

Chapter 18.23 PLANNED RESIDENTIAL DEVELOPMENT (PRD)

18.23.010 Purpose.

The purpose of this chapter is to promote the public health, safety and general welfare of the citizens of the City of Camas in accordance with state law and the city's comprehensive plan; to facilitate the innovative development of land; and to provide for greater flexibility in the development of residential lots in ~~medium and high density~~ residential districts.

A further purpose of this chapter is to allow for the modification of certain regulations when it can be demonstrated that such modification would result in a development which would not increase the density and intensity of land use (except as provided for in Section 18.23.040 of this chapter); would preserve or create features or facilities of benefit to the community such as, but not limited to, open space or active recreational facilities; would be compatible with surrounding development; and would conform to the goals and policies of the City of Camas' comprehensive plan.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

18.23.020 Definitions.

In addition to those definitions listed in CMC Chapter 18.03, the following definitions shall also apply:

"Density bonus" means a percentage of units allowed in a PRD over and above the number of units provided for in the zoning district absent a PRD proposal.

"Density transfer" means a transfer of dwelling units located on a site identified as sensitive lands or open space to the developable portion of land on the site. (Refer to Section 18.09.060 Density transfers)

"Development agreement" means a legal contract between the city and the developer relative to a specific project and piece of property. The agreement may specify and further delineate, and may include but is not limited to, findings of council, actions, requirements of the developer and city, benefits to the parties involved, conditions of approval, time frames, etc. A development agreement shall become binding upon the land.

"Master plan" means a planned proposal for development that includes and illustrates the division of land into lots, the location and sizes of streets, roads and accessways, pedestrian circulation, landscaping, parking areas and the location of and types and densities of uses. A master plan further identifies the dimensions, height, location, and setbacks of all such buildings to the extent necessary to comply with the purpose and intent set forth in this chapter.

"Open space" means land that is set aside and maintained in a natural state, providing air, light, and habitat for wildlife, and/or containing significant trees and vegetation. Open space may also contain environmentally sensitive lands, which include but are not limited to steep slopes and areas with unstable soils, wetlands, and streams and watercourses. Open space may also provide for active and passive recreation use. There are two general categories of open space:

1. Natural open space is land that is devoted to protecting environmentally sensitive lands as defined in this code. Natural open space generally has no developed areas, with the exception of trails as identified in the comprehensive parks, recreation, and open space plan, or by a condition of development approval.

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2. Recreational open space is land that is set aside and shall include development for recreational opportunities such as trails, sports fields, playgrounds, swimming pools, tennis courts, and picnic areas. Recreational open space is generally limited in size and intensity, proportionate to the development, and is intended for the enjoyment of the residents of the development.

"Peripheral yard" means those areas which form the boundary between a planned unit or planned residential development district and any other zoning district, planned unit, or planned residential development.

"Planned residential development" (hereinafter referred to as a PRD) means a development constructed on land of at least ~~ten~~ five acres in size, designed and consistent with an approved master plan. A PRD is comprised of two primary components: detached single-family and middle housing or multifamily units. ~~The single-family component shall contain only single-family detached residences on lots equal to or greater than four thousand square feet. The middle housing or multifamily component may contain duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, and cottage housing or apartments either attached or detached single family residences on lots smaller than four thousand square feet, or it may contain, but may not be limited to, duplexes, rowhouses, apartments, and designated manufactures homes, all developed in accordance with Section 18.23.030(A) of this chapter. Secondary components include park and recreational amenities, accessory uses, and limited commercial uses as provided in this chapter.~~

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006; Ord. No. 15-008, § I, 3-16-2015)

(Ord. No. 2612, § I(Exh. A), 2-7-2011)

18.23.030 Scope.

Planned residential developments (PRDs) are optional. If proposed, it shall be established under the following criteria:

- A. A PRD may be allowed in all ~~R and MF~~ residential zoning districts. Where residentially zoned land is contiguous to lands zoned for commercial uses, the city may, subject to a development agreement, provide for the inclusion of the commercial area into the PRD for the purposes of establishing continuity community design, pedestrian and commercial circulation, streetscape standards and design, and effective transitions between commercial and residential uses.
- B. The minimum land area necessary to apply for a PRD shall be ~~ten~~ five acres of contiguous land.
- C. All land in which a PRD is to be developed shall be held and maintained in a single ownership, including but not limited to an individual, partnership, corporation, or homeowner's association. Evidence of such ownership shall be provided to the ~~planning commission and city council~~ Hearings Examiner before PRD approval.
- D. Permissible uses within a PRD include any use listed as a permitted use or condition use in the applicable zones, as per CMC Chapter 18.07, when approved as part of a master plan. Notwithstanding an approved master plan, incidental accessory buildings, incidental accessory structures, and home occupations may be authorized on a case by case basis.
- E. A minimum of fifty percent to a maximum of seventy percent of the overall permitted residential density of the PRD must be single-family homes.
- F. The middle housing or multifamily component ~~(two or more attached dwelling units)~~ of a PRD shall ideally be developed toward the interior of the tract, rather than the periphery, to ensure compatibility with existing single-family residences that border the surrounding properties. Alternatively, when the tract borders a non-residential use or a collector or arterial street, the middle housing or multifamily components can be located on the periphery to act as a transition or buffer. Deviation from this

requirement shall be requested during the preliminary master plan review, and specifically approved by the ~~planning commission and city council~~ Hearings Examiner.

