



STAFF REPORT

Parker Village

Major Design Review

City File: SP25-1002

TO Design Review Committee

FROM Lauren Hollenbeck, Senior Planner

LOCATION South of NW 38th Avenue and West of NW Parker Street
Parcel Numbers 125187000, 125194000, 125196000, 986028432, 1251840000

APPLICANT Gayle Gerke
McKay Sposito, Inc.

APPLICABLE LAW: This land use application submitted July 3, 2025, is vested to the land use regulations and development standards in effect on the effective date of the application. Camas Municipal Code (CMC) chapters include Title 16 Environment, Title 17 Land Development and Title 18, Zoning specifically (but not limited to): Chapter 17.09- Short Subdivisions, Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 18.18 - Site Plan Review, Chapter 18.19 -Design Review and Chapter 18.55 – Administration Procedures.

Summary

The applicant is currently seeking design review approval for the construction of twelve (12) commercial retail buildings ranging in size from approximately 3,505 square feet to 41,550 square feet including associated parking and landscaping. The subject property is zoned Regional Commercial (RC) and located within a Gateway Corridor overlay zone.

The site is bound by NW Parker Street on its east side and NW 38th Avenue and its south side, with site access provided from both roads.

To the north across NW 38th Avenue is vacant land zoned Regional Commercial (RC), to the west is a single-family residence zoned Regional Commercial (RC), and to the east across NW Parker Street are single-family residences zoned Single-Family Residential (R-7.5). To the south is vacant land currently zoned as Regional Commercial (RC) with a future comprehensive plan designation change to high density residential.

The site is primarily comprised of moved grass species with minimal shrubs and trees present at the outer boundaries of the project site area. Topography is generally flat and slopes up along the southern boundary of the site.

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 Gateways & Corridors and Commercial & Mixed-Use Design Principles and Guidelines

The standard and specific gateways & corridors and commercial & mixed uses principles and guidelines are required and must be demonstrated to have been satisfied with 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.