



CITY OF MILWAUKIE

NOTICE OF PUBLIC HEARING

Date mailed: April 21, 2021

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

You are receiving this notice because development has been proposed in your neighborhood. The proposal requires a public hearing by the Milwaukie Planning Commission and notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 300 feet of the subject property. The proposal and information on how to respond to this notice are described below.

The Milwaukie Planning Commission will hold a public hearing on the proposal at a meeting beginning at 6:30 p.m. on Tuesday, May 11 2021, virtually via Zoom.

File Number(s):	VR-2021-006
Location:	Vacant Lot, NW corner of Llewellyn St and 34 th Ave, Taxlots: 11E25DC05800, 5900, 6000 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	<p>Providence Supportive Housing is proposing a future mixed-use building on the General Mixed Use (GMU) zoned parcels listed above. The mixed-use building is proposed as clinic space on the first floor and affordable housing for seniors on the additional floors.</p> <p>The proposal before Planning Commission is for a 5th floor to the mixed-use building. This requires a building height variance. The applicant is also proposing a reduction to the required front setback on Llewellyn St from 15 ft to 2-20 ft and a reduction from the 15 ft rear yard setback from 15 ft to 11 ft. They are also proposing a variance to the building height step back. Portions of buildings along a street that are above 45 ft are required to step back at least 15 ft above the 45 ft height. The proposed building is 62 ft in height and does not step back along Llewellyn St.</p>
Applicant/Primary Contact Person:	Li Alligood, OTAK Phone: 503-415-2384 Email: li.alligood@otak.com
Owner(s):	Providence Supportive Housing

Staff contact:	Mary Heberling, Assistant Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7658 heberlingm@milwaukieoregon.gov
Neighborhood District Association(s):	Ardenwald-Johnson Creek NDA, contact NDA Chair: Matt Rinker and email: matrinker@hotmail.com Hector Campbell NDA, contact NDA Chair Dave Aschenbrenner and email: 2dashch@gmail.com
Applicable Criteria:	<ul style="list-style-type: none"> • MMC 19.303 Commercial Mixed Use Zones • MMC 19.504 Site Design Standards • MMC 19.911 Variances • MMC 19.1006 Type III <p>Review Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/.</p>

To learn more about a proposal: Call the staff contact assigned to the proposal or visit the project webpage at www.milwaukieoregon.gov/planning/vr-2021-006. **Copies** of information in the file can be obtained for a reasonable fee. Copies of applicable City ordinances and the Comprehensive Plan are also available for review on the city’s website.

To comment on a proposal: You are invited to (virtually) attend this hearing or submit comments in writing before the meeting time. You may send written comments in advance to the staff contact listed above. If you want to present verbal testimony (virtually), either pro, con, or to raise questions, you will be invited to speak following the applicant’s testimony. Testimony and comments at this hearing must be directed towards the criteria identified. If you submit a written comment or comment in person (virtually) at the hearing, you will be sent a copy of the decision or recommendation. All written and verbal comments become part of the permanent record. **To attend the meeting virtually, information will be on the city’s [Planning Commission May 11 Public Hearing webpage](#) no later than May 5, 2021. You can also contact the staff contact for this information.**

To participate in Zoom by calling in (no internet needed), call with this information:
Phone #: +1-253-215-8782
Meeting ID: 834 2218 4940
Passcode: 690002

The **Neighborhood** District Association, listed on the first page of this notice, may take a position on the proposal and may have scheduled an open meeting prior to providing comment to the Planning Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

To appeal a decision: Any decision may be appealed to City Council by a person with standing. In order to establish standing, you must do at least one of the following: submit written comments to the staff contact before the hearing date; attend the hearing and sign in; or attend the hearing, sign in, and

