

## CMC Chapter 18.22 – Mixed Use Planned Development Overlay (MXPDP)

### 18.22.010 – Purpose

The city recognizes that opportunities for employment may be increased through the development of master-planned, mixed-use areas. Consistent with this, the city has created the mixed-use planned development overlay zone (MXPDP) to provide for a mix of compatible light industrial, service, office, retail, and residential uses. Standards for development in the mixed-use planned development overlay zone are intended to achieve a pedestrian friendly, active, and interconnected environment with a diversity of uses.

### 18.22.020 – Applicability

The provisions of this chapter shall apply to parcels designated with MXPDP zoning overlay.

### 18.22.030 – Definitions

In addition to those definitions listed in CMC Chapter 18.03, the following definitions shall also apply to this chapter:

"Base zone or underlying zone" means the zoning district of the properties, which the overlay zone is applied. The standards of the overlay zone are in addition to those standards and criteria of the underlying zoning district.

"Development agreement" means a binding agreement between the city and a developer relative to a specific project and piece of property. The agreement may specify and further delineate, and may include, but is not limited to, development standards; vesting; development timelines; uses and use restrictions; integration within or outside of the subject development; construction of transportation, sewer and water facilities; and allocation of capacity for transportation, sewer and water facilities. The agreement shall clearly indicate the mix of uses and shall provide a general phasing schedule, as reviewed and approved by city council, so as to ensure that the commencement of construction of the commercial, industrial, and/or office uses occur within a reasonable time frame of the construction of the overall project.

"Master plan" as used in this chapter, is a proposal for development that describes and illustrates the proposed project's physical layout; its uses; the conceptual location, size and capacity of the urban service infrastructure necessary to serve it; its provision for open spaces, landscaping, trails or other public or common amenities; its proposed building orientation; its internal transportation and pedestrian circulation plan; and the integration of utility, transportation, and pedestrian aspects of the project with surrounding properties.

"Site plan" means a detailed drawing to scale, accurately depicting all proposed buildings, parking, landscaping, streets, sidewalks, utility easement, stormwater facilities, wetlands or streams and their buffers, and open space areas.

### 18.22.040 - Allowed uses

- A. The mix of uses may include residential, commercial, retail, office, light industrial, public facilities, open space, wetland banks, parks, and schools, in stand alone or in multi-use buildings.
- B. Residential uses are allowed either:
  1. In buildings with commercial uses; or
  2. As multi-family units, as provided for in Section 18.22.070(A) of this chapter.
- C. Commercial and retail uses are permitted, but not required, on the ground floor of multi-use buildings throughout this district.
- D. Uses under CMC Section 18.07.030 Table 1 for Community Commercial.

### **18.22.050 - Required mix of uses**

The master plan must provide a mix of uses. No single use shall comprise less than twenty-five percent of the development area (i.e., residential, commercial, industrial), and no more than fifty percent of the net acreage of the master plan shall be residential that is not otherwise contained within a mixed-use building. The remaining master plan may be a mix of employment uses as allowed in Section 18.22.040 of this chapter. The minimum use percentage shall not apply to public facilities, schools, parks, wetland banks, or open space.

### **18.22.060 - Process**

- A. General. The applicant for a development in the MXP zone shall be required to submit a proposed master plan, as defined in Section 18.22.030 of this chapter, and a proposed development agreement as authorized under RCW Chapter 36.70B.
- B. Contents. The proposed master plan shall include the following information:
  - 1. Boundaries. A legal description of the total site proposed for development is required.
  - 2. Uses and Functions. The master plan must include a description of present uses, affiliated uses, and proposed uses. The description must include information about the general amount and type of functions of the use, the hours of operation, and the approximate number of member employees, visitors, and special events. For projects that include residential units, densities, number of units, and building heights must be indicated.
  - 3. Critical Areas. All critical areas shall be identified on the master plan
  - 4. Transportation. The master plan shall include information on projected transportation impacts for each phase of the development. This includes the expected number of trips (peak and daily), an analysis of the impact of those trips on the adjacent street system, and the proposed mitigation measures to limit any projected negative impacts. Mitigation measures may include improvements to the street system, or specific programs to reduce traffic impacts, such as encouraging the use of public transit, carpool. A transportation impact study may be substituted for these requirements.
  - 5. Circulation. The master plan shall address on-site and integration with off-site circulation of pedestrians, bicycles, and vehicles. All types of circulation on and off the site shall be depicted in their various connections throughout the project, and their linkages to the project and adjacent properties.
  - 6. Phases. The master plan shall identify proposed development phases, probable sequence of future phases, estimated dates, and interim uses of the property awaiting development. In addition, the plan shall identify any proposed temporary uses, or locations of uses during construction periods.
  - 7. Density. The master plan shall calculate the proposed residential density for the development, which shall include the number and types of dwelling units.
  - 8. Conceptual Utility Plans. Utility plans should generally address stormwater treatment and detention areas on the site, existing utilities, proposed utilities, and where connections are being made to existing utilities.
- C. Design Review Committee. The proposed master plan shall be reviewed by the Design Review Committee and their recommendations must be forwarded to City Council to be consolidated with any other required approvals.
- D. Approval. The master plan and development agreement must be approved by the city council after a public hearing. Once approved, the applicant may submit individual site plans for various portions or phases of the master plan, which will provide engineering and design detail, and which will demonstrate consistency with the originally approved master plan and other applicable standards. Individual site plans shall comply with requirements in CMC Chapter 18.18 Site Plan Review, and be processed in accordance with that chapter. It is the intent that site plans shall not be required to reanalyze the environmental and other impacts, which were previously analyzed in the master plan and approved by Council.

