



STAFF REPORT

Oak Tree Station

Major Design Review (DR22-03)

Related File: CUP22-01

TO Design Review Committee

FROM Madeline Sutherland, Planner

LOCATION Corner of NW Lake Road and NW Friberg-Strunk Street
Parcel No. 176162000

APPLICANT Paul Williams
6168 NE HWY 99
Vancouver, WA 98665

APPLICABLE LAW: This land use application submitted on March 11, 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 Zoning.

Summary

The applicant is currently seeking design review approval for the construction of an indoor/outdoor eating area with food carts, a drive-thru coffee shop, and a 12,574 square foot commercial building. The site is located on the southeast corner of NW Lake Road and NW Friberg-Strunk Street, Parcel No. 176162000.

The subject property is zoned Community Commercial (CC) including the properties to the north. To the east is city-owned property zoned Business Park. To the south is property zoned Light Industrial/Business Park. The properties to the west and southwest are within the City of Vancouver's jurisdiction and are zoned commercial and residential.

The site's topography is relatively flat with a large Oregon White Oak located in the center of the site. The site is currently undeveloped and covered with brush/grass and several smaller trees in the southeast corner.

Purpose

Design Review is required under CMC Chapter 18.19. Design review is not intended to determine the appropriate use of a parcel but rather to 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 with the 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.