- G. Density standards and bonuses for the residential portion of a PRD shall be in accordance with CMC Sections 18.23.040 and 18.23.050.
- H. ~~An equivalent amount of up to twenty~~ At least fifteen percent of the ~~developable gross land area~~ shall be set aside ~~and developed as recreational~~ open space in a PRD, and shall include the following:
 - 1. Passive or active recreation concentrated in large usable areas;
 - 2. Existing groves of matures trees or other individual healthy mature trees to be retained;
 - ~~23.~~ Provide trails and open space for connection and extension with the city's open space and trail plan, if feasible; and
 - ~~34.~~ Be held under one ownership, and maintained by the ownership; or be held in common ownership by means of homeowners' association, and maintained by the homeowners' association. The open space and recreation areas shall be dedicated for public use and be maintained by the ownership or homeowners' association.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 15-008, § II, 3-16-2015)

18.23.040 Density standards.

- A. Density standards for a PRD shall be based on the gross area of the parcel being considered. Open space, greenways, sensitive areas, parks, and recreation areas set aside within the tract shall be used in the computation of the gross development area. The maximum number of dwelling units in the PRD shall be determined as follows:

Divide the gross land area (in square feet) by the minimum lot size (in square feet) of the underlying zoning district.
- B. The minimum lot size for a single-family dwelling within the single-family component of the PRD shall be four thousand square feet. The minimum lot width, depth and setback requirements, and maximum lot coverage requirement shall be established for each PRD as part of the approval process. The minimum lot size for the dwellings within the middle housing or multifamily component of the PRD shall be established as part of the master plan approval.
- C. If more than one zoning district is included within the PRD area, the number of dwelling units allowed in each zoning district shall be computed, and then combined to determine the total number of dwelling units within the entire development.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.23.050 Density bonus.

A density bonus of ~~no more than twenty~~ fifteen percent ~~may~~ shall be granted ~~by the city council~~ for a PRD, ~~as demonstrated by site design and layout~~. For example: ten acres in an R1-10 zone yields four hundred thirty-five thousand six hundred square feet. This is then divided by ten thousand square feet. Using this example, the maximum number of units equals forty-three and one-half units, and with a ~~twenty~~ fifteen percent density bonus the maximum number of units allowed would be fifty-two. The hearing examiner may grant an additional density

bonus of up to twenty percent for any PRD that sets aside twenty percent or more open space under Section 18.23.030(H).

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.23.060 Permitted uses.

Permitted or conditional uses currently listed in the applicable zoning classification shall be considered permitted within a PRD. All proposed uses shall be reviewed in conjunction with the preliminary master plan review.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.23.070 ~~Preliminary m~~Master plan—Requirements.

- A. Initial Conference. Schedule a pre-application conference to discuss and resolve conceptual problems prior to submission of the ~~preliminary~~ master plan related to such application.
- B. Contents. The ~~preliminary~~ master plan shall include the following information:
 - 1. The legal description of the total site proposed for development;
 - 2. The existing and proposed land uses within the development, and the existing and proposed location of all structures;
 - 3. The proposed residential density for the development, which shall include the number and types of dwelling units;
 - 4. The proposed lot sizes and building envelopes. Approved building envelopes will establish the setbacks for each lot or parcel in which development may occur;
 - 5. A site plan drawn to scale and depicting the following:
 - a. The location of all areas to be conveyed, dedicated, or maintained as public or private streets; access and egress to the development showing proposed traffic circulation, parking areas, and pedestrian walks,
 - b. The proposed location of any residential buildings, and any other structures, including identification of all buildings as single-family, duplex, townhouse, apartment, condominium, designated manufactured home, or otherwise,
 - c. The location of areas to be maintained as common open space, and a description of the proposed use of those areas,
 - d. The location of areas to be maintained as open space network, if applicable,
 - e. Proposed lot or boundary lines for residential, open space, parks, and recreational areas, management or allocation purposes;
 - 6. An accurate survey of the property showing the topography in five-foot contours, identifying slopes above fifteen percent, all existing, isolated trees six inches or more in diameter, all wooded areas, all existing streets, utility easements, drainage patterns, structures, and other improvements, the location of all easements and rights-of-way for utilities, including, but not limited to water, sanitary sewers, storm sewer, electricity, gas, telephone, and cable TV lines;
 - 7. A document containing agreements, provisions, and covenants regarding the establishment of a homeowner's association, which provides for the permanent ownership, maintenance, protection, and

use of the planned development, including streets (if privately owned), storm drain facilities, utilities, common areas (e.g., storage areas, parking areas, and landscaping) open spaces, greenways, parks, and recreational areas;

