



Memorandum

To: The City of Camas, WA

From: Harb Engineering, Inc.

Subject: The Village at Camas Meadows Exception Requests
[PA 14-32]

Date: September 2nd, 2015

This memorandum is an exception request for the following Design Standards:

Stormwater facilities as regulated by CMC 17.19.030(F)(6).

70' Minimum Centerline Radius per 17.19.040(B)(12)(c)

270' Intersection Spacing per Design Standards Manual page 35, General Guidelines for Geometry of Roadway.

To meet the exception criteria the applicant needs to address CMC 17.23.010(a-c) and show that an undue hardship may be created as a result of strict compliance with the provisions of the CMC.17.23.010(A)

1. An exception shall not be granted unless:

- a. There are special physical circumstances or conditions affecting the property, such that the strict application of the provisions of this code would deprive the applicant of the reasonable use or development of his land;
- b. The exception is necessary to insure such property rights and privileges as are enjoyed by other properties in the vicinity and under similar circumstances; and
- c. The granting of the exception will not be detrimental to the public welfare or injurious to other property in the vicinity.



EXCEPTION 1:

We are requesting a code exception related to the design of the site's stormwater facilities as regulated by CMC 17.19.030(F)(6). That section of the City's code typically requires stormwater facilities to be set back a minimum of 30 feet from streets. We are proposing to construct a shallow stormwater swale along the frontage of the proposed extension of Camas Meadows Drive. This stormwater swale will treat the runoff generated from the site and run parallel to a separate public swale within the right-of-way that will treat the runoff for the Camas Meadows Drive Extension. The locations for these swales are at the lowest possible topographical point for both the Private Development and the Public Improvements. This public swale is not required to meet this setback standard. Stormwater Swales are typically shallow in nature and require regular mowing to keep the vegetation at its optimal low height, therefore preventing an overgrown eyesore.

Exception Criteria:

- a. There are special physical circumstances or conditions affecting the property, such that the strict application of the provisions of this code would deprive the applicant of the reasonable use or development of his land;

The site has many circumstances and conditions that affect the property and its best possible layout. Such as topography, natural stormwater outlet location, arterial and collector roadways, large utility easements, etc.

There is only one option for the applicant to meet this code requirement and that is to remove the three apartment buildings and move the onsite stormwater swale away from the roadway. A change of this nature would make the proposed development financially unfeasible. This will create an undue hardship and deprive the applicant of reasonable development of his land.

Proposed Stormwater Swale location is at the sites lowest topographical location. The sites topography increases from north to south, if the swale was to be relocated further to the south this would require the swale to be constructed deeper in the ground in order to provide gravity



conveyance for the stormwater infrastructure. This would require installation of walls and fencing further rendering the development financially unfeasible.

b. The exception is necessary to insure such property rights and privileges as are enjoyed by other properties in the vicinity and under similar circumstances; and

The neighboring properties all have the same physical characteristic and circumstances that make it difficult in regards to meeting the code requirements of CMC 17.19.030(F)(6). The applicant assumes that staff would approve similar exceptions on sites with similar circumstances and if the exception is granted it will not have any effect on property rights and privileges that are enjoyed by other properties in the vicinity. Conversely, if the exception was denied, it would result in a development of such low density that the applicant would effectively be denied the rights and privileges enjoyed by other similarly sized and zoned properties in the City.

c. The granting of the exception will not be detrimental to the public welfare or injurious to other property in the vicinity.

The proposed exception will not be detrimental to the public welfare or injurious to other property in the vicinity. The proposed stormwater swale will not be visible to neighboring properties once the development is fully built out. The proposed design does not create a safety hazard to the public.



EXCEPTION 2:

The second exception is to CMC 17.19.040(B)(12)(c) which requires a minimum centerline curve radius of 70'. We are asking to deviate from the 70' Centerline Radius to a 50' Centerline Radius. These radius's are essentially at perpendicular roadway direction changes, or essentially 90° two-way intersections. Two of the locations are within dead-end roadways with cul-de-sacs and the other two locations are within a loop roadway. Traffic speeds can be expected to be substantially reduced compared to a through roadway. Furthermore, the proposed tighter centerline radius promotes safety by slowing vehicles in a residential setting. The proposed modified design standards to be used in this project have been demonstrated to be successful at several locations within the City of Camas and in countless applications in Clark County under similar residential settings with no resulting reduction in safety, therefore the applicant requests approval of the proposed exception.

Exception Criteria:

- a. There are special physical circumstances or conditions affecting the property, such that the strict application of the provisions of this code would deprive the applicant of the reasonable use or development of his land;

The site has many circumstances and conditions that affect the property and its best possible layout. Such as topography, natural stormwater outlet location, arterial and collector roadways, large utility easements, etc.

