



Community Development Department
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STAFF REPORT
Design Review Application for Burkland Duplex
City File No. DR18-01

TO: Design Review Committee
FROM: Lauren Hollenbeck, Senior Planner
APPLICANT: Borodin Construction, LLC
LOCATION: 704 SE Tampa Street
Camas, WA 98607
Parcel number 88470000

APPLICABLE LAW: The application was submitted on March 26, 2018. 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 Burkland duplex is located on approximately 0.16 acres of multi-family zoned property (MF-18) at the corner of SE Tampa Street and SE 7th Avenue. The applicant is currently seeking design review approval for the construction of a duplex residential building with a shared driveway accessed off of SE 7th Avenue. Each residential unit contains a single car garage accessed at the back of the building, with additional parking provided on the site. As such, the primary pedestrian entrance faces SE Tampa Street. Landscaping is provided on site.

The project area is bordered on the east and south by single-family residential homes, on the west by SE Tampa Street, on the north by SE 7th Avenue. Existing duplex homes are located within the project vicinity.

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 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.