

ORDINANCE NO. 16-004

AN ORDINANCE approving an application to establish a Mixed-Use Planned Development Overlay Zone within an area currently zoned Business Park.

WHEREAS, Parklands at Camas Meadows, LLC, under City File ZC15-01, submitted an application requesting a Mixed-Use Planned Development (MXPDP) Overlay Zone over approximately 15.5 acres currently zoned Business Park and located at Clark County parcel ID #175948-000; and

WHEREAS, the applicant proposed to further refine, through a Master Plan and Development Agreement, the uses allowed and development standards that would be applicable within the area subject to the proposed MXPDP Overlay Zone; and

WHEREAS, pursuant to the provision of the Camas Municipal Code, the City of Camas Planning Commission held a public hearing on January 27, 2016, where testimony was received in relation to the application; and

WHEREAS, the Planning Commission forwarded to City Council a unanimous recommendation to approve the MXPDP Overlay Zone request; and

WHEREAS, the City Council of the City of Camas held a closed record hearing pursuant to the Camas Municipal Code on March 7, 2016, relating to the application; and

WHEREAS, the City Council finds that the proposed MXPDP Overlay Zone is compatible with the City of Camas Comprehensive Plan, is generally compatible with the mix of established uses of the area, and that development of the land can or will be more compatible with the existing established development pattern of the surrounding area in terms of lot sizes, densities, and uses as softer transitions of uses from employment to existing single family developed neighborhood will occur; and

WHEREAS, the City Council desires to approve the application as submitted and designate a revision of the Zoning Map of the City of Camas to include a Mixed-Use Plan Development Overlay Zone over the subject property.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

The application for a Mixed-Use Planned Development Overlay Zone, as submitted, is hereby approved. The Community Development Director is further directed to amend the Zoning Map of the City of Camas to reflect the MXPDP Overlay Zone Designation.

Section II

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED BY the Council and APPROVED by the Mayor this 21st day of March, 2016.

SIGNED:
Mayor

SIGNED:
Clerk

APPROVED as to form:

City Attorney