



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

Application Referral

DATE SENT: May 29, 2019	PLANNING COMMISSION HEARING
COMMENTS DUE: June 13, 2019	DATE: June 25, 2019 @ 7:30 p.m.
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: Historic Milwaukie

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
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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

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