

THIS IS TO NOTIFY YOU THAT THE CITY OF MILWAUKIE HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF PROPERTIES WITHIN 300 FT OF YOUR PROPERTY

(Land Use File #ZA-2024-001; ZC-2024-001; CPA-2024-001)



CITY OF MILWAUKIE

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

WHY THE CITY IS SENDING THIS NOTICE

The city is proposing zoning and map amendments on certain properties and is notifying properties within 300 ft of those proposed changes.

The proposed changes related to Neighborhood Hubs affect properties zoned Limited Commercial (CL), Neighborhood Commercial (CN), and Neighborhood Mixed Use (NMU), as well as a few other properties proposed for re-zoning located on Harrison St and Lake Rd.

See attached maps for the locations of the affected properties.

HOW THE PROPOSED REGULATIONS MIGHT AFFECT YOUR PROPERTY

What are Neighborhood Hubs?

Neighborhood Hubs are gathering places where residents have easy access to goods and services close to their homes. They are places where neighbors create meaningful relationships with each other. Hubs will vary in size and intensity, with some as small as a neighborhood tool library and others as large as a cluster of mixed-use buildings with housing above shops and services.

As part of the comprehensive plan implementation process, the city is proposing zoning code amendments to support and encourage the development of Neighborhood Hubs. The proposed amendments include broadening the permitted uses in existing small commercial zones and remove the requirement for conditional use review in the CL zone. The amendments also add permitted uses to the NMU zone, including live theatre and playhouses.

WHY THE CITY IS PROPOSING NEW REGULATIONS

Milwaukie residents expressed interest in Neighborhood Hubs since the topic emerged from the Milwaukie Community Vision & Action Plan outreach in 2016 and 2017. Hubs were incorporated into the 2040 Comprehensive Plan that was adopted in August 2020. The City has conducted extensive community outreach and planning work on Neighborhood Hubs, including in-person workshops and an online survey in October-November 2023. Feedback from the workshops and the survey resulted in nearly 90% support for the proposed amendments.

The proposed amendments are intended to implement the goals and objectives of the adopted comprehensive plan: to support and encourage the development of Neighborhood Hubs. In some cases, without these amendments a hub may not be possible or would not be able to expand or fully reach its potential.

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

THE PUBLIC PROCESS TO DATE

Planning staff has conducted a series of in-person workshops and an online survey related to the Neighborhood Hubs project. Please visit the Engage Milwaukie website for more information:

<https://engage.milwaukieoregon.gov/hubs-phase2>.

Planning and community development staff have met with the Planning Commission and City Council to provide an initial overview of the proposed amendments. A formal hearing will be held on March 12th with the Planning Commission. The Planning Commission will make an official recommendation to the City Council, which will hold a public hearing to consider adoption of the proposed amendments.

HOW TO LEARN MORE ABOUT THE PROPOSED REGULATIONS

Project information is available at <http://www.milwaukieoregon.gov/planning/za-2024-001>.

WHO TO CONTACT WITH QUESTIONS

Vera Kolias, Senior Planner

10501 SE Main St, Milwaukie, OR 97222

Email: koliasv@milwaukieoregon.gov / Phone: 503-786-7653

HOW TO COMMENT ON THE PROPOSED REGULATIONS

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File # ZA-2024-001) at the date, time, and location listed below:

Date: Tuesday, March 12, 2024

Time: 6:30 p.m.

