



Comprehensive Plan Update

Proposal to Serve Growth through 2023

Presentation to
City Council
May 27, 2003

Overview of Presentation

- Purpose of hearing
- Current conditions
- Planning goals
- Process for updating comprehensive plan
- Key elements of current zoning proposal
- Principles, policies and guidelines for zone changes
- Property owner rezone requests
- Existing and new implementation tools: design review, mixed-use ordinance, revisions to Planned Residential Development ordinance, and other zoning code revisions

Purpose of Hearing

Staff is requesting that City Council review and provide direction on three proposed items tonight:

- Policies of the revised comprehensive plan
- Rezoning necessary for compliance with state law and county growth management policies
- Property owner rezone requests

Current Conditions

- 1994 Comprehensive Plan had an emphasis on Light Industrial/Country Technology with limited zoning for commercial development.
- According to the Clark County Plan Monitoring Report, residential development averages 3.8 dwelling units per acre with a 90% single-family and 10% multi-family split.
- Based on data provided in the Plan Monitoring Report, 2000 Census data, and existing City policy of one job per every 1.9 persons eligible to work, Camas has an industrial job surplus of 1,179 and a commercial jobs deficit of 669.
- Mixed-use was contemplated in the vicinity of the NW 38th Avenue and Parker Street, but was never implemented.

Planning Goals

- Countywide population growth rate has been set at 1.5% annual growth through 2023.
- Camas' share of new growth is 6,493 residents by 2023.
- New residential development must average six dwelling units per acre throughout the existing Camas Urban Growth Area.

- No more than 75% of new housing stock can be single-family residential and a minimum of 25% new housing stock must be multi-family development.

Process for Updating Comprehensive Plan

1. Over the past three years, the Technical Advisory Committee (TAC) and Citizen's Advisory Committee (CAC) reviewed and commented on the goals and policies of the Housing, Land Use, Economic Development, Transportation, and Environmental Comprehensive Plan Elements, and the Mixed-Use Ordinance.
2. Identified the vacant and underutilized land available for development.
3. Determined how many people (and housing units per acre) could be located on this land if developed under current zoning.
4. Compared this data to the countywide planning goals (six units/acre, 25% of new housing to be multi-family, and 20-year population of additional 6,500).
5. The results revealed that the City needs to do two things in order to serve future population growth and be compliant with county-wide planning goals:
 - Find ways to increase the amount of housing per acre.
 - Increase the amount of new multi-family housing.
6. Several scenarios for serving future growth were developed and presented for TAC, CAC, and public input in April and May 2002
7. People who came to the meetings used maps to identify potential locations for new multi-family housing and mixed-use development; and commented on alternatives for ensuring that new housing is compatible with existing neighborhoods
8. This input was used to develop a map of lands proposed for rezoning, which was analyzed by the project team and underwent extensive public review through summer and fall of 2002 and by City Council in January 2003.
9. Input on the rezoning map was solicited at CAC meetings, a public open house, meetings with owners and neighbors of areas proposed for rezoning, a citywide ward meeting, and small group meetings with industry and citizens. Public notice of participation opportunities included a project update newsletter distributed citywide, letters of invitation to a project mailing list, and newspaper articles generated as a result of news releases. Areas proposed for multi-family development were revised as a result of this input.
10. The resulting rezoning map was reviewed for final public refinements by the CAC and the public in February.
11. Additional CAC and public open house meetings were held at the beginning of April to review rezone proposals submitted by property owners.
12. Final TAC refinements were made to the zoning map—the version you see before you tonight.

Key Elements of Current Zoning Proposal

The proposal before you tonight is the result of nearly three years' work by dedicated committees of citizens, technical advisors, and an engaged public. It carefully considers the community's values and meets the state and county growth management objectives. The proposal:

- Encourages redevelopment and new development of mixed-use (commercial/multi-family) in downtown and its entry corridors (3rd and 6th Avenues).
- Locates new multi-family in areas where adequate infrastructure (water, sewer, streets, schools, and parks) exists or is planned.
- Provides for a gradual transition from one housing density to the next.
- Ensures new development is compatible with existing neighborhoods.
- Provides modest opportunities for commercial/retail services on the west side of Camas.
- Rezones secondary and tertiary environmentally constrained light industrial lands.

