

LeAnne M. Bremer, P.C.
leanne.bremer@millernash.com
360.619.7002 direct line

Memorandum

VIA E-MAIL

To: City of Camas Planning Commission
c/o Sarah Fox

From: LeAnne M. Bremer, P.C., on behalf of the applicants, Lofts at Camas Meadows Phase I, LLC and Lofts at Camas Meadows Phase II, LLC

Subject: Lofts at Camas Meadows (CPA20-03)

Date: August 10, 2020

On behalf of the applicants, I am submitting additional information to support changing the plan designation and zone from LI/BP to Commercial/Mixed-Use for the approximate 4-acre parcel. A number of these items are in response to the discussion that occurred at the Planning Commission workshop on July 21, 2020.

We are submitting the following:

1. Exhibit 1, which shows the effect of the LI/BP setbacks on the site compared to the setbacks for the Mixed Use zone. As you will see, the setbacks under the LI/BP zone severely restrict development of the property. It is also noted that the minimum lot size for LI/BP sites is 10 acres (CMC 18.09.030-Table 1), and this site is 4 acres. In comparison, the site would meet the size and dimensional requirements of the Mixed-Use zone.

While variances are available to vary the setback requirements, the requested variance would be significant (a major variance under CMC 18-45-020.B.), and it is difficult to meet the variance criteria in CMC 18.45.040, which is a highly discretionary decision. These criteria are:

B. Approval of a major variance must demonstrate with findings of compliance with all of the following criteria:

1. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is located;
2. That such variance is necessary, because of special circumstances or conditions relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use, rights, and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;[and]
3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the zone in which the subject property is located.

2. Exhibit 2, which shows potential mixed use development. These are examples only, but representative of what could be provided. Please note the benefits of this type of development listed on the exhibit.

3. Exhibit 3, which addresses the point raised at the workshop on whether this would be a Mixed-Use zone island. As this map shows, it would not. There is multi-family to the south, the golf course to the north, and single-family zones to the south and east. The site is on the edge of the LI/BP zone, rather than in the middle. The Mixed-Use zone would be complementary to the surrounding existing and planned uses.

4. Letter dated August 6, 2020, from Pedwar Development Group, a neighboring property owner (Tax Lot 986026-906). Pedwar supports the applicant's request.

5. Letter dated August 5, 2020 from Vanport Manufacturing, another neighboring property owner supportive of this request (Tax Parcel 172970-000 and 986035-733). Vanport Manufacturing also requests the same re-designation and rezone for its properties.

Thank you for your consideration, and we look forward to addressing this request more fully at the August 18, 2020 hearing.

NOT FOR CONSTRUCTION

CAMAS MEADOW WOODS -
MIXED USE
Enter address here

ZONING ANALYSIS
08.11.20
Project #20-063

| DESCRIPTION | DATE |
|-------------|------|
| | |

EXHIBIT 01 LI/BP ZONE
vs MX ZONE
EX01

SITE INFORMATION:
4 TAXLOTS
174,246 SF; 4 ACRES

CAMAS ZONING CODE: TITLE 18

CURRENT ZONE: LI/ BP (LIGHT INDUSTRIAL/BUISNESS PARK)

| | |
|----------------------------|---|
| 18.09.030 : TABLE 1 | |
| MAX DWELLING UNITS: | NA |
| MIN LOT AREA: | 10 ACRES |
| MIN LOT WIDTH: | NOT SPECIFIED |
| MIN LOT DEPTH: | NOT SPECIFIED |
| MIN FRONT YARD: | 5' PER 1' OF BUILDING HEIGHT (200' MIN (40' BUILDING HEIGHT)) |
| MIN SIDE YARD: | 100' FOR BUILDING; 25' FOR PARKING |
| MIN REAR YARD: | 100' FOR BUILDING; 25' FOR PARKING |
| LOT COVERAGE: | 1 STORY (30%) 2 STORIES (40%) 3 STORIES (45%) |
| MAX BUILDING HEIGHT: | 60' |