Location: The Planning Commission will hold this meeting in person at City Hall and also by using the Zoom online platform. The public is invited to participate in person, watch live on the city's YouTube channel, Comcast Cable channel 30 in city limits, or by joining the Zoom webinar (visit

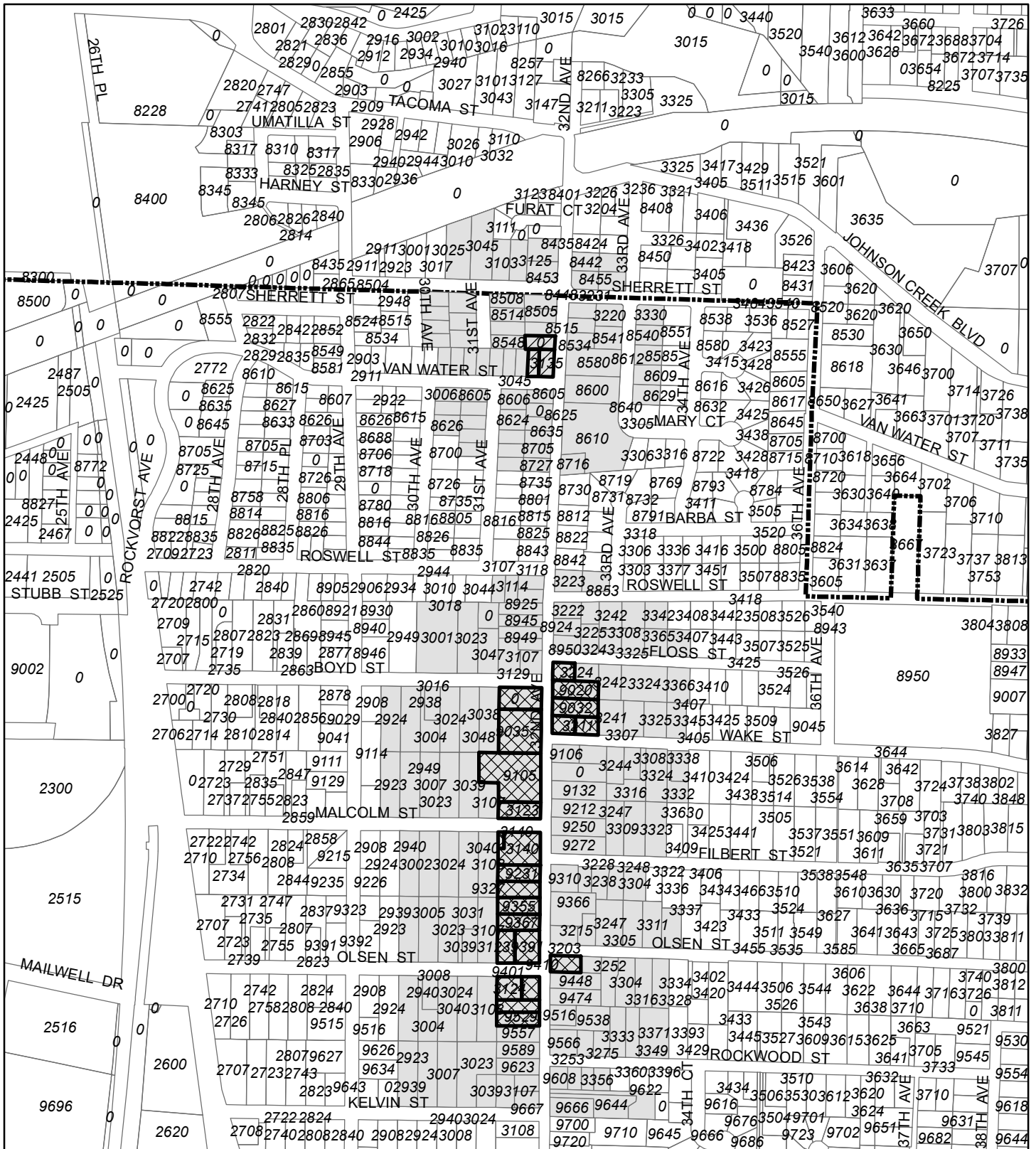
<https://www.milwaukieoregon.gov/bc-pc/planning-commission-115> for details).

The materials provided to the Planning Commission for the hearing will be available after 9:00 a.m. on **Tuesday, March 5, 2024**, online at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-115>.




