



STAFF REPORT

Panattoni Industrial Building
Major Design Review (DR22-01)
Related File: SPRV22-01

TO Design Review Committee

FROM Lauren Hollenbeck, Senior Planner

LOCATION Southeast corner of NW Friberg-Strunk Street, NE Goodwin Road, NW Camas Meadows Drive
Parcel Number 172974000

APPLICANT Sheri Greene
AHBL
253-383-2422

APPLICABLE LAW: This land use application submitted January 26, 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 18.37 Business Park.

Summary

The applicant is currently seeking design review approval for the construction of a warehouse/office industrial building (187,106sf) with associated parking and landscaping. The site is located on the southeast corner of NW Friberg-Strunk Street, NE Goodwin Road and NW Camas Meadows Drive. The site is bounded by NW Friberg-Strunk Street to the west and is bounded to the north by NE Goodwin Road and NW Camas Meadows Drive. Access is provided from NW Camas Meadows Drive to the north and NW Friberg-Strunk Street to the west.

The subject property is zoned Business Park (BP) including properties to the north across the street from NW Camas Meadows Drive and to the west across the street from NW Friberg-Strunk Street. Property immediately to the south and east is zoned Light Industrial/Business Park (LI/BP). Property to the north across the street from NE Goodwin Road is zoned Single-Family Residential (R1-20) and located in Clark County.

The site's topography is relatively flat in the west that transitions to a slope that descends from west to east. The site is currently undeveloped and covered with brush/grass. Dwyer creek is located off-site to the east.

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.**

CMC Chapter 18.37 Business Park standards

The Design Review Committee recommendations shall also be based on the architectural design standards of CMC Chapter 18.37 Business Park standards.

Recommendation

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