



STAFF REPORT

Camas Station

Major Design Review (DR22-02)

Related File: CUP22-02

<u>TO</u>	Design Review Committee
<u>FROM</u>	Lauren Hollenbeck, Senior Planner
<u>LOCATION</u>	Northwest corner of NW 16 th Avenue and NW Brady Road Parcel Number 127357000
<u>APPLICANT</u>	Howard Bode CK Designs, LP

APPLICABLE LAW: This land use application submitted February 24, 2022, 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 18.43 Conditional Use Permit

Summary

The applicant is currently seeking design review approval for the construction of a 7,350 square foot convenience store/car wash and 12 pump gas station, a 3,900 square foot drive thru coffee shop/retail building, a 2,800 square foot retail building including associated landscaping, parking, utilities, and other improvements such as electrical vehicle charging stalls and vacuum stalls.

The site is bounded by NW Brady Road on its east side and NW 16th Avenue on its south side. The adjoining property to the north is undeveloped and to the west was previously used for commercial purposes. Access is provided at the northeast corner of the site from NW Brady Road and the southwest corner of the site from NW 16th Avenue.

The subject property is zoned Community Commercial (CC). Adjoining properties to the north and west are zone Regional Commercial (RC). Properties to the east across NW Brad Road are zoned Single-Family Residential (R-12) to include single-family residences. Property to the south across NW 16th Avenue is zoned Neighborhood Park (NP) to include Prune Hill Park.

The site's topography is relatively flat in the southeast corner with a gentle slope that descends to the north. The site is currently undeveloped and covered with trees, shrubs and grass.

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 Commercial & Mixed Use Design Principles and Guidelines

The standard and specific commercial & mixed uses 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 a final decision.