



STAFF REPORT

DESIGN REVIEW

DR19-01 Three Rivers Development

To: Design Review Committee

From: Madeline Sutherland, Assistant Planner

Applicant: Michael Lewallen
319 NE Cedar Street
Camas, WA 98607

Location: 220 SE Everett St
Parcel No. 89530000

APPLICABLE LAW: The application was submitted on December 31, 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 office building is located on approximately 2,900 square feet of Heavy Industrial (HI) zoned property, surrounded by single-family residential, vacant land, and a storage warehouse/parking lot to the south east, in the SE ¼ of Section 11, Township 1 North, Range 3 East, of the Willamette Meridian.

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 specific standards for commercial (CMC Chapter 18.19.050.B.2 and the DRM pages 13-15); which are included in the enclosed Design Review Checklist.

STANDARD AND COMMERCIAL & MIXED USE DESIGN PRINCIPLES AND GUIDELINES:

The standard and commercial & mixed use 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.