Industrial and Commercial Current Conditions

20-Year Employment Forecast Assumptions:

- City population will grow by 7,000 residents over the next 20 years
- One new job will be created for every 1.9 new residents
- 75% of new jobs will be in the industrial sector
- 25% of new jobs will be in the commercial sector

3,684 new industrial and commercial jobs are needed ($7,000 \text{ residents} \div 1.9 = 3,684$)

2,763 new industrial jobs ($3,684 \times .75 = 2,763$)

921 new commercial jobs ($3,684 \times .25 = 921$)

Industrial Land Yield Assumptions:

- 267 acres of vacant prime/secondary industrial land at 9 jobs/acre = 2,403 new jobs under existing zoning.
- 342 acres of tertiary and tertiary with critical lands at 4.5 jobs/acre = 1,539 new jobs under existing zoning.

3,942 new industrial jobs could be created on the current available industrial land.

Result: A projected *excess of the industrial jobs requirement by 1,179 jobs.*

Commercial Land Yield Assumptions:

- 21 acres of vacant commercial land at 12 jobs/acre = 252 new jobs under current zoning.

Result: A projected shortfall of 669 jobs or 56 commercial acres.

Industrial and Commercial Employment Projections Under Proposed Zoning

Industrial Land Yield Assumptions:

- 267 acres of vacant prime/secondary industrial land at 9 jobs/acre = 2,403 new jobs under existing zoning.
- 342 acres of tertiary and tertiary with critical lands at 4.5 jobs/acre = 1,539 new jobs under existing zoning.
- Deduct 56 gross acres of secondary industrial land (Area B = 9.5 acres, Camas Meadows Corporate Center Phase 2 lots = 7.5 acres, and a portion of Area E = 39 gross acres) = *reduction of 504 possible new secondary industrial jobs.*
- Deduct 74 gross acres of tertiary industrial land (Area E) = *reduction of 333 possible new tertiary industrial jobs.*
- 3,105 new prime, secondary and tertiary industrial jobs under proposed zoning.

Result: A projected excess of the industrial jobs requirement by 342 jobs (total current job potential available 3,942 minus 837 jobs = 3,105 jobs minus total required jobs of 2,763 = 342 surplus jobs).

Commercial Land Yield Assumptions:

- 21 acres of vacant commercial land at 12 jobs/acre = 252 new jobs under current zoning.
- Add 25 acres of commercial land (Area B = 9.5 acres, Camas Meadows Corporate Center Phase 2 lots = 7.5 acres, and a portion of Area E = 8 acres) = addition of 300 new commercial jobs.
- Deduct 7.9 acres of commercial land (Areas 1 and 2) = reduction of 94 possible new commercial jobs.

The total resulting commercial acreage will be 38.1 or an increase of 17.1 acres, for total of 457 jobs created under the proposed zoning.

Result: A projected deficit of 464 commercial jobs or 38.6 acres.

