

# Monroe Apartments Development – Review Process

(Land Use File #DEV-2019-009; TFR-2019-001)

Project webpage: <https://www.milwaukieoregon.gov/planning/dev-2019-009>



## What is the land use review process for this development?

### **Part 1 – land use file# VR-2019-003**

- A Variance to allow a 5-story building – Type III – Planning Commission review
- All information available here: <https://www.milwaukieoregon.gov/planning/vr-2019-003>.
- Status: approved on June 25, 2019

### **Part 2 – land use file# DEV-2019-009; TFR-2019-001**

**Status: submitted on July 26, 2019; deemed incomplete on August 23, 2019 – resubmittal required**

- Development Review: Multi-family housing – Type II Administrative Review
- Transportation Facilities Review – Transportation Impact Study (TIS)
  - Includes City and peer consultant review of the TIS
- All information submitted to date, including the incompleteness letter, site plans, floor plans, landscaping plans, a Transportation Impact Study, and DEQ information, have been posted on the project webpage.

## **Type II Review Process**

Planning Director's decision – includes public notice and opportunity to provide written comments in advance of a decision.

- Public input/comments after application is deemed complete:
  - Referral notices asking for comments relative to the approval criteria – 21-day timeframe – will be sent to:
    - City departments
    - ODOT
    - DEQ
    - NDA's: Ardenwald, Hector Campbell, and Historic Milwaukie
  - Public notices, asking for comments relative to the approval criteria – 21-day timeframe – will be sent to:
    - Properties within 300 ft of the project site
    - People who signed up to receive a notice at the September 9<sup>th</sup> meeting
- Planning Director will issue a decision after the 21-day comment period
- Appeals of the decision will be heard by the Planning Commission
- NOTE: if the applicant's resubmittal changes from what was proposed on July 26 in a manner which requires a Type III review, the Planning Commission, rather than the Planning Director is the review authority. In this case, any appeal would go before the City Council.

**Questions? Please contact Vera Kolias, Associate Planner at 503-786-7653 or by email at [koliasv@milwaukieoregon.gov](mailto:koliasv@milwaukieoregon.gov)**