



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

Application Referral

DATE SENT: April 7, 2022	ADMINISTRATIVE DECISION
COMMENTS DUE: April 21, 2022	TENTATIVE DATE: April 22, 2022
Site location: 4215 SE King Rd	Review type: Type II
Applicant: Nile Hagen (Ryan O'Brien, applicant's representative)	File #(s): MLP-2022-001
Applicant's phone: 503-780-4061 (O'Brien)	Application type(s): Minor Land Partition
Application webpage: https://www.milwaukieoregon.gov/planning/mlp-2022-001	

TO:

- CD Director
- Engineering Dev. Rev. Planning Manager
- Building Official Police Chief
- PW Director
- City Manager City Attorney
- CFD#1: Lt. Alex McGladrey
- NDA Chair (hard copy & email)* & All LUC members: Lewelling, 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:

Brett Kelter, Senior Planner, 503-786-7657
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- Other: Environmental Services Coordinator
- 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:

ZONE: R-3

Two-lot partition to separate the existing law office on the southern portion of the property from a newly developable parcel to the north. Future development of multifamily housing is planned for the northern parcel.

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

- Milwaukie Municipal Code (MMC) Title 12 Streets, Sidewalks, and Public Places
- MMC Title 17 Land Division, including:
 - MMC Chapter 17.12 Application Procedure & Approval Criteria
 - MMC Chapter 17.16 Application Requirements and Procedures
 - MMC Chapter 17.20 Preliminary Plat
 - MMC Chapter 17.28 Design Standards
 - MMC Chapter 17.32 Improvements

- MMC Section 19.302 Medium and High Density Residential Zones (incl. R-3)
- MMC Chapter 19.600 Off-Street Parking and Loading
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.1005 Type II Review