Residential and Mixed-Use with Residential Rezoning

Key Elements	Net Acres	Population Served
#1: Committed lands <i>Housing Unit Yield:</i> Not applicable for residential density calculations. <i>Assumptions:</i> <ul style="list-style-type: none"> ▪ 80% of development will occur as approved 	NA	1,547
#2: Portion of critical lands developed <i>Housing Unit Yield:</i> 357 SF dwelling units (DU), 21 MF DU. <i>Assumptions:</i> <ul style="list-style-type: none"> ▪ 10% of net acreage to develop with approximate two zone increase ▪ Two properties have greater than 10% development potential 	122.44	908
#3: Downtown development <i>Housing Unit Yield:</i> 289 MF DU. <i>Assumptions:</i> <ul style="list-style-type: none"> ▪ Downtown NW 6th Avenue corridor (Area 1, 16 DU/acre) and NE 3rd Avenue corridor (Area 2, 24 DU/acre) 	15.40	549
#4: Vacant and underutilized land* <i>Housing Unit Yield:</i> 988 SF DU, 109 MF DU. <i>Assumptions:</i> <ul style="list-style-type: none"> ▪ Approximate two zone residential increase ▪ 10% MF development 	205.40	2,608
#5: Focused mixed-use and multi-family sites <i>Housing Unit Yield:</i> 690 MF DU, 32 SF DU. <i>Assumptions:</i> <ul style="list-style-type: none"> ▪ Camas Meadows Corp. Center. Phase 2: 7.5 acres at 10-20 MF DU/acre. <i>Housing Unit Yield:</i> 75-150 MF DU/acres ▪ Camas Meadows Corp. Center. Phase 3: 10 acres at 10-24 MF DU/acre <i>Housing Unit Yield:</i> 100-240 MF DU/acres ▪ Area A: 6 acres at 10-24 DU/acre <i>Housing Unit Yield:</i> 60-144 MF DU/acres ▪ Area E: 13 acres at 10-12 MF DU/acre, 7 acres at 5.8 SF DU/acre <i>Housing Unit Yield:</i> 130-156 MF DU and est. 32 7,500 sq. ft. SF DU If multi-family housing is located on 43.5 net acres, 690 MF DU are required to achieve planning goal of 6.0 DU/acre.	43.50	1,388
TOTAL	386.74	7,000

Results: 2,486 DU / 386.74 acres = 6.4 DU/acre and 56% SF DU and 44% MF DU split.

Above single-family residential densities assume ordinance changes as follows:

- R-5 5,000 sq. ft. lot size, 8.7 DU/acre
- R-6 6,000 sq. ft. lot size, 7.2 DU/acre
- R-7.5 7,500 sq. ft. lot size, 5.8 DU/acre
- R-10 10,000 sq. ft. lot size, 4.3 DU/acre
- R-12 12,000 sq. ft. lot size, 3.6 DU/acre

* Under current zoning designations for all of the vacant and underutilized land, about 206 acres results in approximately 3.0 DU/acre with about 1,748 residents.

Principles, Policies and Guidelines for Zone Changes

A few general principles provided a framework for developing a proposed land use plan for this Comprehensive Plan update. These principles include:

- The forecasted growth will be accommodated by being dispersed throughout the city;
- At a minimum, the land that is vacant and underutilized (with and without critical areas) will be considered for rezoning;
- Rezoning of single-family residential districts with (generally) an overall two-step increase will be considered, with the largest lot district being R-12;
- Multi-family and mixed-use development should be dispersed throughout the community and should be located in areas suitable for such development;
- Changing prime industrial land (currently zoned LI/BP) to other land uses will not be considered, and
- Any proposal to rezone secondary or tertiary industrial land will be reviewed with special considerations to fulfill the City's GMA objectives relative to countywide planning policies for residential and mixed-use development.

The following table highlights the key proposed Comprehensive Plan policies and guidelines which were crafted by the project team, TAC, and CAC. These policies and guidelines were used by the TAC, CAC, and the public in considering proposed zone changes. The proposed Comprehensive Plan and zoning map before you tonight are consistent with these proposed policies.

