



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

General Application Form

Case Number:

Applicant Information

Applicant/Contact: Armand Resto-Spotts Phone: (360) 567-3900

Address: 1499 SE Tech Center Place, Suite 380 armand.resto-spotts@jordanramis.com

<u>Street Address</u> Vancouver	<u>E-mail Address</u> WA	<u>98683</u>
<u>City</u>	<u>State</u>	<u>ZIP Code</u>

Property Information

Property Address: 6201 NW Payne Street Clark 175963000

<u>Street Address</u> Camas	<u>County Assessor # / Parcel #</u> WA	<u>98607</u>
<u>City</u>	<u>State</u>	<u>ZIP Code</u>

Zoning District RC Site Size 6 acres

Description of Project

Brief description:
Comp plan amendment and rezone

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: Knopp Gary Phone: () contact applicant

Last First

6201 NW Payne Street

<u>Street Address</u> Camas	<u>Apartment/Unit #</u> WA	<u>98607</u>
<u>City</u>	<u>State</u>	<u>Zip</u>

E mail Address: contact applicant

Signature

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

Signature:  Date: 1-30-19

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:	Pre-Application Date:	<input type="checkbox"/> Electronic Copy Submitted	Validation of Fees
Staff:	Related Cases #		

Narrative

Knopp – Comprehensive Plan Amendment

NARRATIVE

Applicant, Gary Knopp, by and through his representative, Jordan Ramis PC (James Howsley and Armand Resto-Spotts), submits this narrative in support of his application for a comprehensive plan amendment of his property, located at 6201 NW Payne St., Camas, WA 98607 (Parcel No. 175963000) ("Property"). Applicant owns and lives on the Property. Applicant seeks to amend the comprehensive plan designation for a portion of his property from Regional Commercial to Multifamily. This change will allow for a better use of this land, given the surrounding multifamily properties and unique topographical characteristics of the Property.

Applicant's requested comprehensive plan amendment is only for a portion of the Property, the approximately 6.3-acre rectangular portion on the north part of the Property. *See* Exhibit A, Proposed Comprehensive Plan Amendment Split Map. City staff in the pre-application conference indicated that the City does not do split zoning. Thus, the applicant anticipates submitting a short plat application shortly after submittal of this comprehensive plan amendment request. The short plat application will propose to split his Property into two parcels, corresponding with the requested comprehensive plan amendment herein. The attached map is for illustrative purposes, and the Applicant understands that any decision on this comprehensive plan amendment may be contingent on the City's decision on its short plat application.

Attachments

Exhibit A – Proposed Comprehensive Plan Amendment Split Map

Exhibit B – Comprehensive Plan and Zoning Map

Exhibit C – Traffic Analysis

Pre-application Conference. The Applicant met with County staff in a pre-application conference on December 20, 2018. The Applicant has incorporated staff's suggestions and comments into this application.

Surrounding Area. The Property is zoned Regional Commercial, with a Commercial comprehensive plan designation. The properties located directly to the south are also Commercial/Regional Commercial properties. The properties to the west are Light Industrial/Business Park properties. To the north and east, the Property is surrounded by Multifamily/R-18 properties. Further east, there is additional single family residential land. *See* Exhibit B, Comprehensive Plan and Zoning Map.

Criteria for Amendment. Camas Municipal Code ("CMC") 18.51.010 requires an applicant to demonstrate specific enumerated criteria for its request for comprehensive plan amendment.¹

First, as stated above, the Applicant requests a comprehensive plan amendment for a portion of its property from Commercial to Multifamily in order to facilitate a higher, better use of the Property, consistent with surrounding properties and within the topographical and geographic limitations of the Property. CMC 18.51.010(A).

Second, there are limited impacts associated with this proposed change. As will be submitted as part of the Applicant's short plat application, a licensed environmental consultant will assess the slopes on the north portion of the Property to determine any possible impacts from development. The proposed change, however, from Commercial to Multifamily will not increase any associated impacts, since Commercial uses may facilitate a more intense use of the land (i.e., more ground disturbance, stormwater) and more infrastructure in this area (e.g., traffic, noise). The Multifamily designation would not increase or create any new stress on the area, since multifamily uses already exist in the immediate vicinity. CMC 18.51.010(B).

Third, the Comprehensive Plan policies support this proposed change. CMC 18.51.010(C). In accordance with the Citywide Land Use Policies, the City seeks to encourage a mix of commercial and residential lands (LU-1.1) and maintain compatibility with the surrounding built and natural environments (LU-1.3). LU-1.5 further supports development that makes efficient use of land. This Property has unique geographic and topographical characteristics (slopes) on the north side, making any commercial use highly unlikely for this area. Consistent with the surrounding area, a Multifamily designation would be a better use of that sloped-portion.

In accordance with the Employment Land Policies, the City seeks to encourage mixed-use developments to support adjacent uses (LU-2.4). This proposal would create additional Multifamily land (consistent with surrounding properties), while retaining a portion of Commercial land for mixed-use development purposes.

