



# CITY OF MILWAUKIE

## NOTICE OF PUBLIC HEARING

### Amendments to Milwaukie Zoning Ordinance and Municipal Code

The **Milwaukie City Council** will hold a public hearing at **6:00 p.m. on Tuesday, May 7, 2024**, at Milwaukie City Hall, 10501 SE Main Street, to consider a recommendation for proposed Municipal code text, zoning map, comprehensive plan text, and land use map amendments related to Neighborhood Hubs (Primary File #ZA-2024-001):

<https://www.milwaukieoregon.gov/citycouncil/city-council-regular-session-371>.

This matter was previously heard by the Planning Commission at a hearing on March 12, 2024, where the Commission unanimously recommended approval of the proposed amendments. The video of that meeting can be accessed here: <https://www.milwaukieoregon.gov/bc-pc/planning-commission-115>.

#### SUMMARY OF PROPOSED CHANGES

- Re-zone properties in the Limited Commercial zone (CL) to Neighborhood Mixed Use (NMU) and eliminate the Limited Commercial zone.
- Create a new Small-Scale Mixed Use zone (SMU)
- Re-zone properties in the Neighborhood Commercial zone (CN) to Small-Scale Mixed Use and eliminate the Neighborhood Commercial zone.
- Re-zone a portion of the Milwaukie Floral site on Lake Rd to the new Small-Scale Mixed Use zone
- Expand the 42nd Ave NMU zone by re-zoning the Chapel Theatre site at 4107-4117 SE Harrison St from High Density Residential to Neighborhood Mixed Use
- Expand the list of permitted uses in the NMU zone to include live theatres and playhouses

**To learn more about the proposal:** Call the staff contact assigned to the proposal or visit the project webpage at <http://www.milwaukieoregon.gov/planning/za-2024-001>. The staff report on the proposal will also be available for public viewing after 8 a.m. on **Tuesday, April 30, 2024**, on the city's website at the meeting website noted above.

Copies of information in the file can be obtained for a reasonable fee. Copies of applicable City ordinances and the Comprehensive Plan are also available for review on the city's website.

**To comment on a proposal:** You are invited to attend this hearing or submit comments in writing before the meeting time. You may send written comments in advance to the staff contact listed below, or you may submit your comments in person at the hearing. If you want to present verbal testimony, either pro, con, or to raise questions, you will be invited to speak following the applicant's testimony. Testimony and comments at this hearing must be directed towards the criteria identified. If you submit a written comment or comment in person at the hearing, you will be sent a copy of the decision or recommendation. All written and verbal comments become part of the permanent record.

**Failure to raise an issue with sufficient specificity, and accompanied by statements or evidence sufficient to afford the responsible parties an opportunity to respond to the issue, will preclude any appeal on that issue to the Land Use Board of Appeals (LUBA).**

If you have any questions, please contact Vera Kolas, Senior Planner, in the Planning Department at 503-786-7653 or [koliasv@milwaukieoregon.gov](mailto:koliasv@milwaukieoregon.gov).

*The City of Milwaukie is committed to providing equal access to information and public meetings per the Americans with Disabilities Act (ADA). If you need special accommodations, please call 503-786-7600 at least 48 hours prior to the meeting.*