

STAFF REPORT FOR BELZ PLACE FILE #DR16-07

Associated File Numbers: FP15-09, SUB05-14, ORD No. 16-009, Res. No. 16-007, DA16-01, MinMod15-04, MinMOD15-13, and BLA15-03

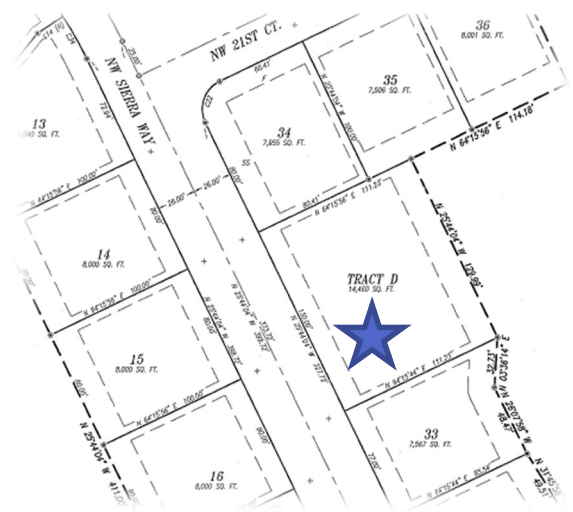
Report Date: September 13, 2016

To: Design Review Committee
From: Sarah Fox, Senior Planner
Applicant/Owner: Pahlisch Homes
Location: 2008 NW Sierra Way, Tract D Zoning: R-10
Parcel: 986039-084

APPLICABLE LAW: The application was submitted on September 8, 2016, and the applicable codes are those that were in effect on the date of application to include: Camas Design Review Manual (Ord. 16-006 May 2016) and Camas Municipal Code (CMC) Chapter 18.11 Parking; Chapter 18.13 Landscaping; Chapter 18.19 Design Review; and Chapter 18.55 Administrative Procedures. **Please note: Citations for the Camas Municipal Code (CMC) are provided in *italics* throughout this report.**

SUMMARY

- The applicant proposes to construct an amenity building (approx. 2,000 sq. feet) with an outdoor pool at Tract D of the Belz Place Subdivision. Design review approval of a pool building was Condition 15 of the preliminary plat approval.
- The preliminary plat was approved July 10, 2006 with 107 lots on 36.9 acres and included recreational open space and 2.98 acres of wetland areas. A minor modification (Min Mod 15-04) removed Tax Parcel 124784-000 from the project, which contained four lots.
- The subject site (Tract D) has single family lots on two sides (Lots 33 and 34), an open space/wetland tract to the rear and NW Sierra Way to the front.
- The proposed amenity building will be setback 40 feet from the front property line, 18 feet to the sides and 20 feet to the rear. Parking areas are located along the front of the property line. The pool is located to the rear of the building with 19 feet to the side and rear lot lines. The adjacent residential lots have five foot setbacks from the subject property.
- The amenity building and pool are intended to be used by the residents of the development.



FINDINGS OF FACT

EXCERPTS FROM THE RELEVANT SECTIONS OF "COMMERCIAL & MIXED USE" IN THE DESIGN REVIEW MANUAL (PAGES 13 - 15) AND CMC§ 18.19.060(A) ARE IN ITALICS.

In assessing how a proposed project addresses specific design guidelines, weight should be given to the location of the property, topographic characteristics, size and shape, disposition of adjacent properties, etc.

1. LANDSCAPING AND SCREENING;

A landscaping/vegetation plan needs to identify the type of plants or trees to be planted within the foreground of the visual area (or street intersection). The use of vegetation native to the Pacific Northwest (or Camas) should be encouraged, with the exception of noxious weeds. Low maintenance/hardy landscaping should also be encouraged. A list of low maintenance/hardy materials is available upon request.

Finding: The application includes a landscape plan, which includes native species. The perimeter of the site will have Oregon Grape. There will be more densely planted areas along the northern property line with Crabapple trees and vine maples. The southern side of the property will have a vine maple and a variety of shrubs. The parking lot landscape standards at CMC§ 18.13.060(C), requires a 2" caliper tree for every three single loaded parking stalls. There are nine single-loaded stalls proposed along the property frontage, and therefore a condition to require three trees is warranted.

Incorporating lighting into the landscape should be encouraged to illuminate the quality of the natural environment. Low voltage, non-glare, indirect lighting should be used exclusively for landscaping. Street lighting, such as light poles and lamps, should be compatible with other nearby lighting on the same street, unless other lighting is expected to be replaced in the foreseeable future. Surrounding sites should be screened from parking and building lighting.

Finding: The type of landscape lighting was included, and is specified as "Kichler Low-Voltage Path Light". The location of landscape lighting was not included on the plan set. The pool and amenity building will likely include exterior lights, which was not specified in the application. The applicant should address this aspect at the public meeting. Given that residential homes flank the property on three sides, providing a timer for exterior lights is recommended.

Parking spaces should be clustered in small groupings. Groupings should be separated by landscaping to create a pedestrian friendly, park like environment. Parking lot landscaping should be credited toward the total landscaping requirement.

