



Community Development Department
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STAFF REPORT
Design Review Application for Parker Village Townhomes
City File No. DR15-06
(Related Files: MAJMOD14-01)

TO: Design Review Committee
FROM: Robert Maul, Planning Manager
APPLICANT: Parker Village LLC, Attn. Patrick Ginn
LOCATION: NW Sage Street / NW Sage Loop
Parcel number 125191-000
Camas, WA 98607

APPLICABLE LAW: The application was submitted on October 23rd, 2015 and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively): CMC Chapter 17.21 Procedures for Public Improvements; CMC Chapter 18.19 Design Review; Camas Design Review Manual (2002); and CMC Chapter 18.55 Administration and Procedures; and RCW 58.17.

BACKGROUND:

The Parker Village Townhouse project is a residential subdivision comprised of 60 lots. Units will include luxury gated townhomes and live/work units ranging from 1,600 square feet to 2,100 square feet in area. The buildings will be attached in units clusters ranging from 2 to 4.

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 general design review standards (CMC Chapter 18.19.050.A and the Camas Design Review Manual "DRM" pages 4-7), and multi-family (CMC Chapter 18.19.050.B.3 and the DRM page 16); which are included in the enclosed Design Review Checklist.

RECOMMENDATION:

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