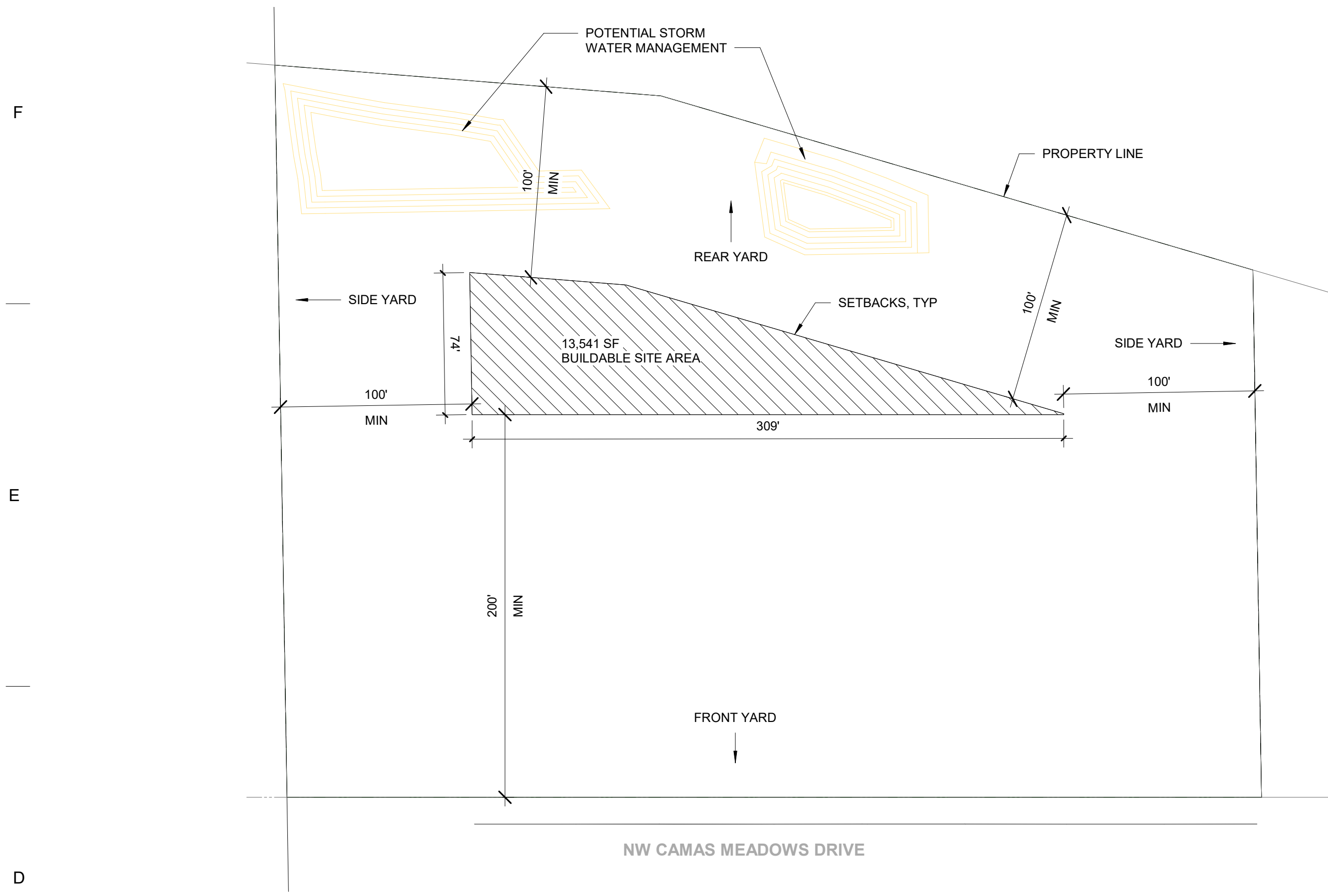
THIS SITE DOES NOT MEET REQUIREMENTS OF THE LI/BP SITE BECAUSE THE SITE IS ONLY 4 ACRES, WITH THE MINIMUM LOT AREA FOR THE LIGHT INDUSTRIAL/BUISNESS PARK BEING 10 ACRES. WITH THE MINIMUM SETBACKS ON THIS 4 ACRE SITE, THIS LEAVES ONLY 13,541 SF FO THE ALLOWABLE BUILDABLE AREA. THIS ALONE PRESENTS MANY RESTRICTIONS FOR USE OF THE SITE. SOME INDUSTRIAL AND FLEX SPACE USERS MAY NOT BE COMPATABLE WITH THE NEIGHBORING GOLF COURSE FOR A MULTITUDE OF REASONS; NOISE, SMOKE, FUMES, ETC.

