



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

# Application Referral

<b>DATE SENT:</b> April 13, 2021	<b>PLANNING COMMISSION HEARING</b>
<b>COMMENTS DUE:</b> April 21, 2021	<b>TENTATIVE DATE:</b> May 11, 2021
<b>Site location:</b> Vacant Lot, NW corner of Llewellyn St and 34 <sup>th</sup> Ave, Taxlots: 11E25DC05800, 5900, 6000	<b>Review type:</b> Type III
<b>Applicant:</b> Providence Supportive Housing	<b>File #(s):</b> VR-2021-006
<b>Applicant Rep Email:</b> Li Alligood, OTAK, <a href="mailto:li.alligood@otak.com">li.alligood@otak.com</a>	<b>Application type(s):</b> Variance
<b>Application webpage:</b> <a href="https://www.milwaukieoregon.gov/planning/VR-2021-006">https://www.milwaukieoregon.gov/planning/VR-2021-006</a>	

**TO:**

CD Director

Engineering Dev. Rev.       Planning Manager

Building Official               Police Chief

PW Director

City Manager                       City Attorney

CFD#1: Lt. Alex McGladrey & Mike Boumann

NDA Chair (hard copy & email)\* & All LUC members: Ardenwald-Johnson Creek & Hector Campbell

NDA Program Manager

Design and Landmarks Committee

Clackamas County Engineering Review

Metro: Land Use Notifications

ODOT: ODOT R1 Development Review

TriMet: Transit Development Group

Other: NW Natural

**FROM:**

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On-Call NR Consultant

North Willamette Watershed Dist., ODFW

Anita Huffman, DSL Wetlands & Waterways

Kathy Schutt, Oregon Parks & Recreation

North Clackamas School District

Jessica Botteron, NCPRD

\*All referrals are sent by email only unless otherwise noted.

**PROPOSAL:** Providence Supportive Housing is proposing a 5-story mixed use building on the site. The proposal is asking for a variance to reduce the required setbacks, building step back requirements, and to permit the addition of a 5th story to the building through a building height variance.

**ZONE:** GMU

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

- MMC 19.303 Commercial Mixed Use Zones
- MMC 19.504 Site Design Standards
- MMC 19.911 Variances
- MMC 19.1006 Type III Review