

NARRATIVE

Oak Tree Station Food Carts

City of Camas, Washington

PERLIMINARY SITE PLAN

Parcel 176162-000

Introduction:

Oak Tree Station will supply the Camas area with a wide variety of food from around the world & drinks that are local experience. Oak Tree station will also offering amazing Tap Beer / Wine / Cider Cart that operates year-round. Why limit yourself to one restaurant when you can have over 20 restaurants at your fingertips.

Oak Tree Station will provide indoor and outdoor eating areas. The indoor eating area will be design to capture nature lighting into a large open dinner area. The focus point for the outdoor dinner area is the large existing white Oak which the patio area stretches too. The outdoor eating area will include a covered area and uncover area for the sunny warm days. Our family friendly astrosphere ensures that you and your entire family will have an enjoyable experience. The project is also proposing a 12,574 square-foot commercial building which will be located on the project north boundary line.

Application Requirements:

CMC 18.07.030:

This project proposes coffee kiosk and food trailers. 18.07.030 - Table 1—Commercial and industrial land use permits coffee kiosk however food carts are conditions use. The conditional use for food carts requires complaints with CMC Chapter 18.19 “Design Review”

The project proposes a 12,574 square-foot building located along the project's north boundary line. The future use of the space is unknown at this time however the possible uses are listed below.

- Antique Shop
- Appliance sales
- Bakery (retail)
- Barber and beauty shops
- Book Store
- Café
- Daycare
- Fitness center
- Florist shop
- Professional offices
- Smoke Shop

CMC 18.19.050 – Design Principles

A. Standard Principles

1. Landscaping shall be done with a purpose. It shall be used as a tool to integrate the proposed development in the surrounding environment.
2. All Attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.
3. Buildings shall have a finished look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.
4. A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area.

The project proposes to meet these standards principles by persevering the large Oregon White Oaktree. The project proposes to create an outdoor atmosphere around the Oaktree which will include an outdoor fireplace and bench seating around a portion tree. The outdoor patio area will have a covered area.

B. Commercial and Mixed Uses

- a. On-site parking areas shall be placed to the interior of the development unless site development proves prohibitive. All on-site parking areas along adjacent roadways shall be screened with landscaping. Downtown commercial and mixed-use areas shall not be required to provide on-site parking. *To preserve the existing large oak tree onsite along with creating large open space around the heritage tree, the project proposes to construct parking around the perimeter. Between the public street and the parking stall will be a large landscape strip. When the landscape matures this will provide screening between the public street and the adjacent parking stalls.*
- b. Buildings shall be used to define the streetscape unless site conditions prove prohibitive. *The project proposes a barn style for the indoor eating area, also the attached to each side of the building is covered walkways to the food carts.*
- c. Structures abutting, located in, or located near less intensive uses or zoned areas (such as commercial developments next to residential areas) shall be designed to mitigate size and scale differences. *To the east of the project is City-owned property which is currently vacant. To the north is a Clark Public utility power station. Across NW Friderg-Strunk Street to the west of the project is the school property. To the south is a single-family home on a large lot.*
- d. Developments containing a multiple of uses/activities shall integrate each use/activity in a manner that achieves a seamless appearance, or creates a cohesive development. *This project is proposing to use the parcel for eating experiences.*

- e. Mixed-use developments that place uses throughout the site (horizontal development) shall organize elements in a manner that minimizes their impact on adjacent lower intensity uses. *This project is not a mixed uses project.*
- f. Walls shall be broken up to avoid a blank look and to provide a sense of scale. *The submitted building shows wall articulation and roof modulation.*
- g. Outdoor lighting shall not be directed off-site. *The lighting design for the project will not cast light offsite.*

CMC 18.55.110: Application – Required Information

The project preliminary site plan application includes all the items listed in CMC 18.55.110.

- A. A copy of a completed city application form(s) and required fee(s); *Included in the project submittal application*
- B. A complete list of the permit approvals sought by the applicant; *Included in the project submittal application*
- C. A current (within thirty days prior to application) mailing list and mailing labels of owners of real property within three hundred feet of the subject parcel, certified as based on the records of Clark County assessor; *Included in the project submittal application*
- D. A complete and detailed narrative description that describes the proposed development, existing site conditions, existing buildings, public facilities and services, and other natural features. The narrative shall also explain how the criteria are or can be met, and address any other information indicated by staff at the preapplication conference as being required; *Included in the project submittal application*
- E. Necessary drawings in the quantity specified by the director; *Included in the project submittal application*
- F. Copy of the preapplication meeting notes (Type II and Type III); *Included in the project submittal application*
- G. SEPA checklist, if required; NOT REQUIRED FOR THIS PROJECT
- H. Signage for Type III applications and short subdivisions: Prior to an application being deemed complete and Type III applications are scheduled for public hearing, the applicant shall post one four-foot by eight-foot sign per road frontage. The sign shall be attached to the ground with a minimum of two four-inch by four-inch posts or better. The development sign shall remain

posted and in reasonable condition until a final decision of the city is issued, and then shall be removed by the applicant within fourteen days of the notice of decision by the city. The sign shall be clearly visible from adjoining rights-of-way and generally include the following:

1. Description of proposal, *Included in the project submittal application*
2. Types of permit applications on file and being considered by the City of Camas, *Included in the project submittal application*
3. Site plan, *Included in the project submittal application*
4. Name and phone number of applicant, and City of Camas contact for additional information, *Included in the project submittal application*
5. If a Type III application, then a statement that a public hearing is required and scheduled. Adequate space shall be provided for the date and location of the hearing to be added upon scheduling by the city. *Included in the project submittal application*
- I. A copy of a full title report. *Included in the project submittal application*

CMC 18.43.050 -Criteria

- A. The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated; *The project proposes to create a family atmosphere by providing a variety of food option and indoor and outdoor eating area.*
- B. The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is situated; *The project proposes to meet these standards.*
- C. The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design; *The project proposes to be compatible with the surrounding land uses.*
- D. Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located; *The project has submitted a traffic study which shows that all the impacted intersection meets City of Camas standards. The stormwater run-off will meet the City of Camas stormwater code. The project will work with the local fire marshall to ensure a safe site.*
- E. The proposed use is consistent with the goals and policies expressed in the comprehensive plan; *This project meets the City of Camas vision statement in the comprehensive plan*
- F. Any special conditions and criteria established for the proposed use have been satisfied. In granting a conditional use permit the hearings examiner may stipulate additional requirements to carry out the intent of the Camas Municipal Code and comprehensive plan. *The project meets the standards outlined in CMC 18.19 about the conditional use permit.*

CMC Section 18.18

18.18.060 - Criteria for approval

A. Compatibility with the city's comprehensive plan; *This project meets the City of Camas vision statement in the comprehensive plan*

B. Compliance with all applicable design and development standards contained in this title and other applicable regulations; *This project meets all the standards within the project pre-application report.*

C. Availability and accessibility of adequate public services such as roads, sanitary and storm sewer, and water to serve the site at the time development is to occur, unless otherwise provided for by the applicable regulations. *This project has direct access to roads, sanitary and storm sewer and water services on site.*

D. Adequate provisions are made for other public and private services and utilities, parks and trails (e.g., provide copies of private covenant documents); *This project proposes to meet City of Camas standards.*

E. Adequate provisions are made for the maintenance of public utilities; and *This project proposes to meet City of Camas standards. If required the project will provide utilities easements.*

F. All relevant statutory codes, regulations, ordinances and compliance with the same. The review and decision of the city shall be in accordance with the provisions of CMC [Chapter 18.55](#) Administration and Procedures. *This project proposes to meet City of Camas standards.*

CMC 18.19

CMC 18.07.030 Table 1 – Density and Dimensions for commercial and industrial zones

Zone	CC
Buld Regulations	
Maximum Density (dwelling units/net acre)	N/A
Minimum lot area (square feet)	None
Minimum lot width (feet)	None
Minimum lot depth (feet)	None
Setbacks:	
Minimum front yard (feet)	None
Minimum side yard (feet)	None
Minimum rear yard (feet)	None
Lot Coverage	None

Lot coverage	None
Building Height	
Maximum building height (feet)	None

SEPA CMC 16.07.020.C.

A SEPA checklist is required per CMC Section 16.07.020.C. SEPA checklist has been provided with the application.

18.18.040 – Submittal and contents of a complete application

- A. A written description addressing the scope of the project, the nature and size in gross floor area of each use, and the total amount of square feet to be covered by impervious surfaces;
- B. A vicinity map showing site boundaries, and existing roads and accesses within and bounding the site;
- C. A topographic map based upon a site survey delineating contours, existing and proposed, at no less than five-foot intervals, and which locates existing streams, marshes, and other natural features;
- D. Site plans drawn to a scale no smaller than one inch equals fifty feet showing location and size of uses, buffer areas, proposed areas of disturbance or construction outside of the building footprint, yards, open spaces and landscaped areas, and any existing structures, easements and utilities;
- E. A circulation plan drawn to a scale acceptable to the community development director illustrating all access points for the site, the size and location of all driveways, streets, and roads, with proposed width and outside turning radius, the location, size, and design of parking and loading areas, and existing and proposed pedestrian circulation system. If a project would generate more than one hundred average daily trips either based on the latest edition of the International Transportation Engineer's (ITE) Trip Generation Manual or evidence substantiated by a professional engineer licensed in the state of Washington with expertise in traffic engineering, a traffic impact study shall be submitted;

- F. A preliminary stormwater technical information report (TIR) supporting the preliminary stormwater drainage and runoff plan. The preliminary stormwater TIR is to be prepared in accordance with Ecology's latest edition Stormwater Management Manual for Western Washington (SWMMWW);
- G. A utility plan;
- H. A plot plan of all proposed landscaping including the treatment and materials used for open spaces, and the types of plants and screening to be used;
- I. Typical building elevation and architectural style; and
- J. Reserved.