CAMAS ZONING CODE: TITLE 18

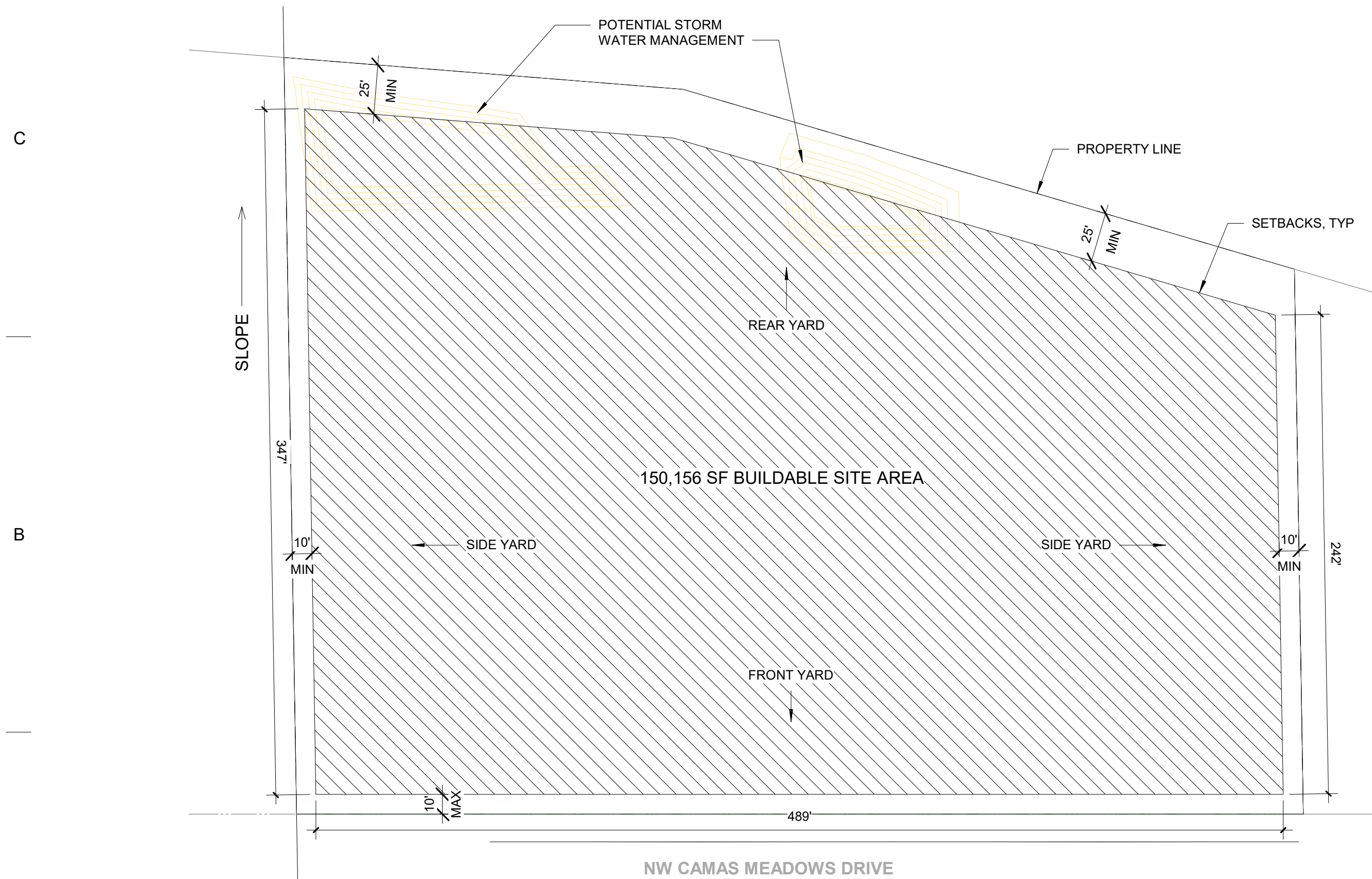
PROPOSED ZONE: MIXED USE (MX)

| | | |
|----------------------------|-------------------------|---------------------------------------|
| 18.09.030 : TABLE 1 | | OUR SITE: |
| DWELLING UNITS / NET ACRE: | 24 | 96 MAX UNITS ALLOWED ON 4 ACRES |
| MIN LOT AREA: | 18,000SF | |
| MIN LOT WIDTH: | NONE | |
| MIN LOT DEPTH: | NONE | |
| MAX FRONT YARD: | 10' | |
| MIN SIDE YARD: | 10' | |
| MIN REAR YARD: | 25' | |
| LOT COVERAGE: | 1 STORY: 60% 2+: 50% | 75,078SF (50% OF BUILDABLE SITE AREA) |
| MAX BUILDING HEIGHT: | NONE | |