- E. Site Construction. Subsequent to approval of a master plan, the property owner must develop and submit construction plans and specifications in substantial conformance to the MXPD master plan, and obtain engineering approval for installation of improvements.
- F. Building Permits Required. Approval of a master plan and development agreement does not constitute approval to obtain building permits or begin construction of the project. Building permits may be issued after a site construction plan has been approved in compliance with the master plan, development agreement and other applicable city standards.

#### **18.22.070 - Criteria for master plan approval**

The following criteria shall be utilized in reviewing a proposed master plan:

- A. Residential Densities and Employment Targets. Unless otherwise provided for in a transition area to mitigate impacts of increasing density, the minimum average density of eight dwelling units per net acre of residentially developed area is required. The maximum average density shall be twenty-four dwelling units per net acre. For employment generating uses, the master plan shall provide an analysis of how many jobs will be produced, the timing of those jobs, and the phasing of the employment and non-employment portions of the proposal. For estimate purposes, the target employment figure shall generally be consistent to the number of jobs produced that would otherwise occur in the base zoning districts, which is typically six jobs per developable acre for the nonresidential portion of the project. The city may authorize a development with less than six jobs per developable acre based upon a finding that appropriate measures have been taken to achieve six jobs per developable acre to the extent practicable. "Appropriate measures" may be demonstrated based upon the following:
  - 1. The six jobs per developable acre cannot be achieved due to special circumstances relating to the size, shape, topography, location, or surroundings of the subject property;
  - 2. The likely resultant jobs per developed acres ratio would not adversely affect the implementation of the comprehensive plan;
  - 3. The proposed development would not commit or clearly trend the zoning district away from job creation.
- B. Setback and Height Requirements. Building setbacks shall be established as part of the master planning process. Setbacks in all future site plans shall be consistent with those established in the master plan. Landscape and setback standards for areas adjacent to residentially zoned property shall meet or exceed those provided for in Table 18.22.080A. The applicant may propose standards that will control development of the future uses that are in addition to, or substitute for, the requirements of this chapter. These may be such things as height limits, setbacks, landscaping requirements, parking requirements, or signage.
- C. Off-Street Parking and Loading. Off-street parking and loading shall be provided in accordance with CMC Chapter 18.11 Parking, unless reduced as allowed in this chapter (see subsection 18.22.100-Incentives).
- D. Utilities. Utilities and other public services sufficient to serve the needs of the proposed development shall be made available, including open spaces, drainage ways, streets, alleys, other public ways, potable water, transit facilities, sanitary sewers, parks, playgrounds, sidewalks, and other improvements that assure safe walking conditions for students who walk to and from school.
- E. Environmental Impacts. The probable adverse environmental impacts of the proposed development, together with any practical means of mitigating adverse impacts, have been considered such that the proposal shall not have a probable significant adverse environmental impact upon the quality of the environment, in accordance with CMC Title 16 Environment and RCW Chapter 43.21C.
- F. Access. The proposed development shall provide at least two access points (where a mixed-use planned development does not have access to a primary or secondary arterial) that distribute the traffic impacts to adjacent streets in an acceptable manner.

- G. Professional Preparation. All plans and specifications required for the development shall be prepared and designed by engineers and/or architects licensed in the State of Washington.
- H. Engineering Standards. The proposed development satisfies the standards and criteria as set forth in this chapter and all engineering design standards that are not proposed for modification.
- I. Design Review. The proposed development satisfies the standards and criteria as set forth in the Camas Design Review Manual: Gateways, Commercial, Mixed Use and Multi-Family Uses.