The listed items above are included in the preliminary application submittal.

Camas Design Review Manual:

Design guidelines Commercial use

A landscaping/vegetation plan needs to identify the type of plants or trees to be planted within the foreground of the visual area (or street intersection). The use of vegetation native to the Pacific Northwest (or Camas) should be encouraged, except for noxious weeds. Low maintenances/hardy landscaping should also be encouraged.

The preliminary landscape plan includes the landscaping along both public roads. The final landscape plan will include a list of plants and trees that will be native to the Pacific Northwest.

Intersection should be illuminated, but not dominated by lighting.

This project does not propose any intersection.

Parking spaces should be clustered in a small grouping. Groupings should be separated by landscaping to create a pedestrian-friendly, park like environment. Parking lot landscaping should be credited toward the total landscape requirements

The preliminary site plan show parking in groups separated by landscaping.

Commercial developments should be encouraged to include a community information kiosk. The kiosk could be used to provide community information.

Within the site, the project could install a kiosk.

Massing and Setbacks

Since buildings define circulation routes, they should be placed as close to streets and roads as the zoning code allows before being set back to the interior or rear of the lot, unless site constraints make it impossible or characteristics of surrounding properties already developed make it incompatible.

To protect the large oak tree and to provide a focal point for the open area the project must place the parking around the perimeter of the project.

Commercial structures abutting residentially zoned areas should be designed to mitigate size and scale differences.

This project proposes two buildings one of the buildings is a small coffee shop and the other building is for indoor and outdoor eating.

On-site parking areas should be placed to the interior of the site whenever possible.

To protect the large oak tree and to provide a focal point for the open area the project must place the parking around the perimeter of the project.

Architecture:

Developments surrounded by residential areas or adjacent to residentially zoned properties should be built with a residential feel (i.e. size, scale, and materials compatible with neighboring buildings). The final building design will include the materials.

Buildings over two stories should have the third story and above offset from the first two stories, if surrounding developments are less than three stories or land uses designations on adjacent sites do not allow more than three story development.

The project proposes single-story buildings.

Outdoor lighting shall be hooded or shielded so as not to directly light adjoining or neighboring properties.

The final lighting plan will include hooded or shielded lights.

Circulation and Connections:

Pathways define traffic/pedestrian movement. Buildings brought up to the road help define these movements. Trees and/or planting strips shall be used for separating vehicles and pedestrian movements, as well as provide a secure and pedestrian friendly environment.

The project proposes a walking path around the east and north portion of the site (see submitted site plan).

New streets intersecting commercial properties should be designed to create a safe environment. “Coving” techniques and “round-a-bouts” should be considered for traffic calming when appropriate.

This project proposes no new streets.

CMC 18.13 Landscape Regulations

CMC 18.13.045 Tree Survey

Included in the submittal plan set is a tree survey. The project proposes to keep 4 existing trees and removed 19 existing trees.

18.13.051 – Minimum tree density requirement

The minimum requirement is 20 tree units per net acre

The project proposes

Net Site Area 3.95 acres

Req'd Tree Units (3.95 AC x 20 Units/AC = 79 units)

Retained Tree Unit 45" Oak = 19 units

Proposed Trees 60 x 1 = 60 tree units

The project proposes 5-foot L1 landscape buffer along the north property and a 5-foot L2 landscape buffer along the east, south, and west property line.

CMC 18.11 – Parking

Restaurant, carry-out: 1 space per 225 square feet of GFA

Fast food restaurant/coffee Kiosk: 1 space per 110 square feet of gross floor area, plus 6 staking spaces for drive-through land.

Reatil Stores in general 1 per 1,500 square-feet

The project is proposing a 612 square feet coffee Kiosk thus (612 SF/110 SF = 6 parking stalls)

The project proposes 5,000 square-foot restaurant thus (5,000 SF / 225 SF = 22 parking stalls)

The project proposes 12,574 square-foot commercial building (12,574 SF / 1,500 SF = 8 parking stalls)

The project is proposing 147 standard parking stalls and 4 ADA van accessible stalls

CMC 17.19 Water and Sewer

Currently, water and sewer is stub to the property.

Stormwater

The project will comply with Stormwater Management Manual for Western Washington edition 2019.