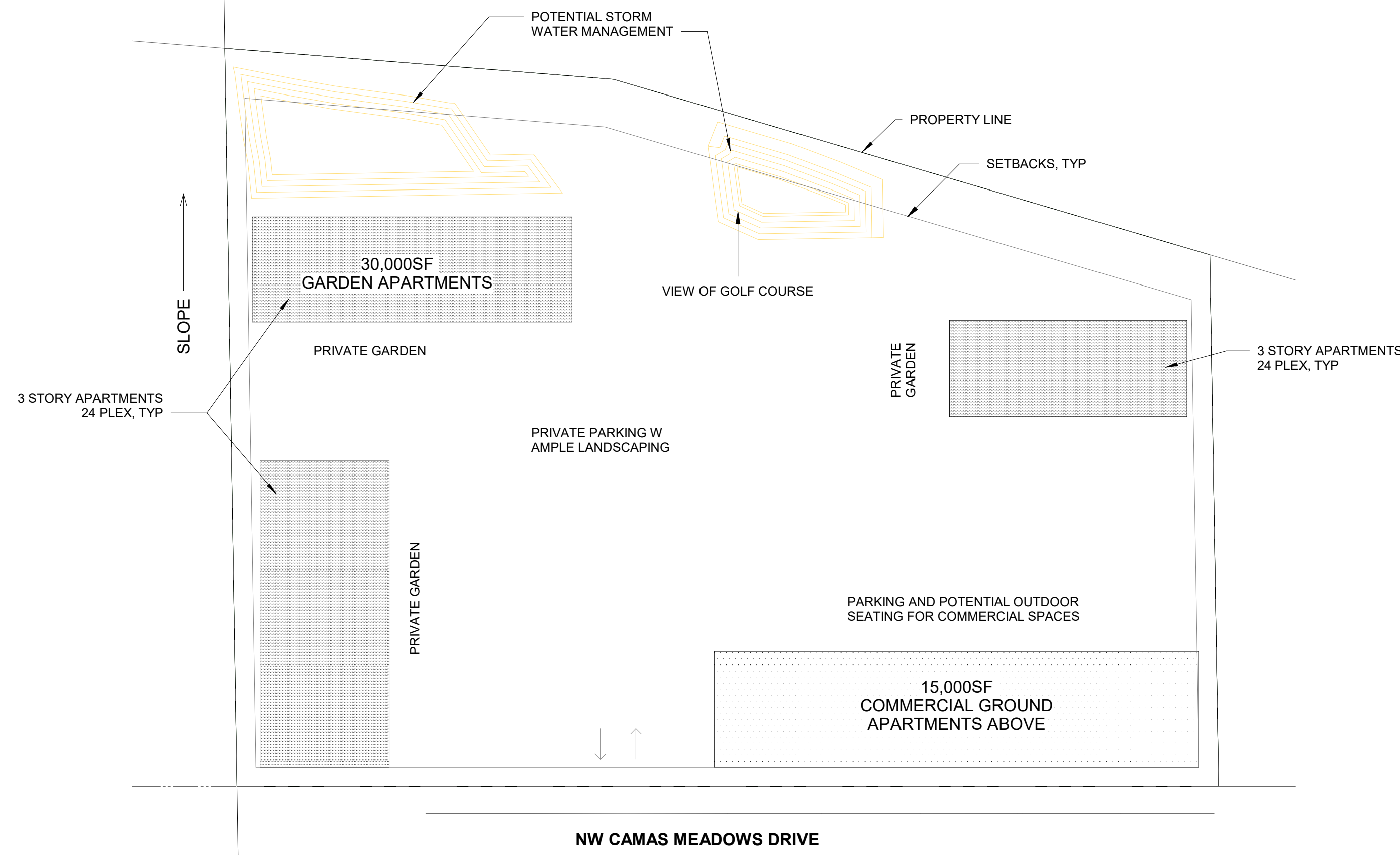
THE SITE CURRENTLY SITS ON THE BOUNDRY OF EMPLOYMENT AND RESIDENTIAL NEIGHBORHOODS, SO THE CHANGE FROM LI/BP TO MX WOULD COMPLIMENT THE SURROUNDING AREA. IF THE SITE ADDED RESIDENTIAL, THE VIEW OF THE GOLF COURSE WOULD ADD VALUE TO THE PROPERTY.



