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FEB 10 2020

5 home Narrative Elk Rock Estates

CITY OF MILWAUKIE
PLANNING DEPARTMENT

We are proposing a subdivision at 12205 and 12225 se 19th ave to create 3 new lots for a total of 5 lots. We are proposing to leave the two existing homes and add 3 lots between them that are 34 ft wide. We are proposing to remove the unofficial dirt and gravel road to the lot to create a level grassy area to blend with the HCA.

R5 Zoning-

- The proposal meets the minimum square footage requirement of 5,000 sq ft. All the lots are over 12,000 sq ft.
- We are requesting a variance for minimum lot width from 50 to 34 feet wide in order to avoid more of the HCA.
- The proposal exceeds the minimum depth of 80 feet
- We are requesting a variance for minimum street frontage width from the 35 ft standard to 34 ft due to constraints with the HCA. A flag lot would disturb more of the HCA.
- The proposal meets all the setback requirements for the R5 zone.
- The proposal will meet the height restrictions
- We meet the lot coverage ratio's for building footprint size.

The proposed driveway to lot 5 will be 10 feet wide and will be set back from property line at least 7.5 feet to meet the setback requirement.

Variances-

We are requesting a minimum density variance, The minimum density for this site is 12 houses. We are requesting a variance to only have 5 homes to avoid more of the HCA while conforming to the single family nature of the neighborhood.

We are requesting a variance to for minimum lot width. Due to the constraints of this site, we are requesting a variance for 34 ft wide lots. The lots would have more than double the required square footage. This variance will cluster the homes closer to the street instead of creating flag lots or the 12 house cluster option. This will also keep the homes further away from the floodway.

We are requesting a minimum frontage variance to allow 34 ft of frontage on 19th ave. The R5 code requires 35 feet. The houses would have 19 ft wide driveways to reduce street parking with grass between the driveways.

MMC 19.402

Due to over 85% lot coverage and being unable to put 90% of the property into a separate tract our alternatives analysis will show how we avoided to the maximum extent practicable. The originally proposed 12 house plan is the only plan that fully met the spirit of the code without the need for variances. By reducing density below the minimum density on this new 5 house proposal we are avoiding the HCA to the

greatest extent possible. We are clustering the houses at the street, to minimize as much impact as possible.

We are dedicating “Private Island” to the city as the mitigation. The dedication of the 72,500 sq ft island (just under half of the property) will complete the mitigation requirement. The dedication will happen prior the certificate of occupancy for the last house to be built. The mitigation exchange will allow the parks department to have more public green space which meets the spirit of the Natural Resource and Greenway Code Criteria

Alternatives Analysis

The Proposed 5 house subdivision would have a total permanent HCA disturbance of **3100 square feet**. Far less than any of the options below or other 12 house options. There would be no WQR disturbance. There would be temporary disturbance to remove the gravel road and level the lot to restore them to a nice green grassy area.

Alternative	WQR/HCA impacts (combined)	Wetland fill	Below OHWM of the Willamette River
5 units	3,100 ft ²	0	0
#2 – 12 units	38,500 ft ²	0	Repair to existing dock, no new structure
#3 – 23 units	57,213 ft ²	3,363 ft ²	Proposed Dock plus possible additional fill
#4 – 16 units	>38,500 ft ² less impact than #2 but more than #4 and the preferred because the private drive would extend further south into the buffer of Wetland A.	0	Proposed Dock
#5 – 18 units	>38,500 ft ²	0	Proposed Dock
#6 – 16 units	Unknown – includes units on the “island” west of the slough and an access bridge	unknown	Proposed Dock

MCC Title 18-

The 5 house proposed subdivision would meet MCC Title 18 for flood hazards. The finish floors of the 3 new homes would be elevated to 1 foot above the 96' inundation level. And would meet FEMA's criteria in the technical bulletin. There would be flood vents and the foundations will be engineered to meet title 18. A Milwaukie flood plain permit would be obtained for each lot.

The proposed development would meet MCC title 18 for a cut and fill requirements.

There are no proposed improvements to the existing structures. Any substantial improvements would be permitted and be required to meet Title 18.

The storm water mitigation will be designed to have a temporary disturbance and will be mitigated by replanting grass over the top of the facilities.

Greenway-

-The proposed 5 house development meets the greenway criteria. There are 10 feet view corridors between the buildings to preserve views

-The subdivision maintains views toward downtown

-There proposed subdivision will have plenty of open space with green grass to improve the natural environment

-The proposed mitigation exchange for the private island increases public access to the river and encourages more water oriented recreation.

Public Improvements-

The proposed 5 homes will complete the required street frontage improvements on 19th. We will add a rolling curb per the street design criteria of 19th Ave.

The retaining wall to lot 1's driveway will be moved and 4 ft. wide stairs will be installed to retain access to the existing homes front door. A new parking area will be added next to the house to meet code criteria.

