

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

## Application Referral

| DATE SENT: August 16, 2023  | PLANNING COMMISSION HEARING                    |
|---|--|
| COMMENTS DUE: August 30, 2023   | TENTATIVE DATE: September 26, 2023             |
| <b>Site location:</b> 1600 SE Lava Dr                                     | Review type: Type III                          |
| Applicant: WDC Properties   | File #(s): WG-2023-001; LC-2023-001; DEV-2023- |
|   | 004  |
| 503.221.2900  | Application type(s): Willamette Greenway       |
| info@wdcproperties.com  | Review; Development Review; Lot                |
|   | Consolidation                                  |
| Application webpage: https://www.milwaukieoregon.gov/planning/wa-2023-001 |  |

| TO:  |                    | FROM:                                     |
|--|--------------------|---|
| □ CD Director  |                    | Vera Kolias, Senior Planner, 503-786-7653 |
| Engineering Dev. Rev.  | □ Planning Manager | koliasv@milwaukieoregon.gov               |
| □ Building Official  | Police Chief       | Planning Department                       |
|  |                    | 6101 SE Johnson Creek Blvd                |
| ⊠ City Manager   | ☐ City Attorney    | Milwaukie OR 97206                        |
| ☑ CFD#1: Shawn Olson   |                    | PHONE: (503) 786-7630                     |
| NDA Chair (hard copy & email)* & All LUC members: Historic Milwaukie |                    | planning@milwaukieoregon.gov              |
| ⊠ NDA Program Manager  |                    |   |
| Design and Landmarks Committee                                       |                    | On-Call NR Consultant                     |
| ☐ Clackamas County Engineering Review                                |                    | ☑ North Willamette Watershed Dist., ODFW  |
| Metro: Land Use Notifications  |                    | 🛮 Anita Huffman, DSL Wetlands & Waterways |
| ☑ ODOT: ODOT R1 Development Review                                   |                    |   |
| ☐ TriMet: Transit Development Group                                  |                    | □ North Clackamas School District         |
| Other: NW Natural  |                    | ☐ Jessica Botteron, NCPRD                 |

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

PROPOSAL: ZONE: R-HD

The proposal is for a 13-unit multi-family building with a parking area. The site is in the Willamette Greenway.

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

- MMC 19.302 High Density Residential Zone
- MMC 19.401 Willamette Greenway Zone
- MMC 19.505.3 Multi-unit Housing
- MMC 19.600 Off Street Parking and Loading
- MMC 19.700 Public Facility Improvements
- MMC 19.905 Conditional Uses

- MMC 19.906 Development Review
- MMC 19.1006 Type III Review MMC 17 Land Division (Lot Consolidation) MMC 12.16 Access Management