If the Planning Commission recommends approval, the proposed regulations will be considered for adoption by the Milwaukie City Council at a future public hearing.

The Planning Commission is interested in hearing your comments on this proposal. You are invited to attend the hearing and/or submit written comments to planning@milwaukieoregon.gov before the hearing begins. You may also submit written comments or present verbal testimony at the hearings.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.



Legend

-  Existing NMU zone
-  Properties to be rezoned from C-L to NMU
-  Properties receiving notice (300) ft

32nd Ave Corridor



0 155 310 620 930 1,240 Feet

THIS IS TO NOTIFY YOU THAT THE CITY OF MILWAUKIE HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF PROPERTIES WITHIN 300 FT OF YOUR PROPERTY

(Land Use File #ZA-2024-001; ZC-2024-001; CPA-2024-001)



CITY OF MILWAUKIE

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

WHY THE CITY IS SENDING THIS NOTICE

The city is proposing zoning and map amendments on certain properties and is notifying properties within 300 ft of those proposed changes.

The proposed changes related to Neighborhood Hubs affect properties zoned Limited Commercial (CL), Neighborhood Commercial (CN), and Neighborhood Mixed Use (NMU), as well as a few other properties proposed for re-zoning located on Harrison St and Lake Rd.

See attached maps for the locations of the affected properties.

HOW THE PROPOSED REGULATIONS MIGHT AFFECT YOUR PROPERTY

What are Neighborhood Hubs?

Neighborhood Hubs are gathering places where residents have easy access to goods and services close to their homes. They are places where neighbors create meaningful relationships with each other. Hubs will vary in size and intensity, with some as small as a neighborhood tool library and others as large as a cluster of mixed-use buildings with housing above shops and services.

As part of the comprehensive plan implementation process, the city is proposing zoning code amendments to support and encourage the development of Neighborhood Hubs. The proposed amendments include broadening the permitted uses in existing small commercial zones and remove the requirement for conditional use review in the CL zone. The amendments also add permitted uses to the NMU zone, including live theatre and playhouses.

WHY THE CITY IS PROPOSING NEW REGULATIONS

Milwaukie residents expressed interest in Neighborhood Hubs since the topic emerged from the Milwaukie Community Vision & Action Plan outreach in 2016 and 2017. Hubs were incorporated into the 2040 Comprehensive Plan that was adopted in August 2020. The City has conducted extensive community outreach and planning work on Neighborhood Hubs, including in-person workshops and an online survey in October-November 2023. Feedback from the workshops and the survey resulted in nearly 90% support for the proposed amendments.

The proposed amendments are intended to implement the goals and objectives of the adopted comprehensive plan: to support and encourage the development of Neighborhood Hubs. In some cases, without these amendments a hub may not be possible or would not be able to expand or fully reach its potential.

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

THE PUBLIC PROCESS TO DATE

Planning staff has conducted a series of in-person workshops and an online survey related to the Neighborhood Hubs project. Please visit the Engage Milwaukie website for more information:

<https://engage.milwaukieoregon.gov/hubs-phase2>.

Planning and community development staff have met with the Planning Commission and City Council to provide an initial overview of the proposed amendments. A formal hearing will be held on March 12th with the Planning Commission. The Planning Commission will make an official recommendation to the City Council, which will hold a public hearing to consider adoption of the proposed amendments.

HOW TO LEARN MORE ABOUT THE PROPOSED REGULATIONS

Project information is available at <http://www.milwaukieoregon.gov/planning/za-2024-001>.

WHO TO CONTACT WITH QUESTIONS

Vera Kolias, Senior Planner

10501 SE Main St, Milwaukie, OR 97222

Email: koliasv@milwaukieoregon.gov / Phone: 503-786-7653

HOW TO COMMENT ON THE PROPOSED REGULATIONS

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File # ZA-2024-001) at the date, time, and location listed below:

Date: Tuesday, March 12, 2024

Time: 6:30 p.m.

