



STAFF REPORT
Parklands at Camas Meadows
MXPD Overlay
(Files ZC15-01)

Staff Report Date: January 20, 2016

PROPOSAL:	To apply a Mixed-Use Planned Development Overlay Zone over approximately 15.5 acres currently zoned Business Park (BP).	
TO:	Bryan Beel, Chair and Planning Commission	HEARING DATE: January 27, 2016
LOCATION:	The site is located approximately 2/10ths of a mile east of the Camas Meadows Golf Course Clubhouse and northeast of the intersection of NW Payne Road and NW Camas Meadows Drive intersection. The property is further located just north of the NW Larkspur Road dead end. SE and SW ¼ of Section 28, Township 2 North, Range 3 East of the Willamette Meridian. Clark County Parcel ID 175948-000 & 986031-650 and adjacent right of way.	
APPLICANT:	Parklands at Camas Meadows, LLC. 20705 SE Evergreen Highway Camas, WA 98607	
Application Submitted:	Aug. 28, 2015	Application Complete: August 31, 2015 Revised application materials submitted January 7, 2016

APPLICABLE LAW

The application was originally submitted on August 28, 2015, and the applicable Camas Municipal Codes (CMC) are those codes that were in effect at the date of application*. Camas Municipal Code (CMC) Title 18, specifically (but not limited to): Chapter 18.05 Zoning Map and Districts; Chapter 18.22 Mixed Use Planned Development Overlay (MXPD) and Chapter 18.55 Administrative Procedures.

SEPA Determination: The City issued a Determination of Nonsignificance (DNS) on January 12, 2016, as file #SEPA15-14.

Notice of Application and Public Hearing: Mailed to property owners within 300 feet of the site on January 12, 2016, and published in the *Post Record* on January 12, 2016. Legal publication #551971.

Exhibits:
See attached Exhibit List

* Application was submitted prior to the effective date of Ordinance #15-012.

I. BACKGROUND

The subject property is located with a broader 688 acre area planned for under the North Dwyer Creek Sub-Area Plan over 15 years ago. At the request of City Council in 2012, re-examination of this area was commenced and through a collaborative planning effort resulting in amendments to the Comprehensive Plan and zoning of the area in 2013.

A portion of the larger North Dwyer Creek planning area includes a site known as the “Chinook Archery Property” (Clark County tax parcels #986031-650, #175948-000, and #175951-000) that was included in 2013 amendments to the Comprehensive Plan and Zoning Map. The specific action occurring in 2013 on the Chinook Archery Site included the dedication of right-of-way necessary to connect NW Camas Meadows Drive to NW Larkspur Road, the amendment of the Comprehensive Plan away from a Light Industrial/Business Park and the rezoning (R-15, BP, MF-18) to allow for the establishment of a mix of single-family, business park, and multi-family uses.

The applicant is proposing to further refine, through a master plan and development agreement, the uses allowed and development standards that would be applicable within a portion of the area (Clark County tax parcels #986031-650 and #175948-000). In order to move forward with a Master Plan and Development Agreement as proposed, a Mixed-Use Planned Development Overlay zone is requested over approximately 15.5 acres (Parcel #175948-000) that is currently zoned Business Park.

The requirements for the establishment of the Mixed-Use Planned Development Overlay zone are addressed in this Staff Report.

The Planning Commission is a fact finding and recommending body and as such will conduct a public hearing on the Overlay Zone request and forward a recommendation to the City Council for a final decision in a closed record meeting.

It is anticipated the City Council will hold a hearing on a Development Agreement to include a master plan on the same night as they consider a final decision on the Overlay Zone.

II. ANALYSIS AND FINDINGS OF FACT FOR ESTABLISHING AN OVERLAY ZONE.

1. CMC§18.05.010(D)(1) The use or change in zoning requested shall be in conformity with the adopted comprehensive plan, the provisions of this title, and the public interest..

City of Camas Comprehensive Plan, Chapter IV. Land Use:

- 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.
- 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.
- Land Use Objective: Create a balance between housing and employment that produces a more self-sustaining community;

- Policy LU-1. Support the continuation of a strong residential community rooted amid a blend of opportunities for commerce, industry, education, and recreation.
- 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.
- Policy LU-4. Maintain compatible use and design with surrounding built and natural environment when considering new development or redevelopment.
- 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.
- Policy LU-8. Provide the opportunity for a broad range of housing choices to meet the changing needs of the community.
- Policy LU-11. Ensure compatibility with adjacent neighborhoods by using development, design review, and landscaping regulations.
- Strategy LU-10. Support the enhancement of Business Parks with emphasis on aesthetic and community compatibility.
- Policy LU-13. Encourage the master planning of mixed use developments that emphasize aesthetics and community and neighborhood compatibility.
- 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.
- Policy HO-6. Encourage mixed-use housing opportunities in residential/commercial settings throughout the city.
- Strategy HO-5. Ensure that a mixed-use development complements and enhances the character of the surrounding residential and commercial uses.
- Strategy HO-9. Encourage a variety of housing opportunities close to places of employment.
- Strategy EN-6. Preserve the visual integrity of the wooded hillsides that provide the backdrop for the city. This should include the preservation of natural vegetation, minimizing disruption of soils and slopes, maintaining drainage patterns, and encouraging wildlife

Findings: The Change in zoning requested is to establish a Mixed Use Planned Development Overlay Zoning over 15.50 acres (Clark County tax parcel #175948-000) currently zoned Business Park (BP).

