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Community Development Department | Planning  
616 NE Fourth Avenue | Camas, WA 98607  
(360) 817-1568 | www.cityofcamas.us

General Application Form

Case Number: PA 15-22

ZC15-01

Applicant Information

Applicant/Contact: Parklands at Camas Meadows, LLC Phone: (360) 823-6222  
Address: 20705 SE EVERGREEN Hwy Kevin DeFord  
Camas NEDevelopment@gmail.com  
City State ZIP Code

Property Information

Property Address: 6101 NW Highshade St. 986031650 and 175949000  
Camas WA 98607  
City State ZIP Code  
Zoning District R-15 AND BP Site Size 36.43 (-2 PARCELS)

Description of Project

Brief description: Luxury Residential and Business Park, Trail System throughout  
TO Apply for a MIXPD Overlay Zone - with associated Master Plan, DA, SEPA

Are you requesting a consolidated review per CMC 18.55.020(B)? YES  NO   
Permits Requested:  Type I  Type II  Type III  Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: DeFord Kevin NEX Generation LLC Phone: (360) 823-6222  
Address: PO Box 61962  
E mail Address: Vancouver WA 98666  
City State Zip

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature: Mary D. Hall Date: 6-11-15

Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: <u>8/28/15</u>	Pre-Application Date:
Staff: <u>RM</u>	Related Cases #
Validation of Fees: <u># 272930</u>	

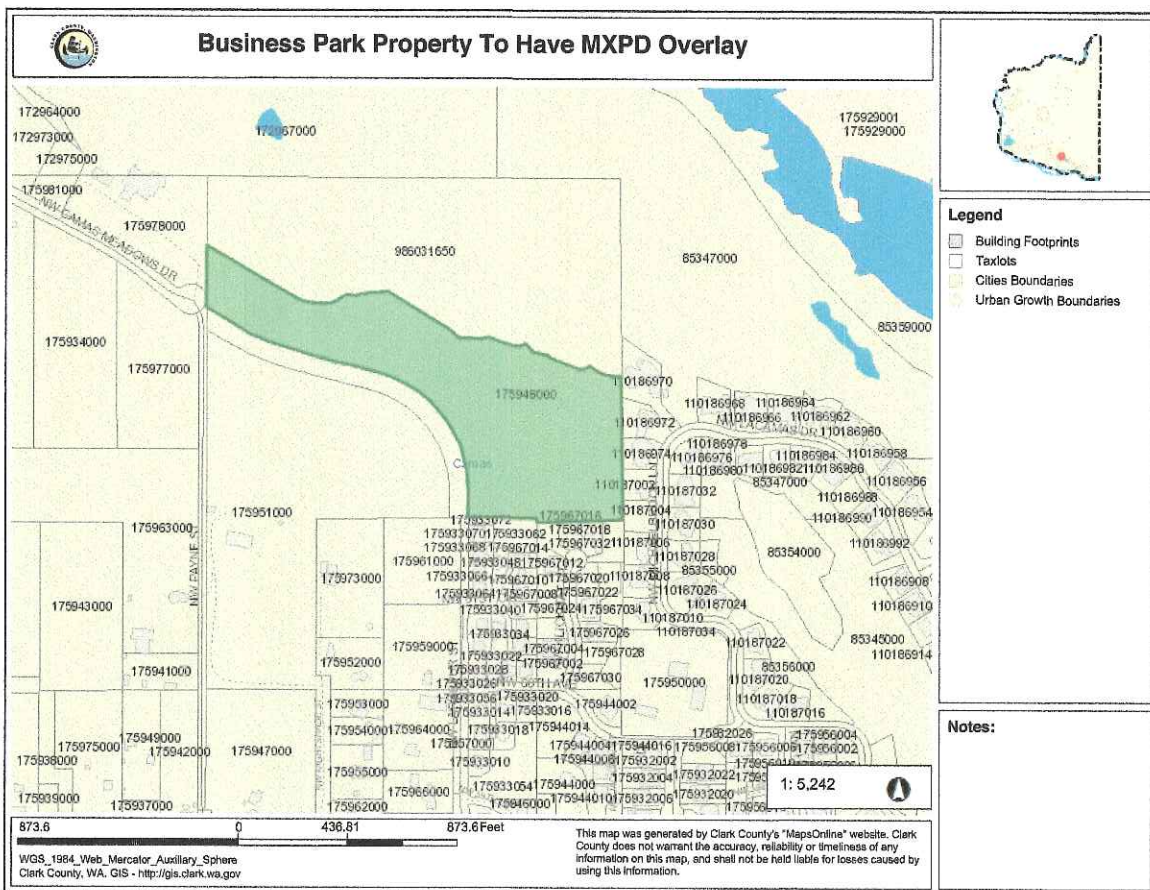
read - 1-7-15

**CHAPTER 1:**  
**Parklands at Camas Meadows**  
**MXPD Overlay**  
**(Zone Change)**

read 1-7-15  
City of Camas *SB*

# GEOGRAPHIC AREA

The proposed Parklands at Camas Meadows combines a 20.9-acre site parcel zoned single-family 15,000 square foot lots (R-15) with a 15.5-acre parcel zoned Business Park (BP). The Mixed-Use Plan Development (MXPDP) overlay will be applied to the BP Area. This portion of the site will subdivide the business park into four commercial buildings totaling at least 90,000 square feet of business space, 24 living units integrated into one of the commercial buildings, and 18 single-family residential lots. At least 50% of the site will be retained for business park uses, consistent with City code requirements. The project also meets minimum density requirements. The map below identifies the property in question. Specific details of the proposed development are contained in Chapter 2: MXPDP Master Plan.