Location: The Planning Commission will hold this meeting in person at City Hall and also by using the Zoom online platform. The public is invited to participate in person, watch live on the city's YouTube channel, Comcast Cable channel 30 in city limits, or by joining the Zoom webinar (visit

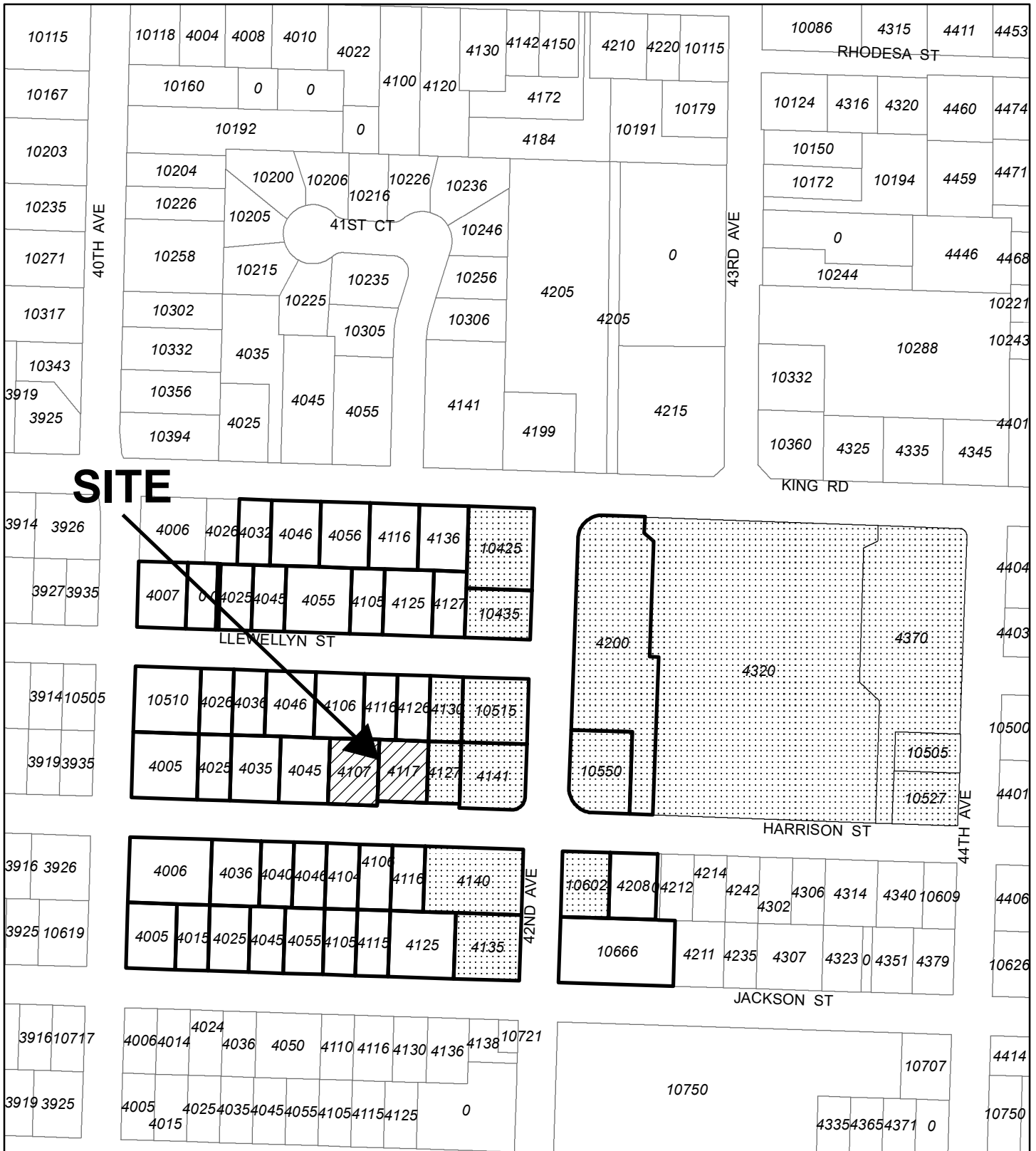
<https://www.milwaukieoregon.gov/bc-pc/planning-commission-115> for details).

