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July 18, 2023

## **Camas Meadows Hole 9 Deviation Request Narrative CUP23-01**

**Parcel Numbers: 986026-906, 172970-000, 986035-733, 896035-734,  
172963-000, 172973-000, and 175980-000**

### **Project Summary**

The subject site consists of seven parcels and is ±13.81 acres in size. The site is addressed as 4711, 4615, 4525-, and 4525-Unit A & Unit B, NW Camas Meadows Drive, Camas, WA 98607. The property is identified as Clark County Parcel Numbers 175980-000, 172973-000, 172963-000, 986035-734, 986035-733, 172970-000, and 986026-906 of the northeast, northwest, and southwest ¼ of Section 28 and 29, Township 2 North, Range 3 East, Willamette Meridian. The site is zoned Mixed Use (MX) and is currently vacant with no structures on site.

The site has frontage on NW Camas Meadows Drive along the south boundary. NW Camas Meadows Drive is identified as a three-lane arterial (per the 2016 City of Camas Transportation Comprehensive Plan) and is fully developed with two travel lanes and a left turn lane within a ±38-foot paved width and 30-foot half-width right-of-way. The existing site frontage also contains a 5-foot planter strip and a 10-foot detached sidewalk. The existing sidewalk encroaches ±1.5 feet into the site. The development will gain access from NW Camas Meadows Drive along the south frontage of the site, with access to the individual lots through the internal street and alley network.

### **Deviation Request**

The Applicant is requesting a deviation request from the City of Camas, to address the intersection setback spacing for Tracts A, B, H, and J to NW Camas Meadows Drive, which is classified as an Arterial. The request is listed below:

1. **Deviation Request:** Modification to City of Camas Engineering Design Standards for Streets, Table 3, to allow the intersection spacing setback from NW Camas Meadows Drive to the driveways for Tracts A, B, H, and J to be reduced below 300 feet.

### **Deviation Justification**

Below are the justifications for the proposed deviation request for the subject site:

- **Deviation Request:** The justification for the deviation request is due to the existing physical conditions of the project site making it impractical to comply with standards. Due to the depth of the site, ±402 feet depth, the Applicant is unable to meet this standard while also providing lots that meet dimensional standard requirements.

Tract A, B, H, and J are placed as far north as possible, while still allowing for two tiers of lots with alley loading. Tract A, B, and H are located  $\pm 143$  feet away from NW Camas Meadows Drive. Tract J is located  $\pm 140$  feet away from NE Camas Meadows Drive.

The Applicant is using alleys (Tract A, B, H, and J) to provide a variety of housing types in the proposed mixed use development. Due to driveway access not being allowed from Camas Meadows Drive, the Applicant needs to utilize alleys to access the lots that are fronting Camas Meadows Drive.