



STAFF REPORT

Washougal River Oaks cottage development

Major Design Review (DR20-07)

Related File: SUB20-01

<u>TO</u>	Design Review Committee
<u>FROM</u>	Lauren Hollenbeck, Senior Planner
<u>LOCATION</u>	2515, 2523, 2527 & 2531 NE 3 rd Avenue Parcel Nos. 89884000, 89883000, 89881000 and 89875000
<u>APPLICANT</u>	Bryan Degrosellier Degrosellier Development, Inc. (360) 907-2500

APPLICABLE LAW: This land use application submitted November 16, 2020 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 18.09.050 – MF-C Overlay, Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 18.18 - Site Plan Review, and Chapter 18.19 Design Review.

Summary

The applicant is currently seeking design review approval for the construction of a 22-lot single-family residential subdivision with cottage homes sized less than approximately 1,000 square feet. The site fronts NE 3rd Avenue and takes vehicular access from NE Wedgewood Court to the east. Landscaping is provided throughout the site.

The subject property is zoned Multi-Family Residential (MF-18) including the properties to the east and west of the site. Properties to the north are within City of Washougal jurisdiction and have an R1-15 zoning designation.

The site consists of a steep south facing slope with a vertical elevation drop of approximately 150-feet from West S Street north of the project site to NE 3rd Avenue south of the project site. A naturally flat terrace exists across the south end of the project site where the majority of the subdivision development is proposed. Vegetation consists of native mature trees at the site's north and native understory vegetation as well as invasive species are intertwined throughout 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 Gateway & Corridor Design Principles and Guidelines

The standard and specific gateway & corridor principles 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.**

CMC Chapter 18.05.040.H MF-C Cottage Standards

The Design Review Committee recommendations shall also be based on the cottage overlay architectural standards of a front porch, steep-pitch gable roof and a recessed garage.

Recommendation

That the Design Review Committee reviews the submitted materials, deliberates, and forwards a recommendation to staff for a final decision.