The materials provided to the Planning Commission for the hearing will be available after 9:00 a.m. on **Tuesday, March 5, 2024**, online at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-115>.

If the Planning Commission recommends approval, the proposed regulations will be considered for adoption by the Milwaukie City Council at a future public hearing.




The Planning Commission is interested in hearing your comments on this proposal. You are invited to attend the hearing and/or submit written comments to planning@milwaukieoregon.gov before the hearing begins. You may also submit written comments or present verbal testimony at the hearings.

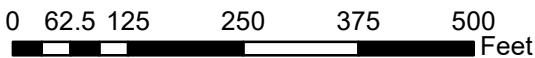
The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.



**42nd Ave and Harrison
 Rezone from High Density Residential to
 Neighborhood Mixed Use**

Legend

-  Properties to be rezoned to NMU
-  Properties receiving notice (300 ft)
-  Existing NMU zone



THIS IS TO NOTIFY YOU THAT THE CITY OF MILWAUKIE HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF PROPERTIES WITHIN 300 FT OF YOUR PROPERTY

(Land Use File #ZA-2024-001; ZC-2024-001; CPA-2024-001)



CITY OF MILWAUKIE

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

WHY THE CITY IS SENDING THIS NOTICE

The city is proposing zoning and map amendments on certain properties and is notifying properties within 300 ft of those proposed changes.

The proposed changes related to Neighborhood Hubs affect properties zoned Limited Commercial (CL), Neighborhood Commercial (CN), and Neighborhood Mixed Use (NMU), as well as a few other properties proposed for re-zoning located on Harrison St and Lake Rd.

See attached maps for the locations of the affected properties.

HOW THE PROPOSED REGULATIONS MIGHT AFFECT YOUR PROPERTY

What are Neighborhood Hubs?

Neighborhood Hubs are gathering places where residents have easy access to goods and services close to their homes. They are places where neighbors create meaningful relationships with each other. Hubs will vary in size and intensity, with some as small as a neighborhood tool library and others as large as a cluster of mixed-use buildings with housing above shops and services.

As part of the comprehensive plan implementation process, the city is proposing zoning code amendments to support and encourage the development of Neighborhood Hubs. The proposed amendments include broadening the permitted uses in existing small commercial zones and remove the requirement for conditional use review in the CL zone. The amendments also add permitted uses to the NMU zone, including live theatre and playhouses.

WHY THE CITY IS PROPOSING NEW REGULATIONS

Milwaukie residents expressed interest in Neighborhood Hubs since the topic emerged from the Milwaukie Community Vision & Action Plan outreach in 2016 and 2017. Hubs were incorporated into the 2040 Comprehensive Plan that was adopted in August 2020. The City has conducted extensive community outreach and planning work on Neighborhood Hubs, including in-person workshops and an online survey in October-November 2023. Feedback from the workshops and the survey resulted in nearly 90% support for the proposed amendments.

The proposed amendments are intended to implement the goals and objectives of the adopted comprehensive plan: to support and encourage the development of Neighborhood Hubs. In some cases, without these amendments a hub may not be possible or would not be able to expand or fully reach its potential.

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

THE PUBLIC PROCESS TO DATE

Planning staff has conducted a series of in-person workshops and an online survey related to the Neighborhood Hubs project. Please visit the Engage Milwaukie website for more information:

<https://engage.milwaukieoregon.gov/hubs-phase2>.