1 SITE PLAN - LI/BP ZONE
SCALE | 1" = 50'-0"



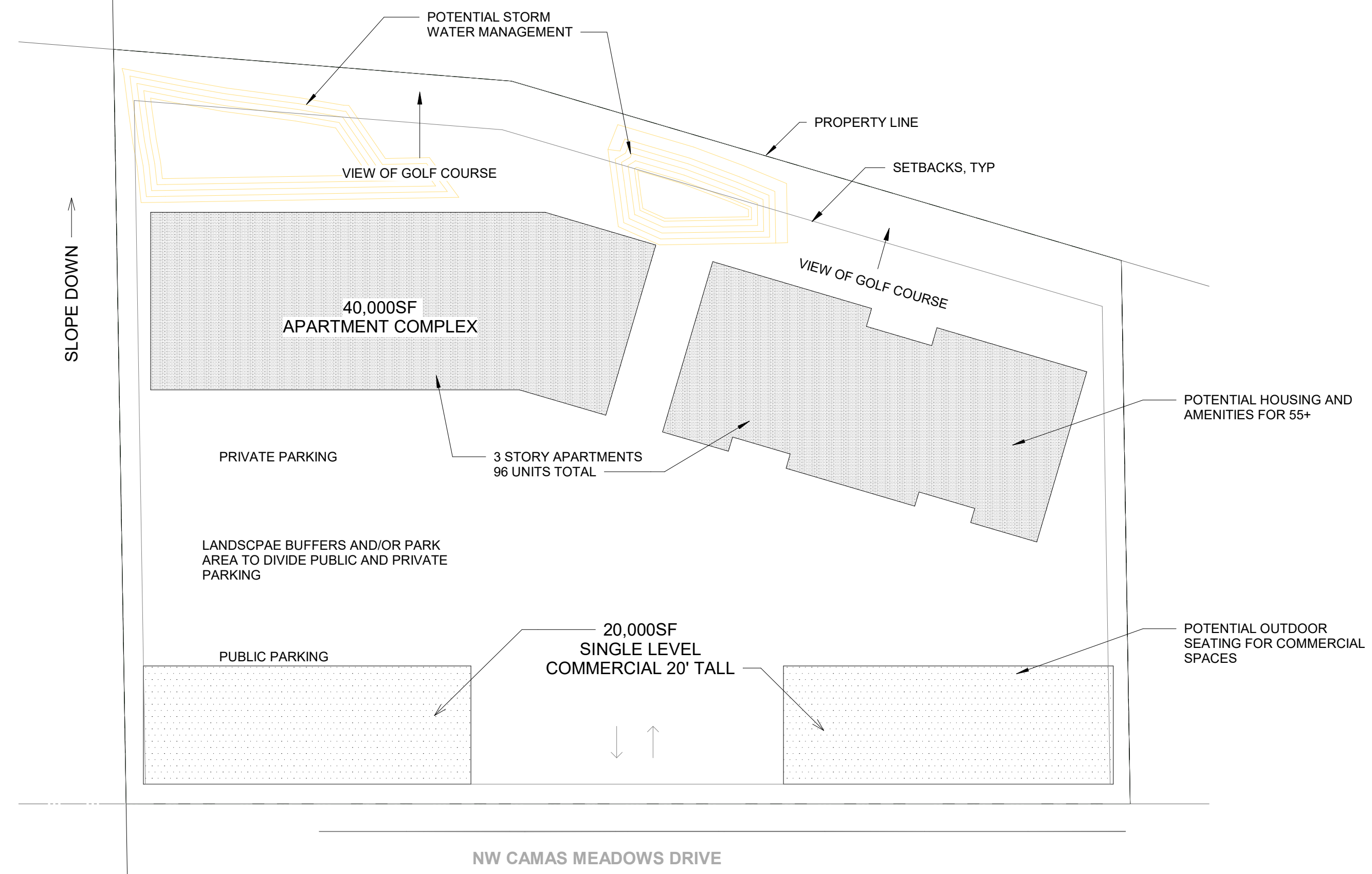
2 SITE PLAN - MX ZONE
SCALE | 1" = 50'-0"



1 MIXED USE OPTION 1 - GARDEN APARTMENTS
SCALE | 1" = 50'-0"

GARDEN STYLE APARTMENT POSSIBILITIES:

- MULTIPLE STRUCTURES (SAME STYLE/LOOK) SPREAD ACROSS PROPERTY
- 3 STORIES, 24 UNITS PER APARTMENT STRUCTURE
- MORE 'PRIVATE' GARDEN SPACES - EACH STRUCTURE HAS THEIR OWN
- OPTION TO HAVE ONE OF THE STRUCTURES ON THE STREET - WITH OR WITHOUT COMMERCIAL ON GROUND LEVEL
- PRIVATE PARKING IN CENTRAL PROPERTY
- COMMERCIAL STRUCTURE - OPTION TO HAVE APARTMENTS ABOVE GROUND LEVEL OR LEAVE IT AS ONE STORY TO ADD DIMENTION TO SITE
- 'PEEK-A-BOO' VIEWS OF THE GOLF COURSE FROM STREET



2 MIXED USE OPTION 2 - MASS
SCALE | 1" = 50'-0"

'MASS' BUILDING APARTMENT COMPLEX POSSIBILITIES:

- HAVING ALL LIVING UNITS ON THE 'BACK' OF THE PROPERTY, THE TALL 3 STORY BUILDING SLOPES DOWN WITH THE TOPOGRAPHY GIVING THE RESIDENTS THE VIEW OF THE GOLF COURSE AS WELL AS LOOKING LIKE A ONE STORY BUILDING FROM THE STREET VIEW (BLEND IN WITH THE NEIGHBORING PROPERTY BUILDINGS ACROSS THE STREET)
- OPTION FOR THE COMMERCIAL TO BE ONE BUILDING OR TOW, ON THE STREET SIDE. THIS COULD BE ONE STORY OR HAVE TOWNHOMES ABOVE (OR ONE OF EACH)
- WITH A LARGE MODERN BUILDING IN THE BACK AND A MORE TRADITIONAL TOWN HOME LOOK IN THE FRONT WOULD ADD DIFFERENT LIVING OPTIONS FOR THE RESIDENTIAL AS WELL AS ADD DIMENTION AND ARCHITECTURAL AESTHETICS FOR DIFFERENT BUILDING TYPES TO THE SITE

GENERAL MIXED USE ADVANTAGES FOR THE SITE:

