



Community Development Department  
616 NE Fourth Avenue  
Camas, WA 98607  
(360) 817-1568

**STAFF REPORT**  
**Design Review Application for Elm Street Short Plat**  
**City File No. DR16-08**  
(Related Files: SP16-04)

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**TO:** Design Review Committee  
**FROM:** Lauren Hollenbeck, Senior Planner  
**APPLICANT:** Kimball Custom Homes, Inc.  
**LOCATION:** 827 NW Elm Street  
Parcel number 85990000  
Camas, WA 98607

**APPLICABLE LAW:** The application was submitted on October 3, 2016 and resubmitted November 11, 2016. 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 (2016); and CMC Chapter 18.55 Administration and Procedures; and RCW 58.17.

**BACKGROUND:**

The Elm Street Short Plat is a 4-lot residential short plat proposal to be located on approximately 0.28 acres of multi-family zoned property (MF-18) at the corner of NW Elm Street and NW 9<sup>th</sup> Avenue. The applicant is currently seeking design review approval for the construction of a tri-plex residential building on three of the lots with shared driveways accessed off of NW 9<sup>th</sup> Avenue. The remaining lot will include the existing single-family home. Parking is provided on site with associated landscaping.

The project area is bordered on the west and south by single-family residential homes, on the east by NW Elm Street, on the north by NW 9<sup>th</sup> Avenue. Existing duplex homes are located kitty corner from the project site.

**PURPOSE:**

Design Review is required under CMC Chapter 18.19. Design review is not intended to determine the appropriate use on a parcel but rather review a proposed development for compliance with City codes and plans related to landscaping, architectural elevations and other elements relative to required improvements. The recommendations from the Design Review Committee (DRC) must consider the general design review standards (CMC Chapter 18.19.050.A and the Camas Design Review Manual "DRM" pages 4-7), along with the the specific standards for multi-family (CMC Chapter 18.19.050.B.3.c and the DRM page 19); which are included in the enclosed Design Review Checklist.

**STANDARD, GATEWAY AND MULTI-FAMILY DESIGN PRINCIPLES AND GUIDELINES:**

The standard and multi-family principles are required and must be demonstrated to have been satisfied in overall intent for design review approval. The standard design guidelines are developed to assist a project in meeting the established principles and each guideline should be adequately addressed. If the proposal cannot meet a specific guideline, then an explanation should be provided by the applicant as to why and how it will be mitigated to satisfy the intent of the design principles. The development guidelines include five major categories: 1) Landscaping and Screening, 2) Architecture, 3) Massing and Setbacks, 4) Historic & Heritage Preservation, and 5) Circulation and Connections. **The Design Review Checklist is enclosed to help guide the DRC in reviewing the standard applicable specific design review principles and guidelines.**

**RECOMMENDATION:**

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