In the City's Housing Element, the City supports residential development that minimizes impervious areas and site grading to retain natural contours of land, and supports landscape practices that store and filter runoff from development (H-1.2). Any future development proposal for residential use would be more compatible with this land, which is heavily sloped, than a commercial use. The residential uses, especially multifamily, can incorporate open space and other park or trail elements in this sloped piece of land, as opposed to any commercial development that would require significant grading, ground disturbance, parking, and other associated traffic impacts.

Along these lines, the City encourages limited grading, clearing, and soil disturbance activities outside of building footprints, in order to maintain the natural hydrologic functions of a site (NE-1.7), and supports land use and development that protects the natural topographic,

¹ The Applicant's SEPA checklist (18.51.010(H)) is submitted separately with this application.

geologic, and hydrologic features, including soil stability and natural drainage systems (NE-2.4 and NE-2.5). The portion proposed for re-designation is heavily sloped, making commercial development not only unrealistic, but impractical. Further, commercial development would not promote natural hydrologic features, since most commercial development cannot be built and maintained on sloped property. By contrast, residential developments can accommodate for sloped property and can utilize unique geographic and topographic conditions like this as open space or trail elements for the respective subdivision or development. The Applicant's proposal fulfills and is consistent with many of the City's Comprehensive Plan goals and policies.

Finally, the Applicant does not anticipate any changes to the city's functional plans for water, sewer, stormwater, shoreline, or capital facilities plans. CMA 18.51.010(E), (F). Similarly, the Applicant does not anticipate any change to City or County codes or other regulations. CMC 18.51.010(G). In fact, this area is better suited for multifamily development, which under Code, is intended to "provide for dwellings . . . adjacent to parks" and act as a "transition between commercial and residential zones." CMC 18.05.040(G). The Property has a significant trail systems nearby (Lacamas Lake and Grass Valley Park), and a multifamily portion at the Property would continue to serve as an appropriate transition from the northern and eastern multifamily developments to the industrial lands to the west.

Parks. As mentioned above, the Property is located near Grass Valley Park and Lacamas Lake (and trail). The proposed re-designation of the Property to Multifamily would not significantly increase demand for the parks or trails nearby because of the minor six acres proposed for re-designation. In fact, the proposed re-designation of the Property comports with the City's Park System Concept. *See* Parks, Recreation, and Open Space Comprehensive Plan Update. Specifically, proposed neighborhood park (NP-1) and proposed trails near the Camas Meadows Golf Course make this location an ideal spot for trail connection and development. *See* Parks Plan, 3.2 Neighborhood Park Recommendations and Park System Concept map. Proposed Park NP-1 is proposed to serve a residential area "unserved by existing parks," and that the site, once acquired, should be "master planned, and then developed to serve the growing residential population in the area." The Property is ideal for this type of potential use. As currently designated, the Commercial use would not be viable for trail and recreational purposes. However, again, with a multifamily designation, the Property could be used as open space for adjacent or on-site development in the future, authorizing trail and park development nearby.

Traffic. *See* Exhibit C, Traffic Analysis.

Water and Sewer. The Property is currently served by the Camas water and sewer district. This proposed re-designation to Multifamily will not significantly increase water or sewer usage, or necessitate any respective improvements to the facilities. At the time of any future development proposal, which is not known to the applicant at this time, the need for improvements can be reassessed.

