



PLANNING DEPARTMENT
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206

PHONE: 503-786-7630
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 E-MAIL: planning@milwaukieoregon.gov

Application Referral

DATE SENT: October 14, 2016	PLANNING COMMISSION HEARING
COMMENTS DUE: October 28, 2016	TENTATIVE DATE: November 22, 2016
Site location: 5126 SE King Rd	Review type: Type III
Applicant: Kurt Dalbey, Mission Homes, LLC	File #(s): VR-2016-007 (Master File #S-2016-001)
Applicant phone: 503-781-1814	Application type(s): Variance

TO:

- CD Director (cover sheet only)
- Engineering Dept.
Chuck Eaton, Engineering Director
- Building Official (cover sheet only)
- Police Chief
- Planning Director
- City Attorney
- City Manager
- PW Operations
- CFD#1: Mike Boumann and Matt Amos
- NDA Chair & LUC: Linwood, Lewelling, Hector Campbell
- NDA program manager (cover sheet only)
Jason Wachs
- Clackamas County: Kenneth Kent
- Metro: Paulette Copperstone
- ODOT: Marah Danielson
- TriMet: Grant O'Connell
- Other:

FROM:

Vera Koliass, Associate Planner, 503-786-7653
koliassv@milwaukieoregon.gov

Planning Department

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PROPOSAL:

ZONE: R-5

Applicant seeks a variance from the street/intersection spacing standards in MMC 19.708.1 to allow access to and from a proposed public street new street on SE King Rd less than the minimum required 530 ft from SE Home Ave and SE 52 Ave. A variance is also sought from MMC 12.02 and 12.16 for the same issue. This variance is in conjunction with the proposed Mission Park subdivision (land use file #VR-2016-007). 14 new lots ranging in size between 5,008 SF to 6,876 SF will be served by 2 new public streets: SE 51st Ave (which will run north-south connecting to SE King Rd) and SE Lewellyn St (which will connect to SE 51st Ave near the center of the site). City utility services will be provided via an extension of public sanitary sewer and water lines from SE King Rd to serve all of the proposed new lots.

Please comment on the following applicable code sections (if no comment, please respond in kind to koliassv@milwaukieoregon.gov):

- MMC 12.02 Public Works Standards; MMC 12.16 Access Management
- MMC 19.708 Transportation Facility Requirements
- MMC 19.911 Variances
- MMC 19.1006 Type III Review