



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

Application Referral

DATE SENT: January 24, 2024	ADMINISTRATIVE DECISION
COMMENTS DUE: February 7, 2024	TENTATIVE DATE: February 8, 2024
Site location: 9815-9833 SE 17 th Ave	Review type: Type II
Applicant: Terry Amundson, Koble Creative Architecture, LLC	File #(s): P-2024-001; TFR-2024-001
Applicant phone: 503-539-4300	Application type(s): Parking Modification; Transportation Facilities Review
Application webpage: https://www.milwaukieoregon.gov/planning/p-2024-001	

TO:

- CD Director
- Engineering Dev. Rev. Planning Manager
- Building Official Police Chief
- PW Director
- City Manager City Attorney
- CFD#1: Shawn Olson
- NDA Chair (hard copy & email)* & All LUC members: Historic Milwaukie
- 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:

Vera Kolas, Senior Planner, 503-786-7653
 kolasv@milwaukieoregon.gov
 Planning Department
 10501 SE Main St.
 Milwaukie OR 97222
 PHONE: (503) 786-7630
 planning@milwaukieoregon.gov

- On-Call NR Consultant
- North Willamette Watershed Dist., ODFW
- Anita Huffman, DSL Wetlands & Waterways
- Kathy Schutt, Oregon Parks & Recreation
- North Clackamas School District
- Courtney Wilson, Urban Forester

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

PROPOSAL:

ZONE: R-MD

The proposed development is a 41-unit cottage cluster development, which is an outright permitted use in the R-MD zone. The applicant is asking to provide on-site vehicular parking spaces in excess of the maximum number permitted. Rather than the maximum of 1 space per unit (41 parking spaces), the applicant is proposing 1.5 spaces per unit (61 spaces). The applicant has also submitted the required Transportation Impact Study for review.

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

- MMC 19.301 Moderate Density Residential Zone
- MMC 19.605.2 Parking Quantity Modifications and Required Parking Determinations
- MMC 19.704 Transportation Impact Evaluation

- MMC 19.1005 Type II Review