



STAFF REPORT

Design Review Application for Seventh Avenue Townhomes

File No. DR14-07

(Related Files: FP14-08, SUB06-10, MinMod15-02, and DR14-05)

February 18, 2015

TO: Design Review Committee

FROM: Sarah Fox, Senior Planner

LOCATION: 722 NW 7th Avenue also described as Tax Parcel numbers 085169-000, 085136-000, and 08140-000.

OWNER: Doug Campbell, Seventh Avenue Townhomes, LLC

APPLICABLE LAW: The application was submitted on November 5, 2014, and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively): CMC Chapter 17.21 Procedures for Public Improvements; CMC Chapter 18.19 Design Review; Camas Design Review Manual (2002); and CMC Chapter 18.55 Administration and Procedures; and RCW Chapter 58.17.

BACKGROUND INFORMATION

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| <ul style="list-style-type: none">• 11 Lots (Size range: 2,100 to 7,432 sq. ft.)• Zoning: Multi-family residential (MF-18) | <ul style="list-style-type: none">• Total area: 0.83 acres• Recreational open space: 0.015 acres |
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Seventh Avenue Townhomes is located in a gateway corridor of the city, between NW 6th Avenue and NW 7th Avenue. Although it is located in a multi-family zone, most of the surrounding properties are developed with single-family homes, which were built in the 1920's. The development received preliminary plat approval for 12 new townhome lots, and lot line adjustments to an existing single family home (separate lot) on December 22, 2006. A minor modification decision was issued on February 3, 2015, that reduced the subdivision to 11 lots (File #MinMod15-02). A final plat decision will likely be rendered in March of this year.

The applicant proposes to construct attached townhomes on all lots, except Lot 11, which is intended to be developed as a triplex. At the writing of this report, the applicant did not have approval for a triplex, which will require a plat alteration after the final plat is approved (CMC§18.55.270). However, the design of the triplex is included with this review, in order to eliminate the need for another design review application if the alteration is approved. With the issuance of this decision, Lot 11 could be developed with a single family home or as a duplex with the attached townhome design included with this application.

The recommendations from the Design Review Committee (DRC) must consider the general design review standards (CMC Ch. 18.19 and the Camas Design Review Manual "DRM"); along with the specific standards for gateways and for multifamily developments (refer to pages 8 -9, and 14-17, DRM). Also, the associated decisions for the project included conditions that are relevant to the design of the development, and require approval from the DRC. Those conditions of approval are included in this report, and the additional design standards for the specific development type.

(Excerpt) Conditions of Approval for SUB06-10	Findings
12. Prior to final plat approval the applicant will provide building envelopes that do not encroach into the required driveway length of 18-feet.	Setbacks reflect this requirement, along with notes on the plat for attached and individual units.
13. Final grading plans shall show a flat front yard of Lots 1-4 to the sidewalk grade of NW 7 th Avenue; however, the fill or grading itself may be delayed until the building construction process or a date fixed by the design review process.	Grading of site complies with condition.
14. Landscaping and irrigation along the private roads shall be installed prior to final plat approval and provisions for maintenance and or replacement of plantings is required until final occupancy permits are issued. Appropriate provisions shall be acceptable to the city engineer.	Will be installed prior to certificate of occupancy for each lot per Planning Manager.
15. The design of townhomes and row houses are subject to Design Review in accordance with §18.19CMC. The applicant shall be required to receive Design Review approval prior to the submittal of building plans for review.	Design Review Committee item
16. The applicant shall provide fencing consistent with 18.17.050 or landscaping (such as a thick hedge) that equally or better serves the same function as determined by design review, a paved pedestrian path from the interior private roadways south to NW 6th Avenue and adequate provisions in the CC&R's for the maintenance of this tract that are acceptable to the City; or relocate the proposed stormwater facility in accordance with the requirements of CMC 17.19.030(F)(6).	Path has been constructed and is noted on the plat.
Conditions of approval for MinMod15-02	
1. Lot 11 must provide a building setback of twenty feet from SE 6 th Avenue, or ten-foot landscape tract or easement, or a combination of both to achieve twenty-feet of depth between the residential building and the traffic arterial.	Lot 11 setbacks comply and are reflected on final plat
2. No sight-obscuring obstructions higher than 42" (sheds or solid masonry walls) may be constructed within the twenty-feet of landscaped area (or combination as described at Condition 1) between the arterial and the structure setback at Lot 11. Chain-link, wrought-iron, or other fencing style that provides visibility may be approved by the Design Review Commission to be up to six feet in height.	Design Review Committee item

Design Elements from the Camas Design Review Manual (Excerpts)

Gateways (pages 9-10)

"The design guidelines for Gateways are more stringently applied than those for other sections of the manual (e.g. commercial and multi-family). Guidelines that state a certain action "shall be adhered to" are strictly enforced. Guidelines that use more suggestive terminology such as "should" serve as a guide to meeting the overall intent" (page 9).

- Freestanding signs are not allowed to be erected within gateways.

- Permanent signage within gateways shall be standardized in terms of size, color, and materials.

Townhomes and Rowhouses (page 16) and Duplex, Triplex, and Four-plex (page 17)

- Garages visible from the street shall be articulated by architectural features, such as windows to avoid a blank look. Garages shall account for less than 50% of the front face of the structure.
- Green belts should be used to separate different uses or intensity of uses whenever possible.
- All onsite parking areas shall be screened with landscaping.

Recommendation

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