

**NCSD MILWAUKIE EL PUENTE PARKING LOT IMPROVEMENTS
APPLICATION FOR LANDUSE ACTION – ADDITIONAL INFORMATION**

Date: June 22, 2020
To: Vera Kalias, Associate Planner City of Milwaukie
From: Sina Meier, Opsis Architecture
Project: North Clackamas School District Milwaukie El Puente Elementary School
2020-002PA

19.904.4 Approval Criteria

An application for a community service use may be allowed if the following criteria are met:

- A. The building setback, height limitation, and off-street parking and similar requirements governing the size and location of development in the underlying zone are met. Where a specific standard is not proposed in the CSU, the standards of the underlying zone are met;

Applicant Response: No changes to existing setbacks and building heights. Refer to section 19.300. Changes to off-street parking are addressed in section 19.604.

- B. Specific standards for the proposed uses as found in Subsections 19.904.7-11 are met;

Applicant Response: Standards specific to schools are met, as outlined in section 19.904.7.

- C. The hours and levels of operation of the proposed use are reasonably compatible with surrounding uses;

Applicant Response: Proposed hours and levels of operation will remain comparable to existing conditions.

- D. The public benefits of the proposed use are greater than the negative impacts, if any, on the neighborhood; and

Applicant Response: Public benefits are discussed in the application's narrative and include the following: Improved playground equipment and amenities, improved access to adjacent ball fields, and improved parking conditions for staff and visitors to the school

- E. The location is appropriate for the type of use proposed.

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Applicant Response: The proposed parking lot extension is adjacent to the existing parking lot and adheres to all standards outlined in section 19.604. As discussed in the attached narrative, the proposed area is currently underutilized. Given its adjacency to the ball fields nearby, the extension offers a benefit to the community by providing additional parking on non-school days and afterhours