- UP TO 60,000 SF USED OUT OF THE 75,000SF ALLOWABLE (WITH THE COMBINED COMMERCIAL AND RESIDENTIAL)
- POSSIBILITY FOR USING ONE BUILDING FOR 55+ WITH A RANGE OF AMENITIES
- PLENTY OF SPACE FOR PARKING & LANDSCAPING - BOTH FOR PUBLIC AND FOR PRIVATE RESIDENTS
- RESIDENTS OVERLOOKING THE GOLF RESORT, WHILE COMMERCIAL FACES THE MAIN STREET
- 1. RESIDENTIAL NEIGHBORING A GOLF COURSE BRINGS VALUE TO THE PROPERTY
- 2. COMMERCIAL ON THE MAIN STREET WILL BRING IN THE TRAFFIC
- RANGE OF POSSIBILITIES FOR RESIDENTIAL; SINGLE FAMILY, MULTI FAMILY, STUDIO - 2BD RM APARTMENTS, TOWNHOMES, ETC.
- POSSIBILITY TO BREAK THE COMMERCIAL BLOCK UP TO CREATE OUTDOOR AREAS : OUTDOOR SEATING FOR RESTAURANTS, GREEN SPACES, LANDSCAPING, ETC
- POTENTIAL ROOF TOP SPACE FOR THE COMMERCIAL SPACE ON STREET TO VIEW GOLF COURSE

THE MAIN PURPOSE OF THE LUBP IS FOR THE DISTRICT IS FOR THE FACILITIES TO BE 'CAMPUS-STYLE', WITH AMPLE LANDSCAPING, EFFECTIVE BUFFERS, AND ARCHITECTURAL FEATURES TO BE COMPATIBLE WITH THE SURROUNDING USES. (CH. 18.21.010) BECAUSE OF THE SIZE OF THE PROPERTY AND THE MINIMUM SETBACKS ALLOWED, A 'CAMPUS-STYLE' DISTRICT WILL BE BETTER ACHIEVED WITH A MIXED USE BUILDING LAYOUT RATHER THAN A LIGHT INDUSTRIAL BUILDING. FIGURES 1 AND 2 SHOW LAYOUT POSSIBILITIES, BOTH WITH GARDEN SPACES, PARKING AND MULTIPLE BUILDINGS. MIXED USE IS A ZONE THAT PROVIDES FOR A WIDE RANGE OF COMMERCIAL AND RESIDENTIAL USES. COMPACT DEVELOPMENT IS ENCOURAGED THAT IS SUPPORTIVE OF TRANSIT AND PEDESTRIAN TRAVEL. (CH. 18.21.050)