EXHIBIT A

**PROPOSED COMP PLAN
AMENDMENT
SPLIT MAP**

EXHIBIT B

COMP PLAN AND ZONING MAP



Zoning and Comprehensive Plan

Find Layer

Layers Search Info

Urban Low Density Residential

Urban Medium Density Residential

Urban High Density Residential

Mixed Use

Commercial

Industrial

Heavy Industrial

Public Facility

Bonnevillle Power Administration

Mixed use - Residential

Mixed use - Employment

Downtown

Neighborhood Commercial

Community Commercial

General Commercial

Regional Center

Employment

Employment Campus

Light Industrial

Single-Family_Low

Single-Family_Medium

Single-Family_High

Multi-Family_Low

Multi-Family_High

Light industrial/Business park

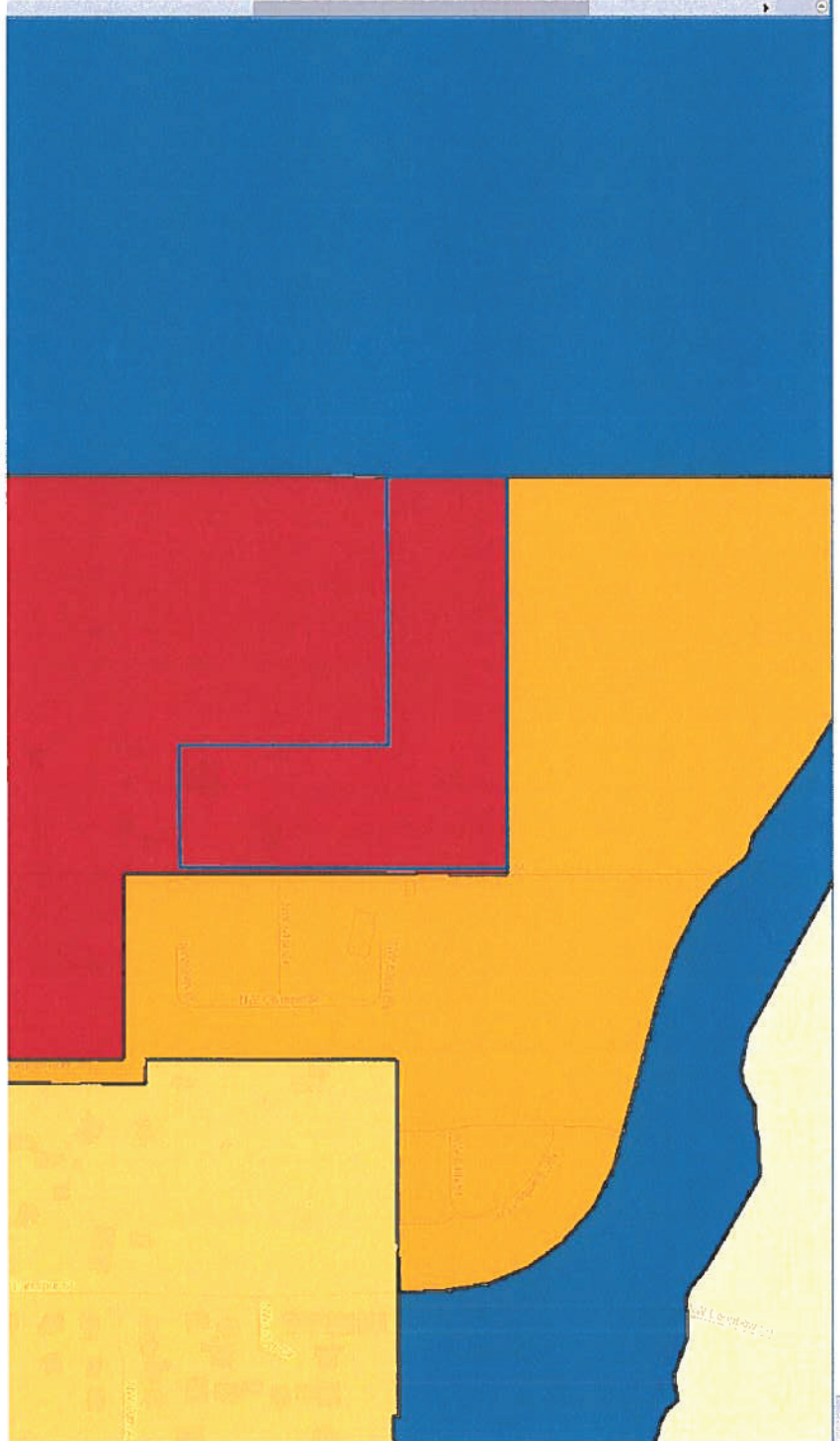
Park

Open space/Green space

Town Center

City Center

Office Park/Business Park



Enter

EXHIBIT C

TRAFFIC ANALYSIS

TRAFFIC ANALYSIS

The proposed portion of the Property to be re-designated from Commercial to Multifamily is approximately 6.32 acres, and upon development an estimated 30 foot right-of-way dedication will be required for Payne St, leaving a net of 6.11 acres.

Land Use Assumptions

In the RC zone, a wide variety of commercial uses are allowed. Given the shape of the site, with a relatively narrow frontage in proportion to the lot depth, most likely the site would develop with retail services in the front facing Payne St, and a commercial use in the back that does not require the same level of visibility from the street. For the Payne St frontage, a 6,000 sf sit down restaurant is planned on a 2 acre site including parking, landscaping and stormwater pond. For the remaining 4.11 acres, a 160 room hotel is planned.

For the proposed MF zoning, the density is 18 units per net acre, or 110 units, commonly in the form of low rise apartments or townhouses.

Trip Generation

For the planned sit down restaurant, ITE Land Use Code 932, the weekday ADTs (average daily trips) are 112.18 per thousand square feet; or 673, and the pm peak hour trip generation is 17.41 per thousand square feet, or 104. For the planned hotel, ITE Land Use Code 310, the weekday ADTs are 8.36 per room; or 1338, and the pm peak hour trip generation is 0.61 per room, or 98.

Thus the combined weekday trip generation under the RC zoning is 2011 ADTs, of which 202 are generated during the afternoon peak hour.

For the proposed townhouses or apartments, ITE Land Use Code 220, the weekday ADTs are 7.32 per unit or 805, and the pm peak hour trip generation is 0.67 per unit, or 74.

The proposed residential zoning will therefore generate less than half the number of vehicle trips than allowed by the RC zoning, regardless of whether average daily trip generation or pm peak hour trip generation is used as the metric. The requested zone change will not adversely affect the level of service, including the V/C ratio at nearby intersections. Upon completion of the zoning change, a development application will be prepared for a specific multifamily site plan. At that time, a detailed traffic study will be provided to analyze the specific impacts of the proposal to ensure they are sufficiently mitigated.