

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

# Application Referral

#### DATE SENT: October 29, 2019 **ADMINISTRATIVE DECISION** COMMENTS DUE: November 12, 2019 **TENTATIVE DATE: November 13, 2019** Site location: 2889 SE Hillside Ct Review type: Type II File #(s): MLP-2019-003; VR-2019-011; CU-2019-**Applicant:** Stephen McMurtrey, HACC 003 Applicant phone: 502-789-3211 (Debbie Application type(s): Minor Land Partition; Variance: Minor Modification to a Conditional Cleek, The Bookin Group, Applicant's Representative) Use Application webpage: https://www.milwaukieoregon.gov/planning/mlp-2019-003 TO: FROM: CD Director (email) Vera Kolias, Associate Planner, 503-786-7653 $\boxtimes$ Engineering Dev. Rev. Planning Director koliasv@milwaukieoregon.gov Building Official Police Chief (email) Planning Department ROW Coord. (for WCF) PW Director (email) 6101 SE Johnson Creek Blvd City Manager (email) City Attorney (email) Milwaukie OR 97206 CFD#1: Mike Boumann and Izak Hamilton PHONE: (503) 786-7630 NDA Chair (hard copy & email) & LUC (email only): planning@milwaukieoregon.gov Ardenwald-Johnson Creek Historic Milwaukie NDA Program Manager (email) Design and Landmarks Committee On-Call NR Consultant Clackamas County: Kenneth Kent (email) North Willamette Watershed Dist., ODFW Metro: Land Use Notifications (email) Anita Huffman, DSL Wetlands & Waterways ODOT: ODOT R1 Development Review Kathy Schutt, Oregon Parks & Recreation TriMet: Transit Development Group (email) North Clackamas School District (cover sheet) Other: Christina Fadenrecht (email) Kathryn Krygier, NCPRD (email)

### **PROPOSAL**:

#### **ZONE:** R-3

The 16.16 acre Hillside Park property is zoned R3 and developed with the Hillside Manor tower, a 100-unit affordable housing apartment building, and 99 detached single-family dwelling units plus 1 duplex. This partition request is to create two parcels to separate the Manor from the remainder of the site for financial purposes. No new or additional development on either of the two parcels is proposed as part of this partition request. A variance is requested to allow a side yard setback of 4.1 ft rather than 5 ft.

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

- Milwaukie Municipal Code (MMC) Title 17 Land Division, including:
  - MMC Chapter 17.12 Application Procedure & Approval Criteria
  - o MMC Chapter 17.20 Preliminary Plat
  - MMC Chapter 17.28 Design Standards
  - o MMC Chapter 17.32 Improvements
- MMC Section 19.302 Medium and High Density Residential Zones (including R-3)
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.905 Conditional Uses
- MMC Section 19.911 Variances
- MMC Section 19.1005 Type II Review