Planning and community development staff have met with the Planning Commission and City Council to provide an initial overview of the proposed amendments. A formal hearing will be held on March 12th with the Planning Commission. The Planning Commission will make an official recommendation to the City Council, which will hold a public hearing to consider adoption of the proposed amendments.

HOW TO LEARN MORE ABOUT THE PROPOSED REGULATIONS

Project information is available at <http://www.milwaukieoregon.gov/planning/za-2024-001>.

WHO TO CONTACT WITH QUESTIONS

Vera Kolias, Senior Planner

10501 SE Main St, Milwaukie, OR 97222

Email: koliasv@milwaukieoregon.gov / Phone: 503-786-7653

HOW TO COMMENT ON THE PROPOSED REGULATIONS

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File # ZA-2024-001) at the date, time, and location listed below:

Date: Tuesday, March 12, 2024

Time: 6:30 p.m.

Location: The Planning Commission will hold this meeting in person at City Hall and also by using the Zoom online platform. The public is invited to participate in person, watch live on the city's YouTube channel, Comcast Cable channel 30 in city limits, or by joining the Zoom webinar (visit

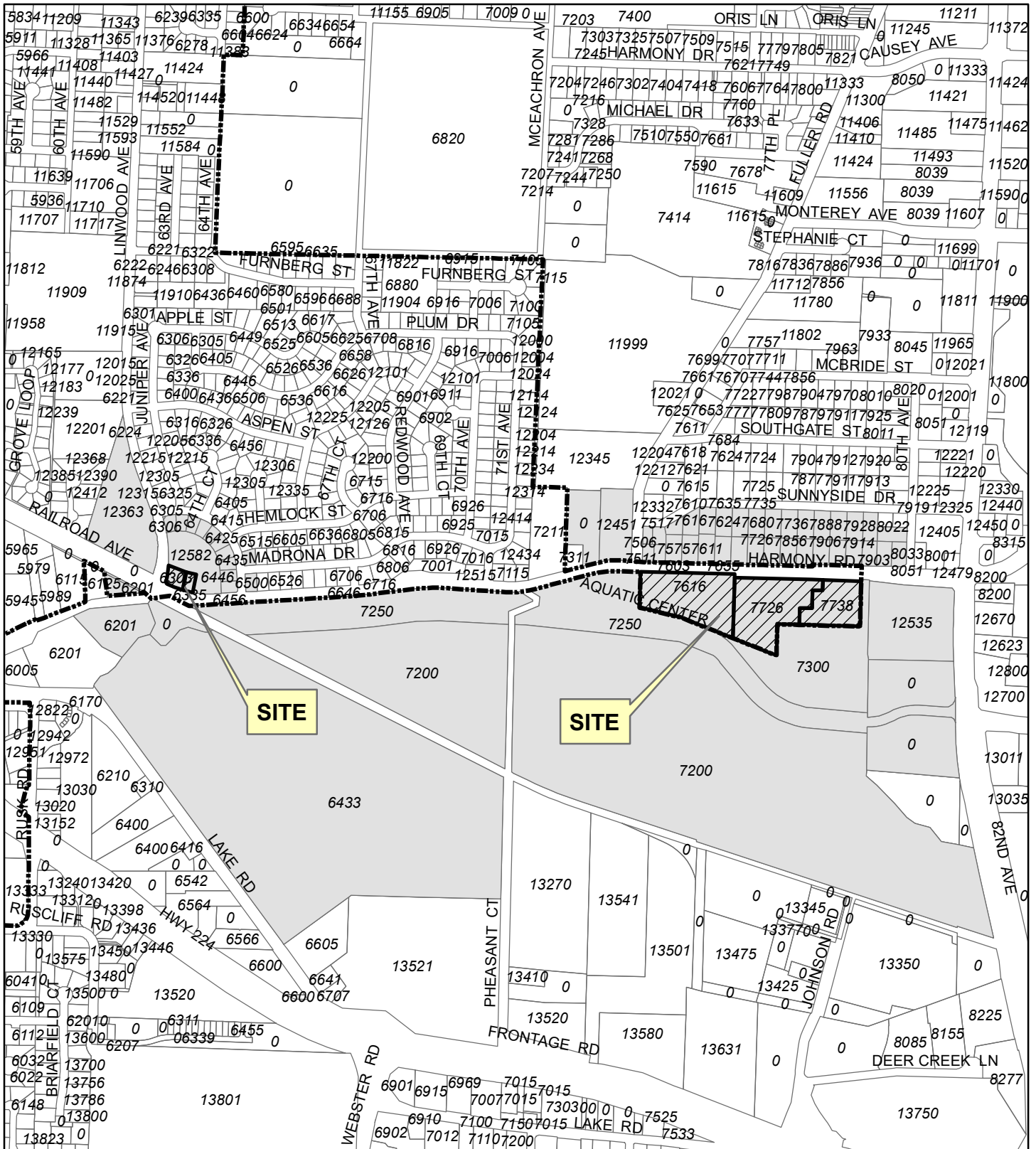
<https://www.milwaukieoregon.gov/bc-pc/planning-commission-115> for details).

