



STAFF REPORT

Camas Business Park

Major Design Review (DR21-07)

Related File: SPRV21-06

TO Design Review Committee

FROM Lauren Hollenbeck, Senior Planner

LOCATION 4707 NW Lake Road
Parcel Numbers 176155000 & 176170000

APPLICANT Bjorn Brynestad
Panattoni Development Company, Inc.
206-838-1730

APPLICABLE LAW: This land use application submitted October 26, 2021 is vested to the land use regulations and development standards in effect on the effective date of the Camas Municipal Code (CMC) Title 16 Environment, 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 18.21 Light Industrial/Business Park.

Summary

The applicant is currently seeking design review approval for the construction of three (3) warehouse/office industrial buildings; Building A (725,436sf), Building B (125,590sf) and Building C (93,385sf) with associated parking and landscaping. The site is north of NW Lake Road and east of the Dwyer Creek Business Park. Access is provided from NW Lake Road to south and NW Camas Meadows Drive to the north.

The subject property is zoned Light Industrial/Business Park (LI/BP) including the properties immediately to the north, northwest and across NW Lake Road to the south. Property to the southwest is the zoned Business Park (BP), to the northeast is Multi-Family Residential (MF-18) and to the southeast is Regional Commercial (RC). NW Lake Road at the site's southern boundary is within a city gateway corridor.

The site's topography is relatively flat with a gradual downwards slope from south to north and is primarily actively grazed pasture with partially forested areas. Four (4) wetlands are located on the northern half of the property.

Purpose

Design Review is required for all new developments within a gateway corridor area. 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 Commercial & Mixed Use and Gateway & Corridors Design Principles and Guidelines

The standard and specific Commercial & Mixed uses and Gateway & Corridors principles and guidelines 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 Planning Commission consideration.