Finding: The parking spaces are at the front of the property and are in groups of three. There are landscaped dividers flanking each group.

2. MASSING AND SETBACKS

Commercial structures abutting residentially zoned areas should be designed to mitigate size and scale differences.

Finding: The structure is proposed to be 20 feet high with a pitched roof. The size does not exceed that of residential structures, which can be as high as 35 feet in this zone.

Design of the site should mitigate the commercial nature of the property with that of the residential properties adjacent to it. A reasonable person would assume that users of the pool and of the amenity building will be

noisier than a typical residential yard. This is due in part to the number of people that will be allowed to utilize the facility (e.g. 30 people), versus a typical residential lot, where a family of four is typical.

The shape of the facility as an "L" will mitigate noise to the north and to the west. However, to the south of the property includes a single row hedge of Oregon grape and chain link fencing, along the boundary with Lot 33. Given that the pool covers the back of the site and is adjacent to Lot 33, it is unclear whether a single row of Oregon Grape will mitigate sound and light impacts. A solid stone wall or solid fence would likely be the most effective measures, or a wider planted area of dense shrubs.

Staff is concerned that outdoor speakers for music might be regularly in use while the pool is open, or might be brought to the pool by patrons. Public disturbance noises according to CMC§9.32.050, include, "*The use of a musical instrument, whistle, sound amplifier or other device producing or reproducing loud or raucous sounds emanating frequently, repetitively, or continuously from any building, structure or property so as to unreasonably disturb or interfere with the peace, comfort or repose of owners or possessors of neighboring or nearby real property.*" The facility could include rules that are regulated by the HOA to address noise and to alert patrons of the noise ordinance.

On-site parking areas shall be placed to the interior of the development unless site development proves prohibitive. All required on-site parking areas shall be screened with landscaping

Finding: The parking lot is at the front of the property. Landscaping at the sides of the parking area has a combination of trees, grasses and bushes, and will provide screening to adjacent lots.

3. ARCHITECTURE; BUILDINGS SHOULD HAVE "FINISHED" LOOK. ANY USE OF PANELIZED MATERIALS SHOULD BE INTEGRATED IN TO THE DEVELOPMENT IN A MANNER THAT ACHIEVES A SEAMLESS APPEARANCE.

Walls shall be broken up to avoid a blank look and to provide a sense of scale.

Finding: The amenity building is a single story and will be similar to the height of the surrounding homes. There are windows or doors proposed every few feet, which avoids any blank walls.

Developments surrounded by residential areas or adjacent to residentially zoned properties should be built with a residential feel (i.e. size, scale, and materials compatible with neighboring buildings).

Finding: The roofing is shown with asphalt shingle and is pitched. There is also copper roofing for a portion of the roof. The siding is shown as vertical board and batten siding, which is also used on residential structures. However, the submitted design of initial lots in this new subdivision includes horizontal lap siding and stone exterior finishes. Unless board and batten siding and barn doors are proposed on other homes in the subdivision, then staff recommends that the proposed siding be modified to match the submitted plans.

Outdoor lighting shall be hooded or shielded so as not to directly light adjoining or neighboring properties.

Finding: The landscape lighting is proposed as shielded. Other exterior lighting was not included with the submittal. A condition in regard to lighting is warranted and is included.

4. CIRCULATION AND CONNECTIONS.

Pathways define traffic/pedestrian movement. Buildings brought up to the road help define these movements. Trees and/or planting strips shall be used for separating vehicles and pedestrian movements, as well as provide a secure and pedestrian friendly environment

Finding: There will be parking adjacent to the street. A walkway will lead from the sidewalk to the front of the building. There will be landscaping along the walkway. As noted earlier in this report, additional tree planting

will be required to satisfy the requirements for parking lot landscaping, which will also contribute to the pedestrian environment along the path.

RECOMMENDATION

Staff recommends approval of Belz Place (DR16-07) with the following conditions:

PROPOSED CONDITIONS OF APPROVAL

1. The applicant shall submit a revised landscape plan that will include one tree for every three single-loaded parking stall. Trees will be a minimum of 2" caliper and planted adjacent to the parking stalls to provide shade.
2. The applicant shall provide sound attenuation along the shared property line of Lot 33, which could consist of a six foot high stone wall, or a solid wood fence with dense shrubs.
3. Landscaping and fencing/walls as approved on revised plans must be installed prior to issuance of occupancy permit.
4. Exterior lights for the pool and the amenity building must be shielded and not illuminate the adjacent properties.
5. Landscape lights shall be on a timer that will turn them off when the facility is closed.
6. The exterior siding materials must be revised to match that of surrounding single family homes (e.g. horizontal lap siding or shingles).
7. Hours of the amenity building and use of the outdoor pool should be posted and enforced by the homeowners association. The hours must be compatible with the adjacent residential homes, or at a minimum, not open past 10:00 p.m.
8. The posted regulations must be installed prior to issuance of occupancy permit. Rules must note that music and other sound from the use of the premises must not unreasonably disturb or interfere with the peace, comfort or repose of owners or possessors of neighboring property per CMC§9.32.050.