The materials provided to the Planning Commission for the hearing will be available after 9:00 a.m. on **Tuesday, March 5, 2024**, online at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-115>.

If the Planning Commission recommends approval, the proposed regulations will be considered for adoption by the Milwaukie City Council at a future public hearing.



The Planning Commission is interested in hearing your comments on this proposal. You are invited to attend the hearing and/or submit written comments to planning@milwaukieoregon.gov before the hearing begins. You may also submit written comments or present verbal testimony at the hearings.

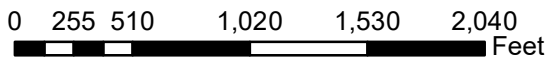
The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.



Harmony Rd Lots - Rezone from Limited Commercial to Neighborhood Mixed Use

Legend

-  Properties to be rezoned from C-L to NMU
-  Properties receiving notice (300 ft)



THIS IS TO NOTIFY YOU THAT THE CITY OF MILWAUKIE HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF PROPERTIES WITHIN 300 FT OF YOUR PROPERTY

(Land Use File #ZA-2024-001; ZC-2024-001; CPA-2024-001)



CITY OF MILWAUKIE

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

WHY THE CITY IS SENDING THIS NOTICE

The city is proposing zoning and map amendments on certain properties and is notifying properties within 300 ft of those proposed changes.

The proposed changes related to Neighborhood Hubs affect properties zoned Limited Commercial (CL), Neighborhood Commercial (CN), and Neighborhood Mixed Use (NMU), as well as a few other properties proposed for re-zoning located on Harrison St and Lake Rd.

See attached maps for the locations of the affected properties.

HOW THE PROPOSED REGULATIONS MIGHT AFFECT YOUR PROPERTY

What are Neighborhood Hubs?

Neighborhood Hubs are gathering places where residents have easy access to goods and services close to their homes. They are places where neighbors create meaningful relationships with each other. Hubs will vary in size and intensity, with some as small as a neighborhood tool library and others as large as a cluster of mixed-use buildings with housing above shops and services.

As part of the comprehensive plan implementation process, the city is proposing zoning code amendments to support and encourage the development of Neighborhood Hubs. The proposed amendments include broadening the permitted uses in existing small commercial zones and remove the requirement for conditional use review in the CL zone. The amendments also add permitted uses to the NMU zone, including live theatre and playhouses.

WHY THE CITY IS PROPOSING NEW REGULATIONS

Milwaukie residents expressed interest in Neighborhood Hubs since the topic emerged from the Milwaukie Community Vision & Action Plan outreach in 2016 and 2017. Hubs were incorporated into the 2040 Comprehensive Plan that was adopted in August 2020. The City has conducted extensive community outreach and planning work on Neighborhood Hubs, including in-person workshops and an online survey in October-November 2023. Feedback from the workshops and the survey resulted in nearly 90% support for the proposed amendments.