Under Camas Municipal Code (CMC) 18.22.010 the stated purpose of the MXPDP includes: *“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 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 zone are intended to achieve a pedestrian friendly, active, and interconnected environment with a diversity of uses”.

The applicant has submitted an application and narrative addressing the Comprehensive plan, adopted herein by reference. The proposal also includes a master plan that must be considered in a public hearing before the City Council concurrent with a Development Agreement and pursuant to CMC 18.22.

Consistency with the Comprehensive Plan, Title 18 of the Camas Municipal Code and the public interest can be achieved through approval of the MXPDP Overlay, subject to considerations and mitigation of issues and concerns addressed through a Development Agreement and Master Plan.

2. CMC§ 18.05.010(D)(2) The proposed zone change shall be compatible with the existing established development pattern of the surrounding area in terms of lot sizes, densities and uses.

Findings: The proposed zone change is to provide for the establishment of the MXPDP overlay on top of a 15.5 acres parcel (#175948-000) zoned Business Park (BP). The proposed uses within the Overlay include four or five commercial/employment buildings totaling at least 90,000 square feet of business space, 24 living units integrated into one commercial building, and up to 18 single family lots with minimum lot sizes of 15,000 square feet.

Evaluating compatibility with the existing established development pattern of the surrounding area in terms of lot sizes, densities and uses is necessary in establishing findings of compatibility.

North: Clark County tax parcel #986031-650; 20.90 acres; Zoned R-15. One undeveloped parcel is located to the north of the subject parcel, and includes approximately 11 acres of sensitive lands. The applicant is proposing to include this parcel in a master plan and development agreement of a large area that includes the subject property. The anticipated use includes single-family residential lots and natural and passive recreational open spaces.

South:

1) Clark County tax parcel #175951-000; 19.5 acres; Zoned MF-18. Site is currently characterized as underutilized and includes older structures associated with the now defunct Chinook Archery Range. An application is currently pending with the City for a Multi-Family housing development.

2) Larkspur Estates Phase II; Zoned R-7.5: Clark County tax parcel #175933072; 0.06 acre tract. Site is currently occupied with utilities.

3) Larkspur Estates Phase I – Tract C; Zoned R-7.5; Clark County tax parcel #175933-062; 0.52 acres; Site is currently developed and utilized as a Storm Water Facility.

4) Lacamas Estates; Zoned R-10: Four single family residential lots with three single-family dwellings constructed and occupied. Clark County tax Parcels #175967-014, #175967-016, #175967-018, #175967-032. Lots ranging in size from 0.22 acres (9,654 square feet) to 0.37 (15,934 square feet).

East: Lacamas Shores, Phases 6-C and D; Zoned R-15: Five single family lots with four existing single family dwellings. Clark County tax Parcels #110187-004; #110187-002, #110186-974, #110186-972,

#110186-970. Lots ranging in size from 0.36 acres (16,195 square feet) to 0.83 acres (36, 899 square feet).

West: Clark County tax parcel #175978-000; 5.00 acres; Zoned Business Park (BP). This site include the existing Camas Meadows Golf Course Clubhouse which further includes retail sales, restaurant services, and events.

The surrounding areas are a mix of existing uses ranging from commercial to recreational and residential. The City has reconsidered the planning of the area in 2012-13 and designated additional areas for higher density residential which are now beginning to materialize. The proposed MXPDP will provide for transition uses from the existing commercial use to the west, the planned higher density residential to the south to the lower density residential use planned or developed to the south and east.

III. PUBLIC COMMENTS

As of the writing of this report, public comments were received from:

- Michael Workman MD and Carol Workman MD; Parcel#110186-970; 3327 NW Lacamas Drive.
- Mason Walker; Parcel #110186-978; 3240 NW Lacamas Drive.
- Ashley Walker; Parcel #110186-978; 3240 NW Lacamas Drive.
- Karla Dearborn; Parcel #110186-968; 3245 NW Lacamas Drive.

IV. CONCLUSIONS OF LAW

- ZC15-01 is compatible with the City of Camas Comprehensive Plan.
- ZC15-01 is generally compatible with the mix of established uses in the area.
- Development of the land under ZC15-01 can or will be more compatible with the existing established development pattern of the surrounding area in terms of lot sizes, densities and uses as softer transitions of uses from employment to existing single family developed neighborhood will occur.

V. RECOMMENDATION

Staff requests that the Planning Commission review the application materials, together with any testimony received at the public hearing and forward on a recommendation to City Council for **APPROVAL** of ZC15-01 contingent upon a concurrent approval of Development Agreement and Master Plan addressing compatibility with the surrounding build environment.