standards in both zones (LI/BP and BP).

The westerly property is 29.56 acres and abuts NW Parker Street. The site has been developed with a middle school since 1999. The approximately 85,900 sq. ft. structure (6% lot coverage) sets back approximately 300 feet from the front, 165 feet from the street side, and 450 feet to the rear. In sum, the development on the westerly lot exceeds the lot standards of both zones.

The existing south and east side of the parcel, abutting NW Leadbetter Drive, does not currently have a sidewalk or other pedestrian pathway. When there is a change of use to the existing easterly building a site plan review (Refer to CMC Ch. 18.18 Site Plan Review) will be required, which may lead to the need for improvements, such as improved accessibility for pedestrians, mitigating vehicular traffic based on a traffic analysis, parking improvements, or other such public improvements.

The following tables per CMC18.09.030 Density and dimensions – Commercial and industrial zones, are a comparison of new development standards between the proposed and existing zoning. The properties as developed meet or exceed the BP zone standards as described in this section. If BP zoning is approved, then new structures could be located closer to property lines than the current structures.

| <b>CMC18.09.030 Density and dimensions</b> | <b>BP</b> | <b>LI/BP</b>  |
|--|-----------|---------------|
| Maximum Density (dwelling units/net acre)  | n/a       | n/a           |
| Minimum lot area (square feet)             | ½ acre    | 10 acres      |
| Minimum lot width (feet)                   | 100       | Not specified |
| Minimum lot depth (feet)                   | 100       | Not specified |

| <b>SETBACK STANDARDS</b>          | <b>BP</b> | <b>LI/BP</b>                                    |
|-----------------------------------|-----------|---|
| Minimum front yard (feet)         | 15        | 5' per 1 foot of building height (200' minimum) |
| Minimum side yard (feet)          | 15        | 100' for building; 25' for parking              |
| Minimum rear yard (feet)          | 50        | 100' for building; 25' for parking area         |
| Maximum Lot coverage (percentage) | 50%       | 1 story (30%) 2 stories (40%) 3 stories (45%)   |
| Maximum building height (feet)    | None      | 60  |

### III ANALYSIS / FINDINGS

Requests for a zoning map amendment is a Type III process. The proposed zone must be consistent with the underlying comprehensive plan designation. The designation of the subject properties is Industrial, and within that designation are four zones—Business Park (BP), Light Industrial/Business Park (LI/BP), Light Industrial (LI) and Heavy Industrial (HI) per CMC18.05.020 – Districts Designated. As stated throughout this report, the applicant requests a change from LI/BP to BP. The BP zone is a district within the underlying comprehensive plan designation.

#### EVALUATION CRITERIA – CMC SECTION 18.51.025(B)

The following criteria were addressed in the applicant’s narrative (Attachment A, beginning on page 3). Staff analysis and findings are included in the right column.

| EVALUATION CRITERIA<br>CMC18.51.025 (B)(2)   | ANALYSIS  |
|--|---|
| <b>a. The map amendment shall be consistent with the policies and provisions of the comprehensive plan including the comprehensive plan map</b>                      | The proposed zoning amendment does not change the comprehensive plan designation of the properties. The proposed zone is a district within the current comprehensive plan designation. The application satisfies this criterion.  |
| <b>b. The amendment shall be compatible with the uses and zoning of the adjacent properties and surrounding areas;</b>   | The current educational uses are not allowed in the LI/BP zone. For this reason, the uses are more compatible with the proposed zoning, as BP zoning allows for educational uses as identified in Section II (B) of this report.  |
| <b>c. The amendment is warranted due to changed circumstances, error, or because of a demonstrated need for additional property in the proposed zoning district;</b> | As noted in the applicant’s narrative, the change of circumstances includes a change of ownership of the easterly property. The applicant also noted that the designation of the LI/BP zone on the westerly property could have been erroneous given that it was a developed school at the time it was zoned LI/BP and the result was that it became a “non-conforming use”. The application satisfies this criterion.      |
| <b>d. The subject property is suitable for development in conformance with zoning standards under the proposed zoning district;</b>                                  | Staff provided evidence at Section II (C) that demonstrates that the existing development on both properties exceed the minimum setback standards and are far less than the lot coverage allowed in either zone. The application satisfies this criterion.  |
| <b>e. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;</b>                                  | There are adequate public facilities and services available for the development on both the west and east sides of the parcel under the current usage for the west and east buildings.<br><br>When there is a change of use, adequate public facilities and services are likely to be available or can be mitigated, prior to approval of the change of use, subject to a site plan review, per CMC 18.18.020.A.1.          |
| <b>f. Specific information about the intended use and development of the property.</b>   | The applicant stated in their narrative (Attachment A, page 3), “There is room on the parcel for additional development. Future development plans include but are not limited to educational space, sports & recreational space, and expanded commercial business use. The District desires to have a zoning that is consistent with these uses but that is also consistent with the educational purposes of the District.” |

**FINDINGS: Staff finds that the application narrative and materials demonstrate that the proposed zone change can meet the criteria of CMC18.51.025(B)(2)**

#### IV PUBLIC COMMENT

At the writing of this report the city received no letters from the public.