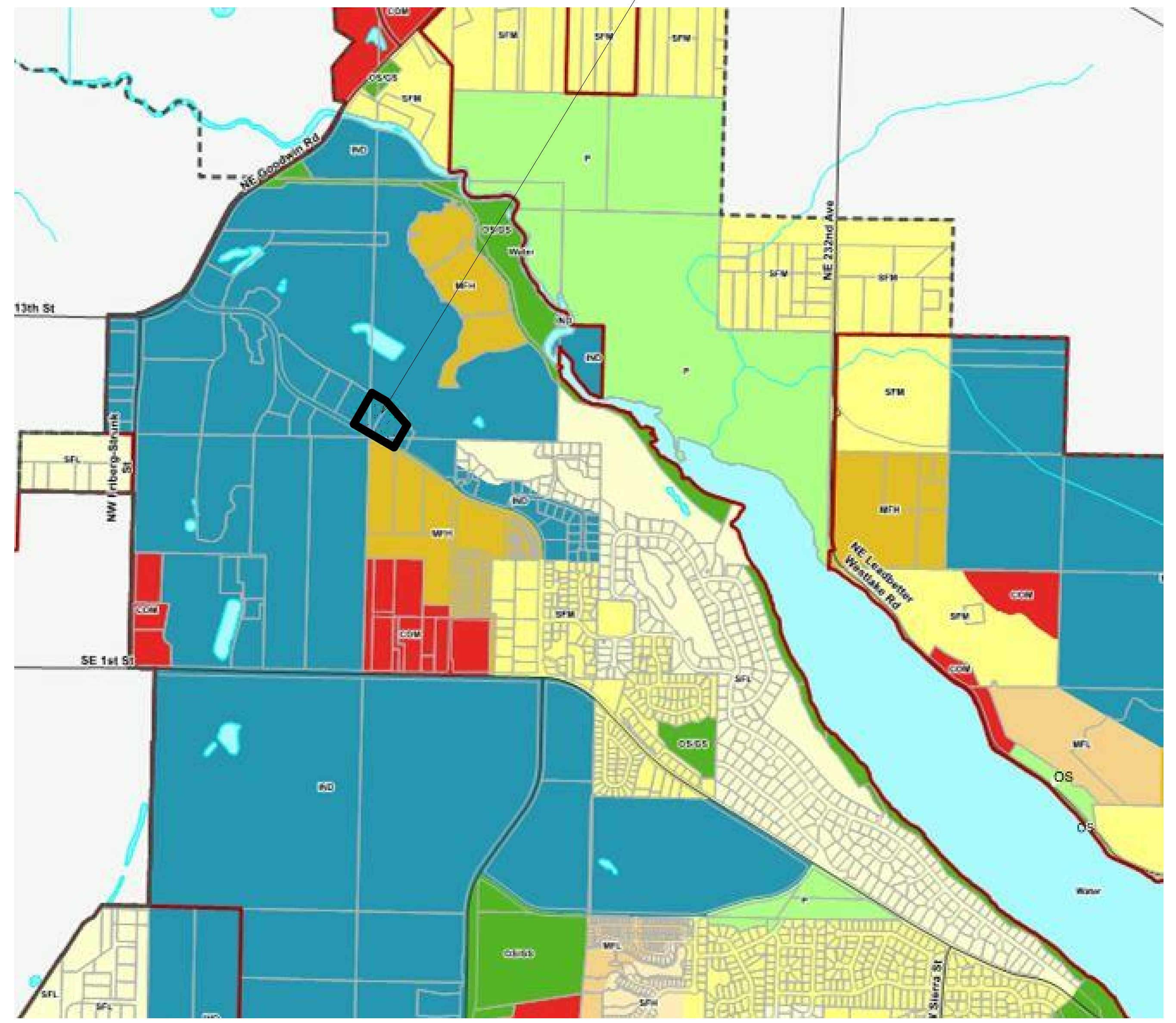


CAMAS MEADOW WOODS - MIXED USE
 Enter address here
© Woodblock Architecture, Inc. All rights reserved. No part of this document may be reproduced in any form or by any means without permission in writing from Woodblock Architecture.

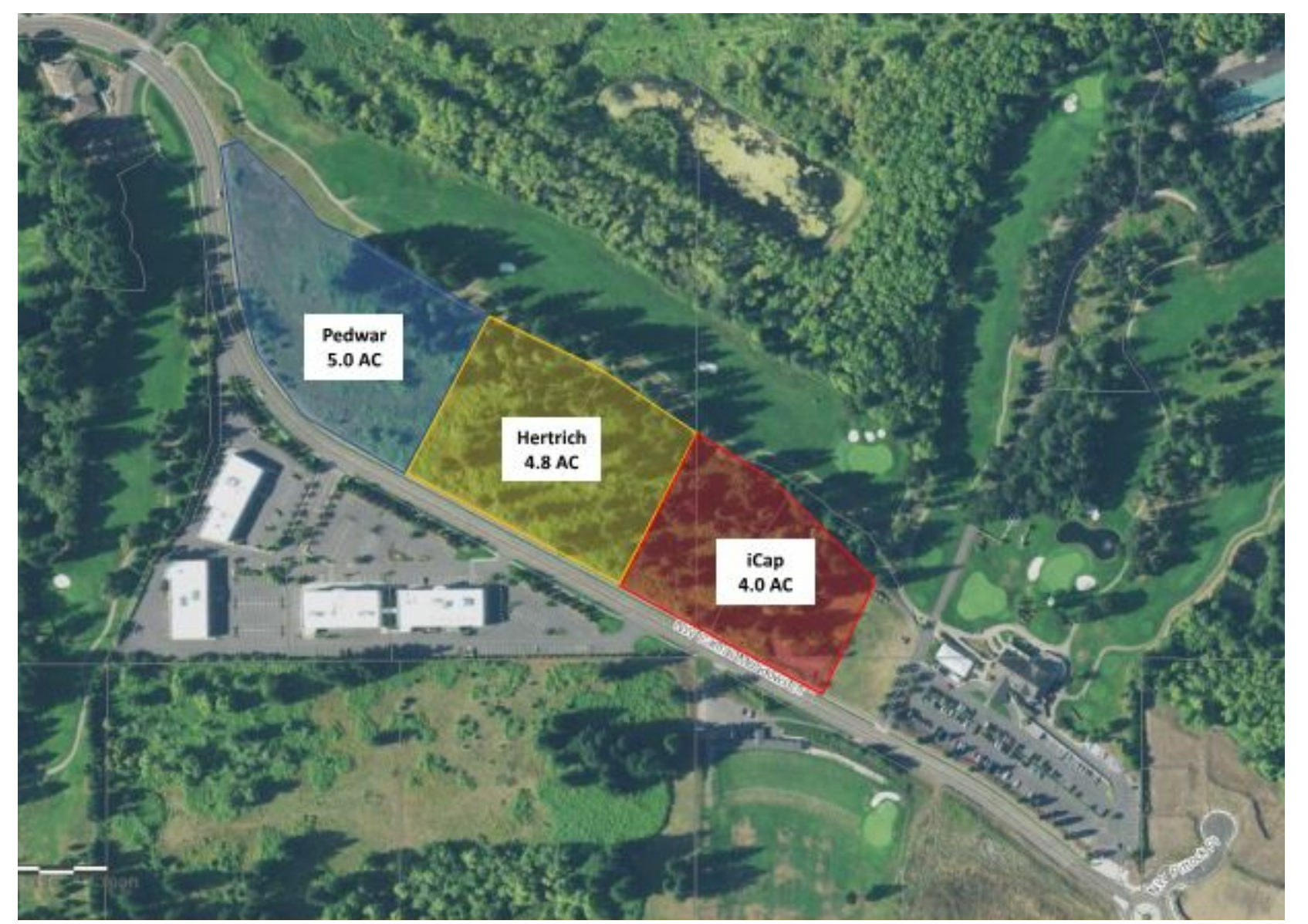
ZONING ANALYSIS
 08.11.20
 Project #20-063

| DESCRIPTION | DATE |
|-------------|------|
| | |

PROPERTY



PROPERTY ENLARGED (IN RED)



