



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

Application Referral

DATE SENT: March 29, 2019	PLANNING COMMISSION HEARING
COMMENTS DUE: April 12, 2019	TENTATIVE DATE: May 28, 2019
Site location: Monroe St and 37 th Ave: TL 11E36AB03003 and 11E36AA19203	Review type: Type III
Applicant: Dean Masukawa	File #(s): VR-2019-003
Applicant phone: 503-265-1545	Application type(s): Variance
Application webpage: www.milwaukieoregon.gov/planning/vr-2019-003	

TO:

- CD Director (email)
- Engineering Dept. Planning Director
- 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
- NDA Chair & LUC: Hector Campbell
- NDA Chair & LUC: Ardenwald-Johnson Creek
- 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: Jim Orr, DEQ (email)

FROM:

Vera Kolas, Associate Planner, 503-786-7653
 kolasv@milwaukieoregon.gov
 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
- PARB (email)
- Kathryn Krygier, NCPRD (email)

PROPOSAL:

ZONE: GMU

The applicant is proposing a multi-family development consisting of 3-story buildings along Monroe St and 37th Ave and a 5-story building in the center rear of the site. The 5-story building is permitted via height bonuses for residential development and meeting green building standards. MMC 19.911.7 requires that a development electing to use both height bonuses is required to obtain a building height variance. This application is for the height variance only.

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

- MMC 19.303 Commercial Mixed-Use Zones
- MMC 19.911.7 Building Height Variance in the General Mixed Use Zone
- MMC 19.1006 Type III Review
- MMC 19.1011 Design Review Meetings