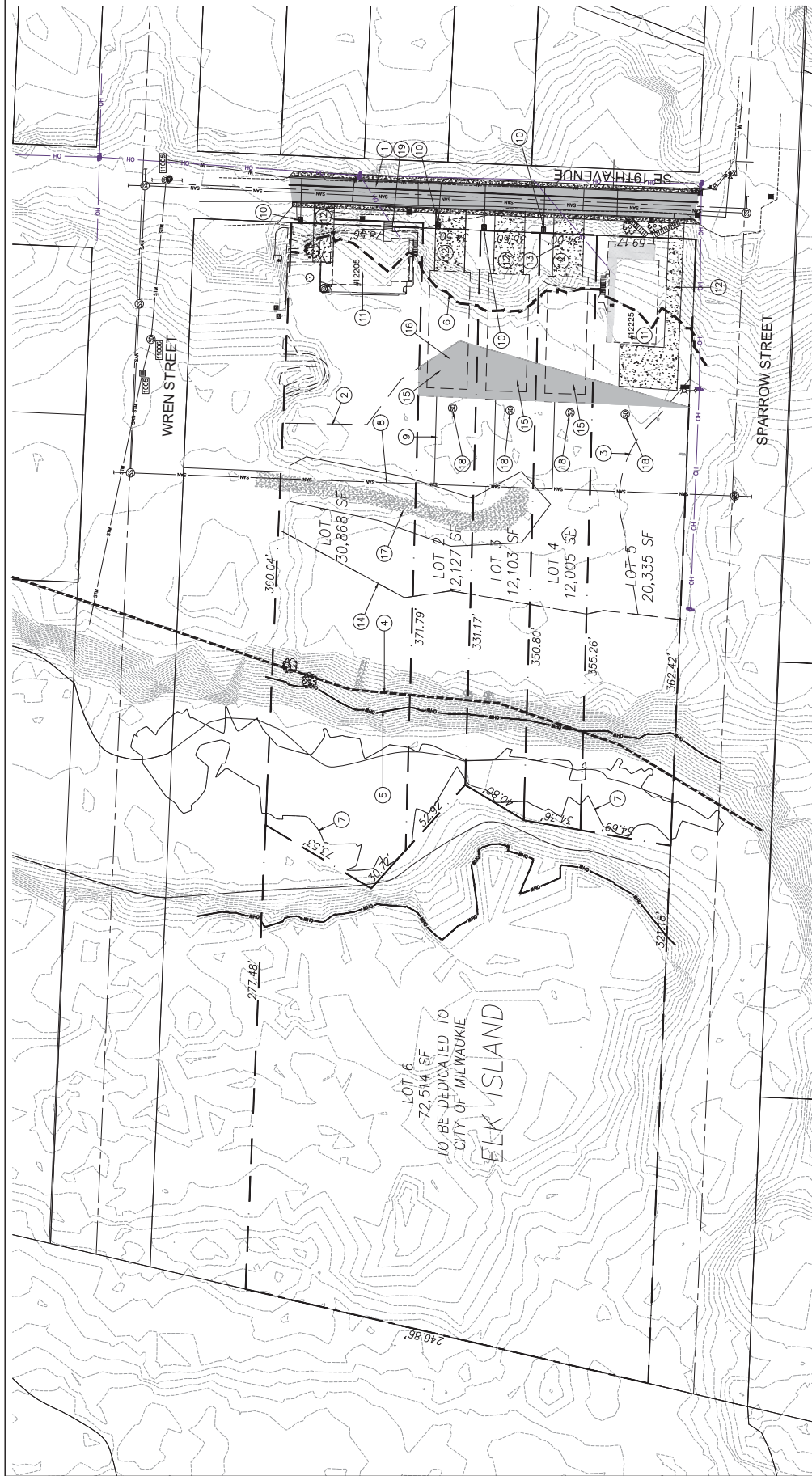
Please approve the subdivision and the variances with conditions because this option avoids the floodplain, HCA, and the greenway to the greatest extent practicable.

Elk Rock Estates 5 house Addendum to Add Variance

Height Plane Variance- We are requesting this variance to keep the mass of the building out of the HCA and flood plain as much as possible. These are skinny lots to keep the homes clustered toward the street and there is very little width so it's hard to set the homes back further.

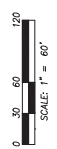
The homes will be built into the hillside and there is about a 16 foot height difference between the street and lower portion of the lot so at the street this criteria is easy to meet, but at you go back down the hill the elevation difference makes it hard to meet this criteria.

This variance request is very reasonable because the side yard height plane really only affects the 5 homes of this proposed development. The homes on the sides of the development are set back 20 feet and easily meet the criteria. The 3 new homes will have height closer to each other's property line, but not have height closer to the neighbors' property lines.



- NOTES:**
- 1) CONSTRUCT SE 19TH AVENUE TO 19TH AVENUE GREENWAY STANDARD
 - 2) HSA LINE
 - 3) METLAND BOUNDARY
 - 4) 2--YR FLOOD LINE
 - 5) ORDINARY HIGH WATER LINE
 - 6) 1996 FLOOD LINE
 - 7) ORDINARY LOW WATER LINE
 - 8) EXISTING SANITARY SEWER
 - 9) PROPOSED SANITARY SEWER LATERAL
 - 10) PROPOSED WATER METER
 - 11) EXISTING HOUSE TO REMAIN
 - 12) PROPOSED DRIVEWAY (TYP)
 - 13) REMOVED EXISTING GARAGE
 - 14) BANK SETBACK LINE
 - 15) PROPOSED BUILDING FOOTPRINT FF 39.00'
 - 16) HSA DISTURBANCE 3100 SF
 - 17) PLACE CUT FROM HOUSE CONSTRUCTION OVER EXISTING GRAVEL ROAD TO BALANCE CUT/FILL, APPROXIMATELY 475 CYDS
 - 18) INSTALL DRYWELL PER CITY OF MILWAUKIE CODE SECTION ELZ.060(6)
 - 19) REMOVE AND REPLACE EXISTING RETAINING WALL AND INSTALL STAIRCASE TO FRONT DOOR

Revised site plan received on February 11, 2020



PRE-PLAT AND SITE PLAN
ELK ISLAND ESTATES
MILWAUKIE, OREGON

Harper
Hout Peterson
Righellis Inc.



DATE:	JANUARY 2020
DESIGNED:	
CHECKED:	
IN CHARGE:	
DESIGNED:	
DATE:	
DESCRIPTION:	
NO.	
REVISIONS:	

SHEET NO.
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JOB NO.
MSC-221