Phase 1; Alternate designs create double frontage lots along Payne St. and do not meet the required intersection spacing. Nor do they alleviate the necessity to deviate from the Design Standard of a 70' Centerline Radius to the requested 50' Centerline Radius.

Phase 2; Phase 2 is constrained to the North by Camas Meadows Drive alignment and the large centerline radius required for arterials. As well as the intersection location for the entry point of this portion of the development and the required intersection alignment with development to the North. This portion of the site is further hampered by the Pacific



Power Easement that bi-sects the parcel running North and South creating a unique configuration of the developable boundary and area. Camas Meadows Drive is designated as a 3 Lane Arterial Roadway which prohibits residential lots from having direct driveway access. Thus requiring a "double frontage roadway" which cannot meet the required intersection spacing. There are no alternate designs that are possible for this area that achieve the same use, density, and vehicular circulation.

The proposed smaller radii limits the impacts to the corner lots that abut them, creates more feasible buildable lots and additionally increases the safety of traffic through the site by reducing vehicle speeds. If the proposed exception is not granted it will deprive the applicant from the ability to reasonably develop feasible corner lots.

b. The exception is necessary to insure such property rights and privileges as are enjoyed by other properties in the vicinity and under similar circumstances; and

Sites with constraints such as this one are usually difficult to develop in regards to meeting the code requirements of dimensional standards for roads and lots. The applicant assumes that staff would approve similar exceptions on other sites with similar circumstances and if the exception is granted it will not have any effect on property rights and privileges that are enjoyed by other properties in the vicinity.

Furthermore; the neighboring development to the southeast, Larkspur Estates, has a lessor centerline radius for NW 61st Circle. Our development should enjoy such rights and privileges as this development.

c. The granting of the exception will not be detrimental to the public welfare or injurious to other property in the vicinity.

Reducing centerline radii in locations of ninety degree curves helps to slow residential traffic and provides a safety feature. This exception, if granted, will definitely not be detrimental to the public welfare or injurious to other property in the vicinity.



EXCEPTION 3:

Additionally, we are asking to deviate from the 270' intersection spacing for Magnolia Loop and Camas Meadows Dr Intersection. Magnolia Loop serves as our entry point into our development from Camas Meadows Drive. This roadway loops back into itself in such a way that it intersects approximately 166' from the intersection with Camas Meadows Dr. We are asking to deviate from the 270' intersection spacing to a 166' intersection spacing. We are proposing to construct a round-about at this intersection in order to keep traffic flowing and avoid any concerns of potential vehicular stacking into Camas Meadows Drive.

Exception Criteria:

- a. There are special physical circumstances or conditions affecting the property, such that the strict application of the provisions of this code would deprive the applicant of the reasonable use or development of his land;

The site has many circumstances and conditions that affect the property and its best possible layout. Such as topography, natural stormwater outlet location, arterial and collector roadways, large utility easements, etc.

Phase 2 is constrained to the North by Camas Meadows Drive alignment and the large centerline radius required for arterials. As well as the intersection location for the entry point of this portion of the development and the required intersection alignment with development to the North. This portion of the site is further hampered by the Pacific Power Easement that bi-sects the parcel running North and South creating a unique configuration of the developable boundary and area. Camas Meadows Drive is designated as a 3 Lane Arterial Roadway which prohibits residential lots from having direct driveway access. Thus requiring a "double frontage roadway" which cannot meet the required intersection spacing. There are no alternate designs that are possible for this area that achieve the same use, density, and vehicular circulation.

There are no other options for the applicant to meet this code requirement. Strict application of this code would render this portion of the site undevelopable thus making the proposed development financially



unfeasible. This will create an undue hardship and deprive the applicant of reasonable development of his land.

If the proposed exception is not granted it will deprive the applicant from the ability to reasonably develop a feasible development.

b. The exception is necessary to insure such property rights and privileges as are enjoyed by other properties in the vicinity and under similar circumstances; and

Sites with constraints such as this one are usually difficult to develop in regards to meeting the code requirements of dimensional standards for roads and lots. The property is zoned for development and denial of this exception request would make it infeasible to develop the property to the densities intended based on the property's zoning thereby denying the developer the rights and privileges available to other property owners in the City with similar sized properties that have similar zoning.

c. The granting of the exception will not be detrimental to the public welfare or injurious to other property in the vicinity.

Granting the exception will not be detrimental to the public welfare or injurious to other property in the vicinity.



EXCEPTION REQUEST EXHIBIT

