

Parklands at Camas Meadow

MXPD Overlay

(Zone Change)



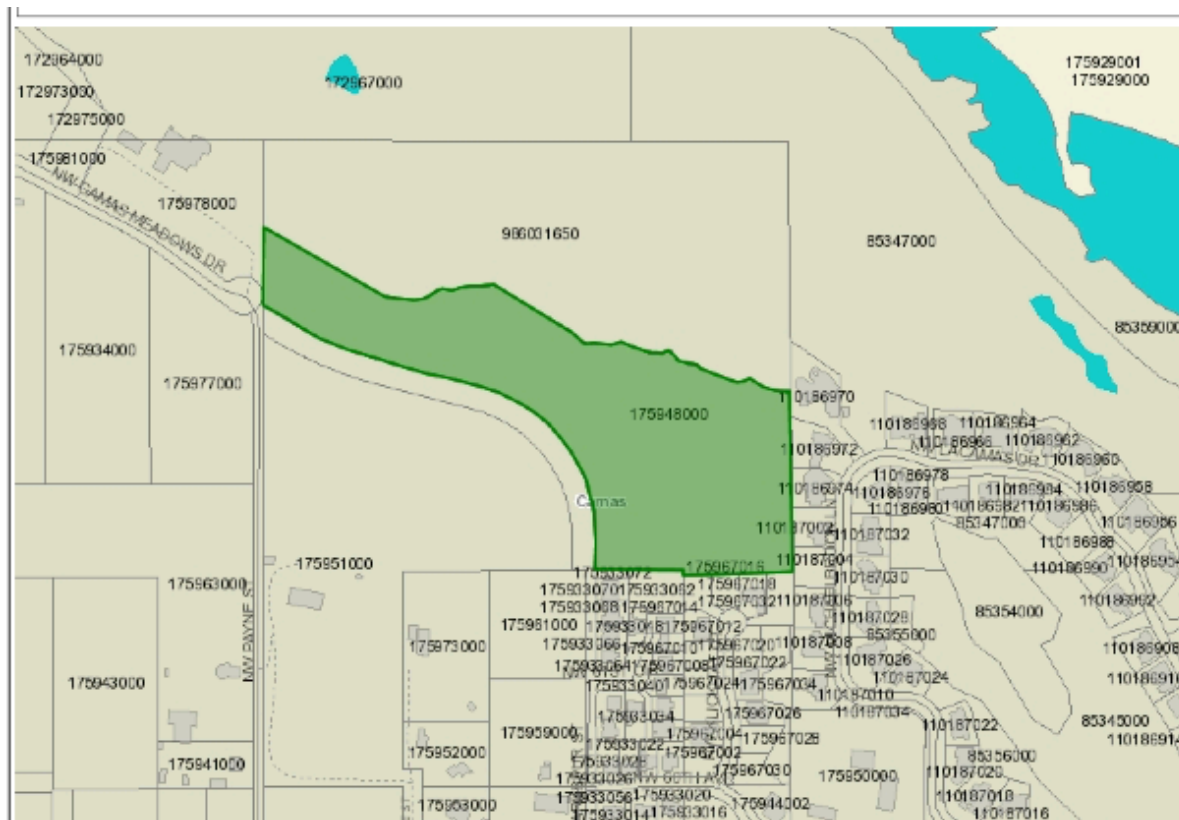
January 27, 2016

Entire Master Plan

- ❖ Combines a 20.9-acre parcel zoned R-15 with a 15.5-acre parcel zoned BP.
- ❖ Five commercial buildings totaling at least 90,000 square feet, with 24 living units.
- ❖ Forty-two large lot single family homes, with ADU opportunity.
- ❖ Approximately one-third in open space with walking trail that connects into large community system.
- ❖ New regional storm system
- ❖ Extension of Camas Meadows Drive

MXPD Overlay Area

- ❖ Applies only to the 15.5-acre BP parcel zone.
- ❖ Includes the 5 commercial buildings, 24 living units, and 18 of the 42 large lots that have performance release clauses.



Purpose of the Overlay

- ❖ Seamless integration of multiple land uses into a single site.
- ❖ Higher quality, well thought out project.
- ❖ Development that is responsive to long term community needs.
- ❖ Development Agreement that provides for performance standards.

Comprehensive Plan Policies

❖ The proposed projects is consistent with Camas' Comprehensive Plan:

| Comprehensive Plan | Job Creation | Mixed-Use | Cluster | Housing Mix | Design/Compatibility | Land Use Transition | Nature |
|--------------------|--------------|-----------|---------|-------------|----------------------|---------------------|--------|
| Primary Goal 3 | ● | ● | | | | | ● |
| Primary Goal 4 | | | | | | | ● |
| Land Use Objective | ● | ● | | ● | | | |
| Policy LU-1 | ● | ● | | | | ● | |
| Policy LU-2 | ● | ● | ● | ● | | | |
| Policy LU-4 | | | | | ● | ● | |
| Strategy LU-3 | | ● | ● | | ● | | |
| Policy LU-8 | | | | ● | | | |
| Policy LU-11 | | | | | ● | ● | |
| Strategy LU-10 | ● | | | | ● | ● | |
| Policy LU-13 | | ● | | | ● | ● | |
| Housing Goal 3 | | | | ● | ● | ● | ● |
| Policy HO-6 | | ● | | ● | | | |
| Strategy HO-5 | | ● | | | ● | | |
| Strategy HO-9 | | ● | ● | ● | | | |

Questions?

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