

PLANNING DEPARTMENT
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503-786-7630
 planning@milwaukieoregon.gov

Application for Land Use Action

Master File #: CU-2019-005

Review type*: I II III IV V

CHECK ALL APPLICATION TYPES THAT APPLY:		
<input type="checkbox"/> Amendment to Maps and/or Ordinances: <input type="checkbox"/> Comprehensive Plan Text Amendment <input type="checkbox"/> Comprehensive Plan Map Amendment <input type="checkbox"/> Zoning Text Amendment <input type="checkbox"/> Zoning Map Amendment <input type="checkbox"/> Code Interpretation <input type="checkbox"/> Community Service Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Development Review <input type="checkbox"/> Director Determination <input type="checkbox"/> Downtown Design Review <input type="checkbox"/> Extension to Expiring Approval <input type="checkbox"/> Historic Resource: <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/> Status Designation <input type="checkbox"/> Status Deletion	<input type="checkbox"/> Land Division: <input type="checkbox"/> Final Plat <input type="checkbox"/> Lot Consolidation <input type="checkbox"/> Partition <input type="checkbox"/> Property Line Adjustment <input type="checkbox"/> Replat <input type="checkbox"/> Subdivision <input type="checkbox"/> Miscellaneous: <input type="checkbox"/> Barbed Wire Fencing <input type="checkbox"/> Bee Colony <input type="checkbox"/> Mixed Use Overlay Review <input type="checkbox"/> Modification to Existing Approval <input type="checkbox"/> Natural Resource Review <input type="checkbox"/> Nonconforming Use Alteration <input type="checkbox"/> Parking: <input type="checkbox"/> Quantity Determination <input type="checkbox"/> Quantity Modification <input type="checkbox"/> Shared Parking <input type="checkbox"/> Structured Parking	<input type="checkbox"/> Planned Development <input type="checkbox"/> Residential Dwelling: <input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Duplex <input type="checkbox"/> Manufactured Dwelling Park <input type="checkbox"/> Temporary Dwelling Unit <input type="checkbox"/> Sign Review <input type="checkbox"/> Transportation Facilities Review <input type="checkbox"/> Variance: <input type="checkbox"/> Use Exception <input type="checkbox"/> Variance <input type="checkbox"/> Willamette Greenway Review <input type="checkbox"/> Other: _____ Use separate application forms for: <ul style="list-style-type: none"> • Annexation and/or Boundary Change • Compensation for Reduction in Property Value (Measure 37) • Daily Display Sign • Appeal

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): Lauren Eisenberg

Mailing address: 4000 SE International Way, Milw. OR Zip: 97222

Phone(s): 503-654-8359 Email: radiant.yogashala@gmail.com

APPLICANT'S REPRESENTATIVE (if different than above): Michael Eisenberg

Mailing address: 13745 SW Hiteon Drive Beaverton OR Zip: 97008

Phone(s): 503-789-3889 Email: rockike@comcast.net

SITE INFORMATION:

Address: 4000 SE International Way STE F202 Map & Tax Lot(s): 1S1E36DA00100

Comprehensive Plan Designation: _____ Zoning: B-I Size of property: _____

PROPOSAL (describe briefly):

Application for Conditional Land Use for general office use associated with yoga therapy and training

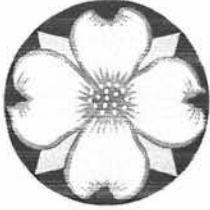
SIGNATURE:

ATTEST: I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by: [Signature] Date: 3/15/19

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.



MILWAUKIE PLANNING
6101 SE Johnson Creek Blvd
Milwaukie OR 97206
503.786.7600
planning@milwaukieoregon.gov

PREAPPLICATION CONFERENCE WAIVER

I/We, Lauren Eisenberg (print), as applicant(s)/property owner(s) of 4000 SE International Way, Suite F202 (address of property), request to waive the requirement for a preapplication conference for the submission of a **Type II** **III** **IV** **V** (circle one) land use application per MMC Subsection 19.1002.2 Applicability.

Please provide an explanation for the waiver request:

MMC Section 19.1002 Preapplication Conference is provided on the reverse

Signed:


Applicant/Property Owner

Approved:


Planning Director

Radiant Yoga Conditional Use Application to the Milwaukie Planning Commission

TO: MILWAUKIE PLANNING
FROM: RADIANT YOGA
4000 SE INTERNATIONAL WAY, STE F202
MILWAUKIE OREGON 97222

April 10, 2019

RE: APPLICATION FOR LAND USE ACTION – CONDITIONAL USE

- Application forms attached:

Application for Land Use Action – Conditional Use
Submittal Requirements
Preapplication Conference Waiver
Floor Plan and Lease Information
Check for Fee

- Ownership

Lauren Eisenberg is the sole proprietor of Radiant Yoga located at 4000 SE International Way, STE F202, Milwaukie OR 97222. The space is 1,152 square feet.

