

133 NW 11TH Avenue Duplex

**Conditional Use Permit and Design Review
Application**

Camas, Washington

September 26, 2018

Contact Marketing
500 West 8th Avenue, Suite 205
Vancouver, WA 98660
(503) 644-4628

Fact Sheet

Project Name: 133 NW 11th Avenue Duplex

Lot Area: 4,994 SF

Bldg. Area 2090 SF

Case Number: PA 18-36

Location: 133 NW 11th Avenue
Camas, WA 98607

Request: The applicant is proposing to construct a duplex residential building at 133 NW 11th Avenue. The property is in the R-7.5 zone and is 4,994 SF (0.115 acres) in size. The Tax Account is 80121-000.

Applicant: Gary Darling
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Contact Person: Same as applicant

Property Owner: Contact Marketing
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Type of Review: Type III

County Staff	Name	Phone	Email Address
Planner:	Sara Fox	360-817-7269	sfox@cityofcamas.us
Engineering:	Anita Ashton	360-817-1561	
Fire Marshal's Office	Randy Miller	360-834-6191	

Narrative - Conditional Use Permit

Camas Municipal Code

This narrative is in support of a Conditional Use Permit. A conditional use permit requires that Section 18.43.050 - Criteria be addressed.

A. The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated;

The proposed use is a duplex residence consisting of two new residential units. The neighborhood contains a variety of single family residences, duplexes, and fourplexes. Most of them are older. The addition of a newer, high quality duplex residence will only enhance the public welfare of the neighborhood. Removing a vacant lot which can harbor pests and be a hazard of itself will be a benefit to the neighborhood.

B. The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is situated;

The proposed duplex will exceed the development standards of the neighborhood and will provide two new family size housing units near the developing downtown area. A staff report outlines both the building and engineering requirements necessary to develop this site.

C. The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design;

The proposed duplex development will be required to comply with engineering requirements in terms of frontage improvements and utilities. The construction of the development will foster pedestrian circulation with a new sidewalk. The site design will comply with all setback and landscape standards of the City of Camas for this zone. The building will consist of three stories with a single car garage being on the first level and the overall building height will not exceed the maximum height limit allowed for the zone. The proposed duplex conforms to the density of the neighborhood as other duplexes and fourplexes exist that are built on comparable lot sizes.

D. Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located;

Once construction is completed, the impact of the new duplex units should be only positive as there will be two new higher quality residences with frontage improvements constructed in the neighborhood. During construction, work will only take place in hours allowed by the City, and all work will be performed by experienced contractors.

E. The proposed use is consistent with the goals and policies expressed in the comprehensive plan; In addition to the development being consistent with the goals and policies of the comprehensive plan, the proposed duplex development is an appropriate use for this lot. This lot is located across the street from an industrial zone and just to the east of an industrial zone. The downtown commercial zone is one block away. This zone is a single-family medium zone. Both the commercial zone and industrial zone will contain businesses needing a workforce. This lot is situated in a good location to be able to provide more than the minimum number of housing units and will be able to add to the stock of nearby and affordable, workforce housing units.

F. Any special conditions and criteria established for the proposed use have been satisfied. In granting a conditional use permit the hearings examiner may stipulate additional requirements to carry out the intent of the Camas Municipal Code and comprehensive plan. *The project will be largely in compliance with the neighborhood as evidenced by the numerous multiplex units on the surrounding streets.*

Narrative - Design Review

18.19.050 - Design principles.

The principles as provided in the DDM or DRM are mandatory and must be demonstrated to have been satisfied in overall intent for approval of a design review application to be granted. Standard principles shall apply to all commercial, mixed use, or multifamily uses. Specific principles are used in addition to the standard principles for gateways and corridors, commercial, mixed uses, and multifamily (e.g. apartments, townhouses, duplexes).

A. Standard Principles.

1. Landscaping shall be done with a purpose. It shall be used as a tool to integrate the proposed development into the surrounding environment. *Landscaping will be minimal due to the site size, but a landscape plan has been prepared with native plants that also will not need much water. Two street trees will be provided in the planter strip.*
2. All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan. *The most prominent feature of the lot is the 15 feet of drop from the back to the front. The house will be designed to work with the topography, rather than mass grading the site. The site is small and there are no existing significant trees to speak of.*
3. Buildings shall have a "finished" look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance. *The building will be finished with contemporary design elements yet will also complement the neighborhood architecture. Materials, articulation, finishes and orientation of doors and windows, will provide interest for passersby but will still "fit in" to the neighborhood.*
4. A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area. *This is an older neighborhood bordering both commercial and industrial zones. It lacks a theme but will likely be a developing area as the downtown core area develops and becomes a popular commercial and tourist center in the coming years. Situated in the extreme SE corner of this neighborhood, the new development will be in an area that is somewhat of a transition from commercial/industrial to residential. By providing a modern, yet simple and more conservative design, the house will set a standard for future development in the neighborhood that will be welcoming to those entering our exiting the commercial and industrial zones.*

B. Specific Principles

3. Multi-Family

c. Duplex, Triplex and Four-Plex.

- i. Garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look. *The proposed garages will be less than 50% of the front face and complies with this requirement.*