Residential to Higher Density Residential	Industrial to Multi-Family Residential	Industrial to Mixed-Use
Policies	Policies	Policies
<p>HO-1: Assure that site and building design guidelines create an effective transition between different land uses and densities.</p> <p>HO-4: Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.</p> <p>HO-5: Provide opportunity and incentives through the Planned Residential Development (PRD) process for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site.</p> <p>HO-9: Support and encourage a wide variety of housing types throughout the City, including Planned Developments, to provide choice, diversity, home ownership and affordability.</p> <p>HO-10: Support and encourage all new housing developments of significant size to include a balance of housing opportunities within their plans.</p> <p>HO-11: Support and encourage the preservation and enhancement of existing housing stock.</p> <p>LU-2: Support a diverse community in an open and natural setting comprising stable neighborhoods with a variety of housing types and densities; a vibrant, robust downtown, which serves as a focal point for the community; the Business Parks; and other employment and commercial centers.</p> <p>LU-3: Ensure enough properly-zoned land to provide for Camas’ share of the regionally-adopted forecasts for residential, commercial, industrial, and institutional uses for the next 20 years.</p> <p>LU-8: Provide the opportunity for a broad range of housing choices to meet the changing needs of the community.</p>	<p>EC The City will implement policies and strategies to maintain a minimum 10-year supply of prime or potentially prime industrial land.</p> <p>HO-1: Assure that site and building design guidelines create an effective transition between different land uses and densities.</p> <p>HO-9: Support and encourage a wide variety of housing types throughout the City, including Planned Developments, to provide choice, diversity, home ownership and affordability.</p> <p>HO-11: Support and encourage the preservation and enhancement of existing housing stock.</p> <p>LU-2: Support a diverse community in an open and natural setting comprising stable neighborhoods with a variety of housing types and densities; a vibrant, robust downtown, which serves as a focal point for the community; the Business Parks; and other employment and commercial centers.</p> <p>LU-3: Ensure enough properly zoned land to provide for Camas’ share of the regionally adopted forecasts for residential, commercial, industrial, and institutional uses for the next 20 years.</p> <p>LU-4: Maintain compatible use and design with the surrounding built and natural environment when considering new development or redevelopment.</p> <p>LU-8: Provide the opportunity for a broad range of housing choices to meet the changing needs of the community.</p> <p>LU-11: Ensure compatibility with adjacent neighborhoods by using development, design review, and landscaping regulations.</p>	<p>EC The City will implement policies and strategies to maintain a minimum 10-year supply of prime or potential prime industrial land.</p> <p>HO-1: Assure that site and building design guidelines create an effective transition between different land uses and densities.</p> <p>HO-4: Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.</p> <p>HO-5: Provide opportunity and incentives through the Planned Residential Development (PRD) process for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site.</p> <p>HO-6: Encourage mixed-use housing opportunities in residential / commercial settings throughout the City.</p> <p>HO-9: Support and encourage a wide variety of housing types throughout the City, including Planned Developments, to provide choice, diversity, home ownership and affordability.</p> <p>HO-10: Support and encourage all new housing developments of significant size to include a balance of housing opportunities within their plans.</p> <p>HO-11: Support and encourage the preservation and enhancement of existing housing stock.</p> <p>LU-2: Support a diverse community in an open and natural setting comprising stable neighborhoods with a variety of housing types and densities; a vibrant, robust downtown, which serves as a focal point for the community; the Business Parks; and other employment and commercial centers.</p> <p>LU-3: Ensure enough properly zoned land to provide for Camas’ share of the regionally-adopted forecasts for residential, commercial, industrial, and institutional uses for the next 20 years.</p>