8. A landscaping plan drawn to scale and demonstrating compliance with CMC Chapter 18.13 Landscaping of this title. Additionally, the landscape plan shall indicate the landscaping features such as screening, fences, lighting, and signage;
9. A development schedule outlining the expected schedule and phases of development;
10. ~~The calculation of all applicable impact fees. This shall be coordinated with the city prior to submission of the preliminary master plan.~~

- C. Effect of Approval. Approval by the ~~city council~~ Hearings Examiner of a ~~preliminary~~ master plan shall constitute provisional approval of the PRD. This approval is contingent upon the applicant submitting a final development plan ~~and development agreement, if required,~~ that complies with the provisions of this chapter.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011)

18.23.080 Professional preparation.

- A. The applicant for a proposed PRD shall certify that one or more of the following have been involved with the preparation of the ~~preliminary~~ master plan:
1. An architect licensed in the state of Washington;
 2. A landscape architect licensed in the state of Washington;
 3. A registered civil engineer or a registered land surveyor licensed in the state of Washington; and/or
 4. A certified landscape architect, certified arborist, or a qualified biologist, if a vegetation management plan is required.
- B. All plans and specifications required for the development shall be prepared and designed by engineers and/or architects licensed in the state of Washington.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.23.100 Approval standards.

Approval for a PRD shall be based on the following standards:

- A. The proposed PRD conforms to:
1. The City of Camas' comprehensive plan;
 2. All provisions of the Camas Zoning Code which are not proposed for modification;
 3. All engineering design standards; and
 4. Any other applicable city, state, federal regulations, policies, or plans, except those standards proposed for modification.
- B. Utilities and other public services necessary to serve the needs of the proposed development shall be made available, including open spaces, drainageways, streets, alleys, other public ways, potable water,

transit facilities, sanitary sewers, parks, playgrounds, schools, sidewalks, and other improvements that assure safe walking conditions for students who walk to and from school.

- C. The probable adverse environmental impacts of the proposed development, together with any practical means of mitigating adverse impacts, have been considered such that the proposal shall not have ~~an unacceptable~~ a significant adverse effect upon the quality of the environment, in accordance with CMC Title 16 and 43.21C RCW.
- D. Approving the proposed development shall serve the public use and interest, and adequate provision has been made for the public health, safety, and general welfare.
- E. The proposed development satisfies the standards and criteria as set forth in this chapter.
- F. The proposed development shall be superior to, or more innovative than conventional development, and shall provide greater public benefit without additional probable adverse impacts to public health, safety, or the environment, than available through the use of conventional zoning and/or development standards.
- G. The proposed development shall provide at least two access points (where a PRD does not have access to a primary or secondary arterial) that distribute the traffic impacts to adjacent streets in an acceptable manner.
- H. ~~Preliminary Master plan approval alone~~ does not constitute approval to obtain any building permits or begin construction of the project.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.23.110 Relationship to adjacent areas.

The design and layout of a planned development shall take into account the integration and compatibility of the site to the surrounding areas. The perimeter of the planned development shall be so designed as to minimize any undesirable impact on adjacent properties. Setbacks from the property lines of the planned development shall be comparable to, or compatible with, those of any existing development on adjacent properties. Or, if adjacent properties are undeveloped, then setbacks shall conform to the type of development that may be permitted on adjacent properties.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.23.120 Amendments.

- A. Minor Amendments. In issuing building permits for construction of a PRD, the city may approve minor adjustments provided that such adjustments shall not:
 - 1. Increase the number of dwelling units;
 - 2. Decrease the amount of parking spaces, loading spaces, or open space;
 - 3. Permit structures to be located closer to any property line;
 - 4. Change any points of ingress or egress to the development as set forth in the final development plan;
 - 5. Conflict with any conditions or statements within a development agreement;
 - 6. Increase the height of buildings beyond the limits of the underlying zone.
- B. Amendment of Final Development Plan. Any change in the final development plan, other than those minor adjustments specifically authorized in writing by the city at the time building permits are issued, must be

reviewed by the ~~planning commission~~ Hearings Examiner and recorded in the minutes thereof. The ~~recommendation of the planning commission regarding any change in the final development plan, together with its reasons therefore, shall be submitted to the city council for its approval.~~ Upon approval of such changes by the ~~city council~~ Hearings Examiner, the final development plan shall be considered amended to that extent.

- C. Unauthorized Changes. Unauthorized changes or substantial deviations from the final development plan shall be subject to a stop work order by the city. If not corrected, no occupancy permits shall be issued until the development is brought into compliance with the approved final development plan.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2691, § I(Exh. A), 1-21-2014)

18.23.130 Procedure.

An application for a PRD shall be processed as a Type III procedure pursuant to CMC Chapter 18.55 Administration and Procedures of this title. A public hearing before the ~~planning commission and review by the city council~~ Hearings Examiner is required for ~~preliminary~~ master plan approval. ~~Final master plan approval is subject to review and acceptance by the city council at a public meeting. Final approval shall be in accordance with the provisions of this chapter.~~

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2451 § 3, 2006: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011)