



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

# Application Referral

<b>DATE SENT: June 15, 2021</b>	<b>PLANNING COMMISSION HEARING</b>
<b>COMMENTS DUE: June 29, 2021</b>	<b>TENTATIVE DATE: July 27, 2021</b>
<b>Site location:</b> 10306 SE Main St	<b>Review type:</b> Type III
<b>Applicant:</b> Pahlisch Commercial, Inc. (AKS Engineering & Forestry, applicant's representative)	<b>File #(s):</b> DR-2021-003 (master file), with ZA-2021-001, VR-2021-004, TFR-2021-002, NR-2021-003, and VR-2021-010
<b>Applicant phone:</b> (503) 563-6151	<b>Application type(s):</b> Downtown Design Review, Zoning Map Amendment, Variance Requests, Transportation Facilities Review, Natural Resources
<b>Note:</b> The required Design Review meeting with the DLC is scheduled for <b>July 8, 2021</b> .	
<b>Application webpage:</b> <a href="https://www.milwaukieoregon.gov/planning/dr-2021-003">https://www.milwaukieoregon.gov/planning/dr-2021-003</a>	

## TO:

- CD Director
- Engineering Dev. Rev.       Planning Manager
- Building Official               Police Chief
- PW Director
- City Manager                       City Attorney
- CFD#1: Lt. Alex McGladrey and Mike Boumann
- NDA Chair\* & All LUC members:  
Historic Milwaukie
- NDA Program Manager
- Design and Landmarks Committee (DLC)
- Clackamas County Engineering Review
- Metro: Land Use Notifications
- ODOT: ODOT R1 Development Review
- TriMet: Transit Development Group
- Other: NW Natural
- Other: Environmental Services Coord. (J.Sonne)

## FROM:

Brett Kelter, Associate Planner, 503-786-7657  
 kelterb@milwaukieoregon.gov  
 Planning Department  
 6101 SE Johnson Creek Blvd  
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 PHONE: (503) 786-7630  
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- On-Call NR Consultant (John Vlastelicia, ESA)
- North Willamette Watershed Dist., ODFW
- Anita Huffman, DSL Wetlands & Waterways
- Kathy Schutt, Oregon Parks & Rec (return receipt)
- North Clackamas School District
- Jessica Botteron, NCPRD
- Other: State Marine Board

\*All referrals are sent by email only due to continuing COVID-19 protocols.

## PROPOSAL:

**ZONE:** DMU/R-5

Construct a six-story residential building (178 multifamily units), with a live/work component on the ground floor. Structured parking will be provided on the ground floor, with additional exterior off-street parking provided in front of and behind the building. The proposal includes an amendment to the zoning map to change the small R-5-zoned portion of the property (an existing off-street parking area in the northeast corner) to Downtown Mixed Use (DMU), to be consistent with the rest of the property's DMU zone designation.

The proposed development includes disturbance to a designated natural resource area on the site where an existing paved parking area is adjacent to an off-site pond. The subject property's flag-lot shape necessitates variances to several development standards (maximum building setback, frontage occupancy, provision of open space in the setback area, and off-street parking between the street and the building). The project is subject to downtown design review and requires a design review meeting with the City's Design and Landmarks Committee (DLC). The submittal materials include a project narrative, plan sheets and graphic drawings, preliminary drainage report, natural resource report, and transportation impact analysis.

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

- Milwaukie Municipal Code (MMC) Chapter 12.16 Access Management
- MMC Section 19.304 Downtown Zones (including Downtown Mixed Use DMU)
- MMC Section 19.402 Natural Resources
- MMC Subsection 19.505.3 Multifamily Design Standards (limited)
- MMC Subsection 19.505.6 Live/Work Units
- MMC Section 19.508 Downtown Site and Building Design Standards
- MMC Chapter 19.600 Off-Street Parking and Loading
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.902 Amendments to Maps and Ordinances
- MMC Section 19.907 Downtown Design Review
- MMC Section 19.911 Variances
- MMC Section 19.1006 Type III Review
- MMC Section 19.1011 Design Review Meetings