Ms. Eisenberg is a 1999 graduate of the University of Oregon with a Bachelor of Science degree as well as earning her 200-hour yoga alliance certification from the White Lotus Foundation.

- Business Description

Radiant Yoga is a new start-up business that chose to locate in the Milwaukie, Oregon area.

The primary business of Radiant Yoga is to teach yoga by developing and implementing therapeutic programs. Programs consist of Private Yoga Therapy with one or two individuals at a time; off-site Retreats; weekend Workshops; Specific Trainings on Yoga Anatomy, Yoga Philosophy, and Yoga Methodology; Classes; Online Yoga Programs; Blogging; Video Tutorials; and bringing yoga into the workplace (where Radiant goes and teaches at other businesses); and implementing community service projects.

The space at 4000 SE International Way will be used for office work – running the nuts and bolts of the Radiant Yoga business. Note that the office work described here is carried out by the owner (Lauren Eisenberg) with one assistant.

When these trainings and classes are in progress, average attendance is 5 students plus teacher. These sessions comprise less than 20% of the daily use with close to ½ of these sessions taking place either after 5 pm on weekdays or on the weekends.

The impact to the building (4000 SE International Way) and surrounding businesses is very low. Radiant Yoga has reached out to its neighboring businesses in the Industrial Park to introduce itself and to establish a friendly working relationship.

revisions
RECEIVED

APR 08 2019

CITY OF MILWAUKIE
PLANNING DEPARTMENT

Radiant Yoga Conditional Use Application to the Milwaukie Planning Commission

This new business, Radiant Yoga, is creating current working opportunities for 10 rotating instructors that address different skills required to teach yoga therapy, yoga in the workplace, workshops, trainings, and offsite retreats.

- Base Zone Standards, Zone B1

Under Uses Permitted Outright (19.310.2), Radiant Yoga is permitted to use the office space for filming yoga training sessions for online use; for photography; for planning off-site retreats; for general office work.

The office serves as Lauren Eisenberg's (owner) Radiant Yoga Headquarters and primary work area where the use of the office space includes development of the Radiant Yoga web site and online yoga and scholastic programs; writing work related articles; blogging; vlogging; research; creating classroom curriculum; developing community outreach programs as well as developing community/volunteer opportunities.

Under Limited Uses (19.310.4), Radiant Yoga provides personal services through one-on-one private yoga sessions for clients that include certification training in yoga, yoga therapy, prenatal yoga, trauma informed yoga, yoga for mental health. This requires less than 25% of the office's square footage.

Under Conditional Uses (19.310.5), Radiant Yoga will have minimal adverse impact on the appropriate development of uses permitted outright on abutting properties and the surrounding area. It is also compatible with the character and scale of uses allowed within the district and on site.

The clientele we are serving includes a broad range of ages from young adults to seniors – men and women - and covers the Milwaukie community and Clackamas County. Radiant Yoga is open to the public with pre-registration required. A Community Scholarship program has also been established to provide funding for those in the community that want to participate in specific yoga programs but cannot afford the cost.

Classes and workshops address members of the community who are looking to train as yoga teachers, yoga therapists, and to learn new skill sets to better serve our community. These skill sets include but are not limited to anatomy, physiology, biomechanics, self-care, yoga for anxiety, yoga for depression, pre-natal yoga training, philosophy class, and breathwork. Some of the classes and workshops include:

Crystal Bowl Sound Bath – addresses the parasympathetic nervous system which is the relaxation response.

Spring Yin Yoga – improves sleep by stimulating the Liver and Gallbladder.

Radiant Yoga Conditional Use Application to the Milwaukie Planning Commission

Trauma Sensitive Yoga and Sound Healing Senses – teaches survivors of trauma how to better cope with their symptoms.

Conscious Breathing for Healing and Awakening – resolves stress and anxiety.

