

## STAFF REPORT

Kiddie Academy

Major Design Review (DR19-12)

Relates Files: SPRV19-05

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| <u>TO</u>        | Design Review Committee  |
| <u>FROM</u>      | Lauren Hollenbeck, Senior Planner  |
| <u>LOCATION</u>  | NW Brady Road and NW 20th Avenue<br>Parcel No. 98603891                                  |
| <u>APPLICANT</u> | CIDA Inc., Mel Delahoz<br>15895 SE 72 <sup>nd</sup> Ave, Suite 200<br>Portland, OR 97224 |

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APPLICABLE LAW: The application was submitted on 10/14/19 and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code (CMC) 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 18.55 Administrative Procedures.

### Summary

The applicant is currently seeking design review approval for the construction of a 10,950 square foot day care facility with outdoor playground areas. The site fronts on the corner of NW Brady Road and NW 20<sup>th</sup> Avenue. Vehicular access to the site is provided off of NW 20<sup>th</sup> Ave west of the building. Landscaping is focused at the perimeter of the site.

The Parker Village subdivision is located south of the project site. The entire site is zoned Community Commercial. The site slopes downwards to the northwest corner of the site and is primarily grass.

### 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 Downtown Design Review Manual. An enclosed checklist is to help guide you in your review but refer to the manual for specific details regarding the standards.

### Standard and Commercial & Mixed Uses Design Principles and Guidelines

The standard and commercial & mixed use 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.**

**Recommendation**

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