**18.22.080 - Landscape requirements and buffering standards**

- A. Minimum landscaping or open space, as a percent of gross site area, shall be a minimum of fifteen percent. All landscaping shall comply with the applicable landscape provisions in CMC Chapter 18.13 Landscaping of this code. The entire street frontage will receive street trees/landscaping that will create a unifying effect throughout the area. Tree groupings shall be located for interest and variety. Plantings shall conform to the approved selection list available from the city, if available.
- B. Landscape buffers shall be in compliance with the below referenced table:

**Table 1 - Landscaping Buffering Standards Zoning of Land Abutting Development Site**

Proposed Mix of Uses on Development Site (this column)	Single-Family		Multifamily		Commercial		Office		Industrial	
	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street
<b>Residential Multifamily</b>	5' L2	5' L1	10' L1	5' L1	10' L3	5' L2	5' L2	10' L2	10' L2 and F2 Fence	10' L3
<b>Commercial</b>	10' L3	5' L2	10' L3	5' L1	5' L1	5' L2	5' L2	5' L2	10' L3	10' L2
<b>Industrial</b>	10' L2 and F2 Fence	L2	10' L2 and F2 Fence	L2	L3	L2	10' L3	L2	5' L2	5' L1
<b>Office, Public facilities, and other uses not listed above</b>	5' L1	5' L1	5' L2	10' L1	10' L3	10' L2	10' L2	10' L2	10' L2 and F2 Fence	10' L3

- C. Landscaping and Screening Design Standards.
  - 1. L1, General Landscaping.
    - a. Intent. The L1 standard is intended to be used where distance is the principal means of separating uses or development, and landscaping enhances the area between them. The L1 standard consists principally of groundcover plants; trees and high and low shrubs also are required.
    - b. Required Materials. Shrubs and trees may be grouped. Groundcover plants, grass lawn, or approved flowers must fully cover the landscaped area not in shrubs and trees.
  - 2. L2, Low Screen.
    - a. The standard is applied where a low level of screening sufficiently reduces the impact of a use or development, or where visibility between areas is more important than a greater visual screen.
    - b. Required Materials. The L2 standard requires enough low shrubs to form a continuous screen three feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A 42-inch high masonry wall or fence at an F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required.
  - 3. L3, High Screen.

- a. The L3 standard provides physical and visual separation between uses or development principally using screening. It is used where such separation is warranted by a proposed development, notwithstanding loss of direct views.
  - b. Required Materials. The L3 standard requires enough high shrubs to form a screen six feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A six-foot high wall or fence that complies with an F1 or F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.
4. Fences.
- a. F1, Partially Sight-Obscuring Fence.
    - i. Intent. The F1 fence standard provides partial visual separation. The standard is applied where a proposed use or development has little impact, or where visibility between areas is more important than a total visual screen.
    - ii. Required Materials. A fence or wall that complies with the F1 standard shall be six feet high, and at least fifty percent sight-obscuring. Fences may be made of wood, metal, bricks, masonry, or other permanent materials.
  - b. F2, Fully Sight-Obscuring Fence.
    - i. Intent. The F2 fence standard provides visual separation where complete screening is needed to protect abutting uses, and landscaping alone cannot provide that separation.
    - ii. Required Materials. A fence or wall that complies with the F2 standard shall be six feet high, and one hundred percent sight obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials.
5. The applicant may provide landscaping and screening that exceeds the standards in this chapter provided:
- a. A fence or wall (or a combination of a berm and fence or wall), may not exceed a height of six feet above the finished grade at the base of the fence or wall (or at the base of a berm, if combined with one), unless the approval authority finds additional height is necessary to mitigate potential adverse effects of the proposed use, or other uses in the vicinity; and landscaping and screening shall not create vision clearance hazards as provided in CMC Chapter 18.13 Landscaping of this code.
  - b. The Community Development Director may approve use of existing vegetation to fulfill landscaping and screening requirements of this chapter, if that existing landscaping provides at least an equivalent level of screening as the standard required for the development in question.
  - c. Landscaping required for stormwater management purposes may not be used to satisfy the landscaping area requirements of this chapter, unless integrated as a park-like feature of the overall plan (not a fenced area)..
  - d. Required landscaping and screening shall be located on the perimeter of a lot or parcel. Required landscaping and screening shall not be located on a public right-of-way or private street easement.

**18.22.090 – Reserved**

**18.22.100 – Incentives**

- A. Parking Reduction. A reduction to the standard parking requirements of CMC Chapter 18.11-Parking, exclusive of ADA parking requirements, may be granted as follows:
  - 1. When the MXPDP implements the following actions in Table 2-Incentives; or
  - 2. A twenty percent reduction when the MXPDP includes underground or structured parking. A combination of both (1) and (2) is allowed,

**Table 2 -Incentives**

Action	Reduction
Construction of a meandering walkway connection to an arterial	1%
Installation of on-site sheltered bus-stop (with current or planned service), or bus stop within ¼ mile of site with adequate walkways, if approved by C-TRAN	1%
Installation of bike lockers	1%
Connection to existing or future regional bike trail	1%
Direct walk/bikeway connection to destination activity (such as a commercial/retail facility, park, school, etc.) if residential development, or to origin activity (such as a residential area) if commercial/retail facility	1% if existing, 2% if constructed
Installation of parking spaces which will become paid parking (by resident or employee)	3%
Installation of preferential carpool/vanpool parking facilities	1%
Total, if all strategies were implemented	10%