



STAFF REPORT

8th Avenue Apartments

Major Design Review (DR23-07)

Related File: SPRV23-04

TO Design Review Committee

FROM Yvette Sennewald, Senior Planner

LOCATION 1805 SE 8th Avenue
Parcel Number: 88135000

APPLICANT Paul Williams, Engineering Northwest
(360) 931-3122
paulwilliamspe@gmail.com

APPLICABLE LAW: This land use application submitted October 31, 2023, and the applicable codes are the codes that were in effect at the date of application. Camas Municipal Code (CMC) chapters include 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 18.55 Administrative Procedures.

Background

The applicant is seeking design review approval for the construction of an 8-unit, approximately 4,780 square-foot, 2-story apartment building on an approximately 18,971 square-foot lot, currently developed with a single-family residence and detached accessory structures, situated in the MF-18 – Multi-Family Residential Zone. Each unit is proposed to be approximately 900 square-feet in size with approximately 90 square-feet of private open space. The site plan also shows required parking and landscaping to be provided for.

The project area includes a mix of multi-family and single-family residential homes.

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 the Camas Municipal Code (CMC). The enclosed checklist is to help guide your review but refer to the manual for specific details regarding the standards.

Standard and Multi-Family Design Principles and Guidelines

The standard and multi-family principles and guidelines are required and must be demonstrated to have been satisfied in the overall intent for design review approval. The 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.