## COMPREHENSIVE PLAN POLICIES

The MXPD overlay is treated in a similar fashion as a Comp Plan amendment without all the arduous legal requirements. The reason for viewing the overlay in a similar light is due to the fact that multiple land uses are being integrated within a single site that could not occur otherwise. It's in the City's best interest to ensure that the integration occurs seamlessly and assists in implementing the community's long-term plans. The project proponent can demonstrate the community value by addressing the applicable Comprehensive Plan policies.

**Primary Goal 3: To offer a harmonious blend of opportunity for living, working, recreating, and cultural activities by protecting natural amenities, and balancing development of services with growth.** The Parklands Master Plan sets aside 11 acres (or just under one-third) of the site in open space including a walking trail and overlook area that connects to other City trail networks to the south. The remaining portion of the site will provide at least 90,000 square feet of business space and job opportunities as well as both executive single-family housing and luxury multi-family units. The single-family area will be the first residential development in Camas that allows for accessory dwelling units (ADUs).

**Primary Goal 4: To expand the existing permanent open space network and trails system throughout the City while preserving and protecting natural features, wildlife habitat, and critical areas from incompatible land uses.** The Parklands Master Plan sets aside 11 acres (or just under one-third) of the site in open space that includes a walking trail and overlook area

**Land Use Objective: Create a balance between housing and employment that produces a more self-sustaining community.** The proposed Master Plan includes at least 90,000 square feet of business space that is anticipated to create 300+ jobs. The development will also include 42 executive lots that will provide the opportunity for ADUs as well as 24 luxury living units above the commercial space in Building 2.

**Policy LU-1: Support the continuation of a strong residential community rooted amid a blend of opportunities for commerce, industry, education, and recreation.** The proposed project will provide for a mix of business, employment, and recreational opportunities. This will be the first development (outside of the downtown area) within Camas that will provide substantial employment, business, living, and recreational opportunities integrated into a single development.

**Policy LU-2: Support a diverse community in an open and natural setting comprised of stable neighborhoods with a variety of housing types and densities; a vibrant, robust downtown, which serves as a focal point for the community; the Business Parks; and other employment and commercial centers.** The proposed master plan community has the support of the adjoining neighbors. The integration of transition elements and executive residential lots provides for a buffer between existing neighborhoods and the proposed development. The project provides opportunities for large executive housing, ADUs, and smaller living units. The proposed four commercial buildings will provide opportunities for businesses and hence residents seeking local employment.

**Policy LU-4. Maintain compatible use and design with surrounding built and natural environment when considering new development or redevelopment.** As noted above, the proposed master plan has the support of the adjoining neighbors. The integration of transition elements and executive residential lots provides a buffer between existing neighborhoods and the proposed development.

**Strategy LU-3. Support and encourage Planned Developments which can provide “cluster housing” (to protect sensitive lands), higher density, and mixed-use residential/commercial (where appropriately zoned), and where compatibility can be demonstrated.** The proposed Master Plan will protect 11 acres of sensitive area. Large executive lots are placed around the sensitive area and the abutting residential neighborhood to provide a compatible buffer between the new development and existing residential area. The project also includes 24 luxury, high density living units within Commercial Building 2. Four commercial buildings are proposed that will provide at least 90,000 square feet.

**Policy LU-8. Provide the opportunity for a broad range of housing choices to meet the changing needs of the community.** The mix of large executive lots, ability to include ADUs, and the 24 luxury living units provides a mix of housing choices for current and future residents.

**Policy LU-11. Ensure compatibility with adjacent neighborhoods by using development, design review, and landscaping regulations.** The placement of large executive lots ensures that this proposed development will be compatible with the adjacent existing neighborhood.

**Strategy LU-10. Support the enhancement of Business Parks with emphasis on aesthetic and community compatibility.** The proposed Master Plan will develop four commercial buildings with at least 90,000 square feet. The business park and streetscape will continue the same quality as Camas Meadows to the west. Project proponents will include CCRs for the business park to ensure consistent, compatible development.

**Policy LU-13. Encourage the master planning of mixed use developments that emphasize aesthetics and community and neighborhood compatibility.** As noted above, the proposed Master Plan has the support of the adjoining neighbors and provides for a high quality development that would not otherwise occur.

**Housing Goal 3: To encourage a variety of residential site planning alternatives that increase housing opportunities on residential or commercial land (where appropriately zoned) in a manner that compliments or enhances the character of existing development, protects sensitive environmental features, and considers transit corridors and land use patterns.** As noted above, the proposed Master Plan will protect 11 acres of sensitive area. Large executive lots are placed around the sensitive area and the abutting residential neighborhood to provide a compatible buffer between the new development and existing residential area. The project also includes 24 luxury, high density living units within Commercial Building 2. Four commercial buildings are proposed that will provide at least 90,000 square feet. Transition elements provide buffers between differing land uses. The extension of Camas Meadows Drive assists the city in

completing the highly prioritized minor arterial that is needed for long-term traffic flow of the community.

**Policy HO-6. Encourage mixed-use housing opportunities in residential/commercial settings throughout the city.** The proposed Master Plan provides a mix of housing opportunities throughout the development, especially within the business park that will have the MXPDP overlay.

**Strategy HO-5. Ensure that a mixed-use development complements and enhances the character of the surrounding residential and commercial uses.** The placement of large executive lots ensures that this proposed development will be compatible with the adjacent existing neighborhood. The business park and streetscape will continue the same quality as Camas Meadows to the west. Project proponents will include CCRs for the business park to ensure consistent, compatible development

Strategy HO-9. Encourage a variety of housing opportunities close to places of employment. The proposed Master Plan provides a variety of housing opportunities within the proposed business park as well as in close proximity to existing employment areas such as Camas Meadows, Camas' high tech center, and Columbia Tech Center in East Vancouver.