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November 8, 2016

The City of Camas Planning Department  
616 NE 4<sup>th</sup> Ave  
Camas, WA 98607

Re: Elm Street Short Plat Application – DESIGN REVIEW NARRATIVE

Dear City of Camas Planning Department:

We are pleased to submit this Narrative and supporting documents for the proposed Elm Street Short Plat on behalf of Kimball Custom Homes. The 4 lot Elm Street Short Plat is proposed for the property located at 827 NW Elm Street in Camas, WA. The existing parcel has a total area of 12,248 square feet (.281 acres). New lots will be as follows:

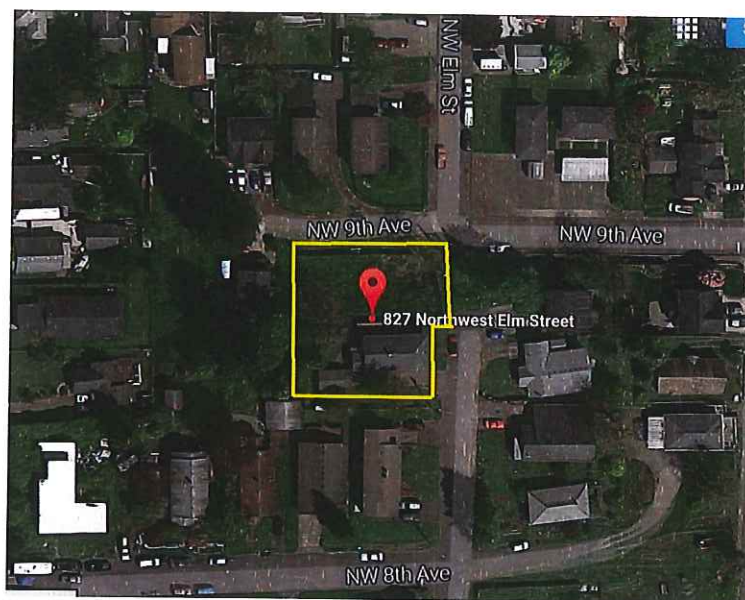
Lot 1: 5,148 sft (existing home)

Lot 2: 2,658

Lot 3: 2,107

Lot 4: 2,334

This Narrative is intended to demonstrate that the proposed short plat follows principles and goals of the City of Camas Design Review Manual as directed by Community Development. Project location is seen below.



Vicinity Map

The project is located in MF-18 zone which is Multi-Family Residential Zone. Residential lots are proposed for the project and are consistent to surrounding land use. Properties in all directions are residential structures. The project meets minimum lot sizes of 2100 square feet with minimum 20 feet in width and 60 feet depth. Lot coverage will not exceed 65%. The following required setbacks are also met by each proposed lot.

Min. front yard	10 ft
Min. front yard at garage	18 ft
Min. Side yard	3 ft
Min. side, flanking a street	15 ft
Min. rear yard	10 ft

Goals of the project coincide with goals of the Camas Design Review Manual. The project will enhance the community as there is currently a need for lower to middle income housing. NW 9<sup>th</sup> Street will be upgraded to proper street width and include a sidewalk for pedestrian use. The project will preserve character of that portion of the community as it will increase density of the area and is consistent with other buildings in the area. The project is compatible with surrounding uses as there are two duplex homes at the northeast corner of NW 9<sup>th</sup> and NW Elm (kitty corner from this project). Single-family residential homes also surround the subject lot.

Neither NW 9<sup>th</sup> nor NW Elm Streets are gateways or corridors. Gateway and corridor standard design guidelines do not apply to this project.

## **DESIGN PRINCIPLES/GUIDELINES**

### *Landscape/Screening:*

Landscape features can be seen in the Landscape Plan by the owner. Landscaping will be provided by small shrubs. This will add to the screening of the garage and driveways. No plans for signage are proposed. Lighting will be typical of residential buildings and may include lighting for driveways and front doors. Street lighting is not proposed as this was not required by the City of Camas in the pre-application notes. No outdoor furnishings are proposed for this project. No outdoor common areas are required by Community Development. Fencing is not proposed for this project.

### *Massing and Setbacks:*

Garages will be less than fifty percent of the front face of the structure. Driveways are a minimum of 18 feet long and set back a minimum of 18 feet from the property line. Building entrances will be located next to the garage on the front face of the building. Front/side/rear setbacks will be met per the following:

Min. front yard	10 ft
Min. front yard at garage	18 ft
Min. Side yard	3 ft
Min. side, flanking a street	15 ft
Min. rear yard	10 ft

Density of the proposed building is consistent with surrounding homes/apartments/duplexes.

### *Architecture:*

Garage doors will have architectural features such as windows for aesthetics. They are set back from the building face to provide greater screening for the garage door. Building entrances will be located next to the garage on the front face of the building. Architecture drawings are provided with this narrative. Architecture features are consistent with typical residential structures. This project is surrounded by other wood framed buildings and is consistent with style. Design of the building maximizes useful space and allows for an affordable option for low to middle income families. See the

architecture drawings provided. Corrugated metals and paneling are not proposed for this project. Colors will not be bold or high visibility and will be consistent with surrounding structures.

*Historic and Heritage Preservation:*

There are no historic monuments or buildings being demolished for this project. The project is not known to be located on a historic site or with archaeological significance.

*Duplex, Triplex, & Four-Plex*

Garages will be less than fifty percent of the front face of the structure. Driveways are a minimum of 18 feet long and set back a minimum of 18 feet from the property line. Building entrances will be located next to the garage on the front face of the building. See attached architecture drawings.

Sincerely,

Samuel L. Duguay, PE  
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