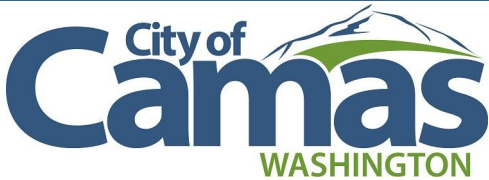


Notice of Design Review Committee Meeting Tuesday, July 12, 2022



A public meeting of the Design Review Committee will be held on Tuesday, July 12, 2022, beginning at 4:00 p.m., via Zoom. All citizens are entitled to have equal access to the services, benefits and programs of the City of Camas. Please contact the City Clerk at (360) 817-1591 for special accommodations if needed. The City will provide translators for non-English speaking persons who request assistance at least three working days prior to a public meeting.

The following application is included on the agenda:

| Project | Camas Station |
|-------------|--|
| File No. | DR22-02 |
| Location | Northwest corner of Brady Road and 16th Avenue Camas, WA 98607 |
| Zone | Community Commercial (CC) |
| Applicant | Howard Bode CK Designs, LP |
| Description | To construct 3 buildings to include convenience store with car wash, gas station, drive thru coffee shop and |



MORE INFORMATION

The meeting agenda and supporting documents will be available for review on the city's website at the "Public Meeting" portal or follow this link: www.cityofcamas.us/meetings. Also, Planning Division staff can respond to questions and comments in regard to the public meeting or the projects under review. **Contact staff at**

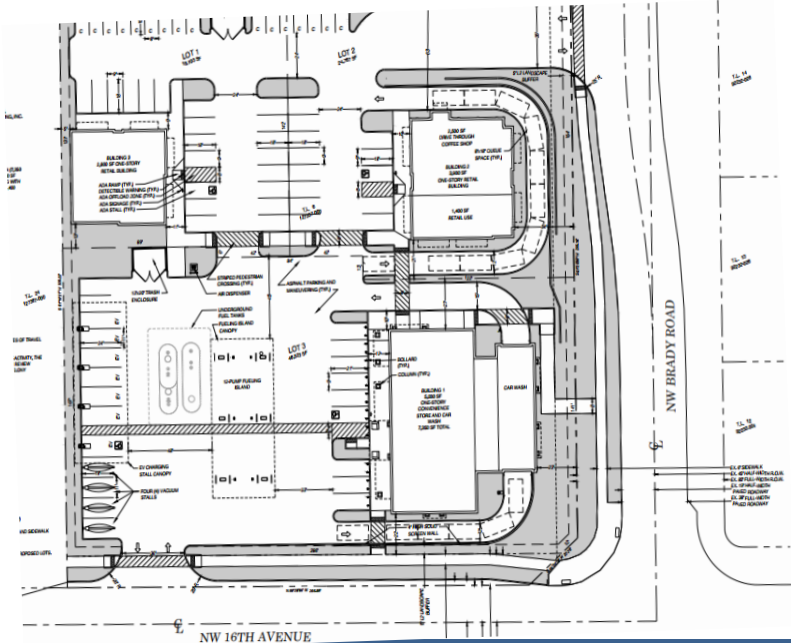
(360) 817-1568 or by email at:
communitydevelopment@cityofcamas.us.

OPPORTUNITY FOR COMMENT

You are invited to offer comments regarding important design issues, which you believe, should be addressed in the decision for these projects. Procedures for a public meeting will be followed in accordance with RCW 42.30, which differs from a public hearing. Comments may be submitted by regular mail to the Planning Division, City of Camas, 616 Northeast Fourth Avenue, Camas, WA 98607; or by email to: communitydevelopment@cityofcamas.us.

DESIGN REVIEW COMMITTEE ("DRC")

The DRC conducts a public meeting for the purpose of reviewing specific proposals, and recommending conditions and/or other actions necessary for consistency with the principles of the Design Review Manual. The DRC does not issue a decision, but issues a written recommendation, together with findings to support the recommendation.





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.