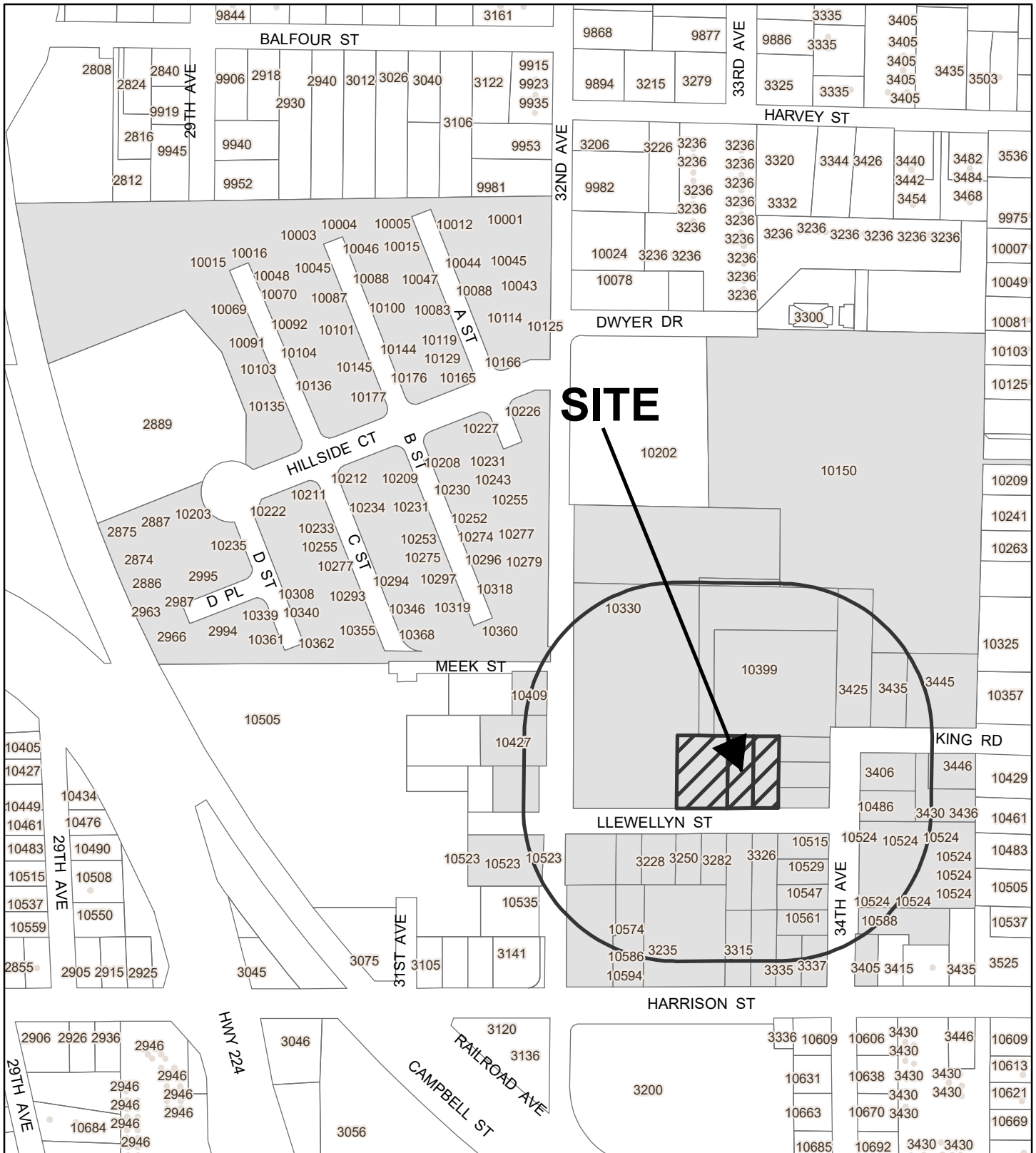
Notice of Public Hearing—File # VR-2021-006
Providence Supportive Housing, Vacant Lots on the corner of Llewellyn and 34th
Planning Commission hearing date: May 11, 2021

make a verbal comment. Any issue that is intended to provide a basis for appeal must be raised in writing on or before the hearing date with sufficient specificity to afford the responsible parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity and accompanied by statements or evidence sufficient to afford the responsible parties an opportunity to respond to the issue will preclude any appeal on that issue to the Land Use Board of Appeals (LUBA).

*The City of **Milwaukie** is committed to providing equal access to information and public meetings per the Americans with Disabilities Act (ADA). If you need special accommodations, please call 503-786-7600 at least 48 hours prior to the meeting.*

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:

THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY FORWARDED TO THE PURCHASER.






Site Map

Vacant lot on the corner of Llewellyn St and 34th Ave

(Tax Lots: 11E25DC05800, 5900, 6000)

File#: VR-2021-006

Legend

-  300 ft Buffer
-  VR-2021-006 Site
-  Properties Receiving Notice