NEIGHBORING PROPERTY OWNERS (SHOWN IN BLUE AND YELLOW IN MAP ABOVE) HAVE SHOWN SUPPORT FOR THE COMP PLAN AMENDMENT / REZONE.

- Comprehensive Plan**
- Commercial
 - Industrial
 - Single-Family_Low
 - Single-Family_Medium
 - Single-Family_High
 - Multi-Family_Low
 - Multi-Family_High
 - Park (P)
 - Open space/Green space (OS)

1 Camas Zoning Map

THIS PROPERTY:

- BORDERS WITH HIGH MULTI FAMILY DIRECTLY TO THE SOUTH
- GOLF CLUB DIRECTLY TO THE NORTH
- SINGLE FAMILY ZONES TO THE SOUTH AND EAST
- WITH OF THE SURROUNDINGS OF BOTH INDUSTRIAL AND SINGLE FAMILY AND MULTI FAMILY ZONES; COMMERCIAL WOULD BENEFIT AS WELL AS BE BENEFICIAL - CAFE, SMALL GROCERS, ETC (THE SITE IS OVER 4 MILES FROM DOWNTOWN CAMAS)
- LARGE PARK & GOLF COURSE WOULD ALSO BENEFIT FROM A COMMERCIAL ZONE
- SPLASHES OF COMMERCIAL ALL OVER - IF THE PROPERTY WAS REZONED TO MIXED USE IT WOULDN'T BE AN 'ISLAND' WITHIN ITSELF
- PLENTY OF VACANT LAND TO THE NORTH AND WEST THAT IS ZONED LI/BP

COMMERCIAL / RETAIL THAT THE COMMUNITY WOULD BENEFIT FROM IN THIS AREA, INCLUDING BUT NOT LIMITED TO;

- RESTAURANTS
- CAFE / DELI
- CLOTHING
- HARDWARE
- APPLIANCES
- OFFICE SPACE
- BANKS

VANPORT MANUFACTURING, INC.

P.O. Box 97 ♦ 28590 SE Wally Rd. ♦ Boring, OR 97009
Phone (503)663-4447 ♦ Fax (503)663-1516

August 5, 2020

City of Camas
Attn: Sarah Fox, Senior Planner
Building and planning / Community Development
616 NE 4th Avenue
Camas, WA 98607

-

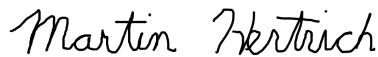
RE: property tax accounts 172970-000 and 986035-733

Dear Ms. Fox,

Vanport Manufacturing has received notice that its neighbor, Lofts at Camas Meadows LLC, owning tax parcel numbers 986035-734, 172963-00 and 175980-000, is applying for rezoning to commercial mixed-use. Vanport would like to support the change to commercial mixed use by means of this letter.

Furthermore, Vanport Manufacturing, Inc. is hereby requesting that its two tax lots on Camas Meadows Drive having tax parcel numbers 172970-000 and 986035-733 be included in the comprehensive plan amendment to allow for rezoning to commercial mixed use.

Thank you,


Martin Hertrich
Vanport Manufacturing, Inc.

cc: Lofts at Camas Meadows

Pedwar Development Group, LLC

August 6, 2020

City of Camas
Attn: Sarah Fox, Senior Planner
616 NE 4th Avenue
Camas, WA 98607

RE: Rezoning of properties on Camas Meadows Drive

Dear Ms. Fox,

I am writing to express my interest and support in the rezoning of several properties to Commercial Mixed Use along the North side of NW Camas Meadows Drive. Lofts at Camas Meadows LLC, owner of four parcels along this road, has applied for a rezoning application. I, on behalf of Pedwar Development Group (owners of property 986026-906), wish to support their efforts and application to rezone insofar as the Council supports rezoning our parcel as well.

The current Light Industrial zoning combined with the location of these properties restricts potential development to unique suitors. With Light Industrial businesses across the street, and new housing construction down the road, I believe the addition of a Commercial Mixed Use zone would increase the likelihood of development and provide a positive mix of development in the area.

I am kindly asking for the Council and your support.

Thank you,



Chris Williams
Managing Member
Pedwar Development Group, LLC

cc: Lofts at Camas Meadows