



## STAFF REPORT

### The Village at Camas Meadows Phase 3 Townhomes

Major Design Review (File no. DR22-06)

Consolidated File: MajMod22-01

Related File: SPRV21-03

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TO Design Review Committee

FROM Lauren Hollenbeck, Senior Planner

LOCATION SE intersection of NW Payne Street & NW Camas Meadows Drive  
Parcel Number 986046-759

APPLICANT David Morse  
Toll Brothers  
Kirkland, WA 98033  
425-825-5314

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**APPLICABLE LAW:** This land use application submitted September 14, 2022 and resubmitted September 27, 2022. Site Plan Review approval was received August 31, 2021, so the applicable codes are those codes that were in at the time of Site Plan Review approval. 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 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 103 front and alley loaded attached residential dwelling units within 21 townhome buildings, each containing 4 or 5-plexes. Other amenities include landscaping, pedestrian pathways and parking.

The site is located south of NW Camas Meadows Drive, east of NW Payne Street, west of NW McMaster Drive and north of single-family detached dwellings (i.e. Village at Camas Meadows Phase 2) zoned Multi-Family Residential (MF-18), including the subject property. The site is a grassy field that gradually slopes downwards from south to north.

### 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 Multi-Family Design Principles and Guidelines**

The standard and specific multi-family principles and guidelines for townhomes 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.