<p>LU-11: Ensure compatibility with adjacent neighborhoods by using development, design review, and landscaping regulations.</p>		<p>LU-4: Maintain compatible use and design with the surrounding built and natural environment when considering new development or redevelopment.</p> <p>LU-8: Provide the opportunity for a broad range of housing choices to meet the changing needs of the community.</p> <p>LU-10: Support limited, appropriate and associated retail uses within the Business Parks.</p>
<p>Residential Rezone Guidelines</p>	<p>Industrial to Multi-Family Rezone Guidelines</p>	<p>Industrial to Mixed-Use Rezone Guidelines</p>
<ul style="list-style-type: none"> • Vacant and underutilized residential land. • Generally, no more than a two-zone residential increase to adjacent existing development (from single-family residential to single-family residential areas). • Sufficient transportation, water, and sewer capacity or ability to provide service as determined by the 20-year Capital Facilities Plan. • Rezoning of land needs to be consistent with wetland and habitat protection criteria. • Property owner interest in rezoning. 	<ul style="list-style-type: none"> • Vacant secondary, tertiary, and industrial built (with limited improvements) land is a last resort to fulfill GMA residential population projections and density objectives. • Sufficient transportation, water, and sewer capacity or ability to provide service as determined by the 20-year Capital Facilities Plan. • Consistent with critical area protection criteria. • Property owner interest in rezoning. • Located near transportation corridors. • Located near schools. • Located near parks. 	<ul style="list-style-type: none"> • Vacant secondary, tertiary, and industrial built (with limited improvements) land is a last resort to fulfill GMA residential population projections and density objectives. • Sufficient transportation, water, and sewer capacity or ability to provide service as determined by the 20-year Capital Facilities Plan. • Consistent with critical area protection criteria. • Property owner interest in rezoning. • Located near transportation corridors. • Located near schools. • Located near parks.
<p>Additional Guidelines for Multi-Family Housing</p>		
<ul style="list-style-type: none"> • Located near schools. • Located near parks. 		

* Appropriate development standards—including landscaping and screening buffers between multi-family and industrial uses—are contained within the proposed Mixed-Use Ordinance.

Existing and New Implementation Tools

Through this update process, the City has recognized that new implementation tools were necessary to address the community's preference that new development be compatible with existing homes and businesses. Compatibility issues are being addressed through a combination of zoning designations, revisions to the zoning and Planned Residential Development codes, and addition of new ordinances and standards, such as the *Design Review Manual* and the Mixed-Use Ordinance. What follows are key features of new and revised codes and ordinances, many of which are proposed for adoption shortly after the new Comprehensive Plan has been adopted.

Camas Design Review Manual

A few features of the newly adopted design review guidelines are listed below.

- **Landscaping and Screening.** Provides a buffer against less intense uses, and screens parking or other components viewed as intrusive. As building heights increase, so should the height of landscape screening.
- **Architecture.** Attached garages should account for less than 50% of the front face of the structure.
- **Massing and Setbacks.** Higher-density/larger structures abutting lower-density residential structures should be designed to mitigate size and scale differences. In some cases, creating a natural buffer may be appropriate
- **Circulation and Connections.** Trees and/or planting strips should be used for separating vehicles and pedestrian movements.

New Mixed-Use Ordinance

A significant component to the draft land use plan includes the provision of a mixed-use district. This new district would allow for a mix of mutually-supporting commercial, service, office and residential uses and is contemplated in more than one area of the City. Such a concept requires that a new chapter in the Municipal Code be adopted to implement the intent of the Comp Plan designation. Key points in the draft mixed-use code include:

- Allowing a mix of residential, commercial, retail, office, and light industrial uses;
- Master planning provisions on proposed developments that trigger a certain threshold;
- Design standards for commercial, mixed-use, and multi-family development consistent with the new Design Review Manual adopted by City Council;
- Provisions for the transition of lower density/intensity land uses to moderately higher density/intensity land uses, and
- Assure that phased development is properly coordinated.

Revised Planned Residential Development Code

In order to achieve the residential densities as outlined in the countywide planning policies, staff proposes that the Planned Residential Development (PRD) code be amended to provide the following:

- PRDs would be allowed in all residential zones with a minimum parcel(s) size of 10 acres;
- Density bonus of up to 20% may be allowed with special site and design considerations, and

- Traditional multi-family component of a proposed PRD would be required to comply with the new *Design Review Manual* adopted by City Council.

Revised Zoning Code

In order to achieve the residential densities as outlined in the countywide planning policies and to assure some compatibility, staff proposes that the Density and Dimensions chapter of the zoning code (CMC chapter 18.09) be amended to provide the following:

- Changing the way in which maximum density is calculated from net acreage to gross acreage;
- Adopting minimum and maximum lot sizes (or a range of lot sizes) in residential districts;
- Reducing setbacks in accordance with reduced residential districts, and
- Transition language for new lots to be somewhat consistent with adjacent existing lots (this may be done via the point above).