



MILWAUKIE PLANNING
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503.786.7630
 planning@milwaukieoregon.gov

Application Referral

DATE SENT: February 28, 2019	PLANNING COMMISSION HEARING
COMMENTS DUE: March 14, 2019	TENTATIVE DATE: April 9, 2019
Site location: 12205/12225 SE 19th Ave	Review type: Type III
Applicant: Matthew Gillis, Gillis Properties	File #(s): NR-2018-005; LC-2018-001; WG-2018-001; VR-2018-014; VR-2018-015
Applicant phone: 503-207-2055	Application type(s): Natural Resources Cluster Development; Willamette Greenway Conditional Use; Variances; Lot Consolidation
Application webpage: www.milwaukieoregon.gov/planning/nr-2018-005	

TO:

CD Director (email)

Engineering Dept. (email) Planning Director (email)

Building Official (email) Police Chief (email)

ROW Coord. (for WCF) PW Director (email)

City Manager (email) City Attorney (email)

CFD#1: Mike Boumann and Izak Hamilton (email)

NDA Chair & LUC: Island Station

NDA Program Manager (email)

Design and Landmarks Committee

Clackamas County: Kenneth Kent (email)

Metro: Paulette Copperstone(email)

ODOT: ODOT R1 Development Review

TriMet: Transit Development Group (email)

Other: Doug Baer, Oregon Marine Board

FROM:

Vera Kolas, Associate Planner, 503-786-7653
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Planning Department

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On-Call NR Consultant (email)

North Willamette Watershed Dist., ODFW

Anita Huffman, DSL Wetlands & Waterways

Kathy Schutt, Oregon Parks & Recreation

North Clackamas School District (cover sheet)

Kathryn Krygier, NCPRD (email)

PROPOSAL: **ZONE:** R-5

The applicant seeks approval for a Natural Resources Cluster Development with a total of 12 single family detached homes (10 new and 2 existing homes to be remodeled) on a site located between 19th St and the Willamette slough adjacent to Elk Rock park. The site includes 100-yr floodplain, mapped natural resource areas, and the Willamette Greenway. Variances are requested to a side yard setback, a front yard setback, building height for the homes facing the slough, and to allow garage doors to exceed 50% of the building width.

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

- MMC 18.04 Flood Hazard Area

- MMC 19.301 Low Density Residential Zones
- MMC 19.401 Willamette Greenway Zone
- MMC 19.402 Natural Resources
- MMC 19.504 Site Design Standards
- MMC 19.505 Building Design Standards
- MMC 19.600 Off-Street Parking and Loading
- MMC 19.700 Public Facility Improvements
- MMC 19.911 Variances
- MMC 19.1006 Type III Review