Sample of Monthly Schedule:

Monday: 6-9:30 am Lauren office work; 9:30-10:45 am class/training; 10:45-12 noon Lauren office work; 12-1 pm Class; 1-5:45 pm Lauren office work; 5:45-7 pm class

Tuesday: 6-10 am Lauren office work; 10-11:15 am class; 11:15-12 noon Lauren office work; 12-1 pm class; 1-5:15 pm Lauren office work; 5:15-6:15 pm class; 7:00-8:00 pm training/workshop event

Wednesday: 6-9:30 am Lauren office work; 9:30-10:45 am class; 10:45-12 noon Lauren Office work; 12-1 pm Class; 1-5:45 pm Lauren Office work; 5:45-7 pm class

Thursday: 6-10 am Lauren office work; 10-11:15 am class; 11:15-12 noon Lauren office work; 12-1 pm class; 1-5:15 pm Lauren office work; 5:15-6:15 pm class; 7-8 pm training/workshop event

Friday: 6-9:30 am Lauren office work; 9:30-10:45 am class; 10:45-12 noon Lauren office work; 12-1 pm Class; 1-5:45 pm Lauren Office work; 5:45-7 pm class

Saturday: 9-10:30 am class; 1-2:15 pm class; 2:15 -6 pm workshops, trainings, Lauren Office work

Sunday: 9-10:30 am class; 11-12:15 pm class; 12:15 -6 pm workshops, trainings, Lauren Office work

- Off-Street Parking

There is ample parking available for the described office (under business description). In Table 19.605.1 under section D, 3 to 5.5 spaces per 1,000 square feet are allowed. In the attached site plan, Exhibit B, ample parking is available for Radiant Yoga without impeding or interfering with neighboring businesses. In addition, there is an assigned space for F202.

- Conditional Uses

Radiant Yoga meets the approval criteria (19.905.4) as follows:

The 1,152 square feet of space are suitable for the described use by Radiant Yoga. It has ample and dedicated office space, an area for filming and photography, and the square footage needed for training and teaching sessions.

The operating and physical characteristics of the proposed use will be compatible with, and have minimal impact on, nearby businesses. As outlined above, "Radiant Yoga will have minimal adverse impact on the appropriate development of uses permitted outright on abutting properties and the surrounding area. It is also compatible with the character and scale of uses allowed within the district and on site."

Radiant Yoga Conditional Use Application to the Milwaukie Planning Commission

Radiant Yoga has met with the surrounding businesses to ensure it has identified and mitigated any and all impacts to those businesses.

It should also be noted that the Radiant Yoga business will not have unmitigated nuisance impacts. It is not of a business type which produces dust, odor, smoke, fumes, noise, glare, heat, or vibrations which are incompatible with other uses allowed in this zone; and the use does not produce off-site impacts that create nuisance as defined by the Oregon D.E.Q. and the City Noise Ordinance.

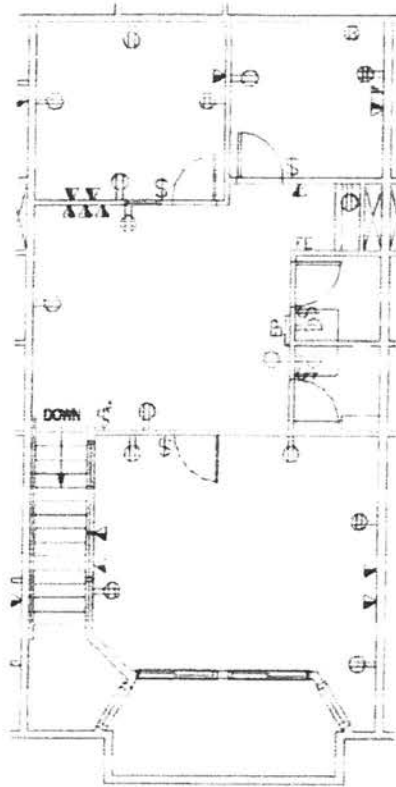
Radiant Yoga will not increase the intensity of the use at the 4000 SE International Way location.

- Economic Base and Industrial Land Use (Chapter 4)

Radiant Yoga is in step with the City's objective to actively attract new businesses, particularly those with having growth potential. It also supports the City's policy to review national, state and local trends for businesses that will locate in the City. To that end, Radiant Yoga helps to increase the tax base and provide for local employment.

Radiant Yoga is also supportive of the City's policy (under Employment Opportunity) for the recruitment of new businesses that can provide long-term employment opportunities. The City's policy of encouraging new service-oriented employment opportunities defines what Radiant Yoga will provide over the coming years. This will be accomplished by growing Radiant Yoga and providing increased employment opportunities as well as providing training for yoga teacher certification for those seeking meaningful work in the growing industry in Oregon.

EXHIBIT A
FLOOR PLAN



4000 SE International Way - Suite F202

1,152 S.F. Office
0 S.F. Warehouse
1,152 S.F. Total
Milwaukie Business Park - Milwaukie



PACIFIC NW
PROPERTIES
PROPERTY GROUP 503.275.8888

For illustration purposes only

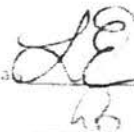
Initials 

EXHIBIT B
SITE PLAN



Milwaukie Business Park

Milwaukie



For illustration purposes only