The proposed amendments are intended to implement the goals and objectives of the adopted comprehensive plan: to support and encourage the development of Neighborhood Hubs. In some cases, without these amendments a hub may not be possible or would not be able to expand or fully reach its potential.

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

THE PUBLIC PROCESS TO DATE

Planning staff has conducted a series of in-person workshops and an online survey related to the Neighborhood Hubs project. Please visit the Engage Milwaukie website for more information:

<https://engage.milwaukieoregon.gov/hubs-phase2>.

Planning and community development staff have met with the Planning Commission and City Council to provide an initial overview of the proposed amendments. A formal hearing will be held on March 12th with the Planning Commission. The Planning Commission will make an official recommendation to the City Council, which will hold a public hearing to consider adoption of the proposed amendments.

HOW TO LEARN MORE ABOUT THE PROPOSED REGULATIONS

Project information is available at <http://www.milwaukieoregon.gov/planning/za-2024-001>.

WHO TO CONTACT WITH QUESTIONS

Vera Kolias, Senior Planner

10501 SE Main St, Milwaukie, OR 97222

Email: koliasv@milwaukieoregon.gov / Phone: 503-786-7653

HOW TO COMMENT ON THE PROPOSED REGULATIONS

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File # ZA-2024-001) at the date, time, and location listed below:

Date: Tuesday, March 12, 2024

Time: 6:30 p.m.

Location: The Planning Commission will hold this meeting in person at City Hall and also by using the Zoom online platform. The public is invited to participate in person, watch live on the city's YouTube channel, Comcast Cable channel 30 in city limits, or by joining the Zoom webinar (visit

<https://www.milwaukieoregon.gov/bc-pc/planning-commission-115> for details).

The materials provided to the Planning Commission for the hearing will be available after 9:00 a.m. on **Tuesday, March 5, 2024**, online at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-115>.

If the Planning Commission recommends approval, the proposed regulations will be considered for adoption by the Milwaukie City Council at a future public hearing.



The Planning Commission is interested in hearing your comments on this proposal. You are invited to attend the hearing and/or submit written comments to planning@milwaukieoregon.gov before the hearing begins. You may also submit written comments or present verbal testimony at the hearings.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.



Rezone from Neighborhood Commercial (C-N) to Small-Scale Mixed Use (SMU) - Washington St

Legend

-  Properties to be rezoned from C-N to SMU
-  Properties receiving notice (300 ft)



THIS IS TO NOTIFY YOU THAT THE CITY OF MILWAUKIE HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF PROPERTIES WITHIN 300 FT OF YOUR PROPERTY

(Land Use File #ZA-2024-001; ZC-2024-001; CPA-2024-001)



CITY OF MILWAUKIE

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

WHY THE CITY IS SENDING THIS NOTICE

The city is proposing zoning and map amendments on certain properties and is notifying properties within 300 ft of those proposed changes.

The proposed changes related to Neighborhood Hubs affect properties zoned Limited Commercial (CL), Neighborhood Commercial (CN), and Neighborhood Mixed Use (NMU), as well as a few other properties proposed for re-zoning located on Harrison St and Lake Rd.

See attached maps for the locations of the affected properties.

HOW THE PROPOSED REGULATIONS MIGHT AFFECT YOUR PROPERTY

What are Neighborhood Hubs?

Neighborhood Hubs are gathering places where residents have easy access to goods and services close to their homes. They are places where neighbors create meaningful relationships with each other. Hubs will vary in size and intensity, with some as small as a neighborhood tool library and others as large as a cluster of mixed-use buildings with housing above shops and services.

As part of the comprehensive plan implementation process, the city is proposing zoning code amendments to support and encourage the development of Neighborhood Hubs. The proposed amendments include broadening the permitted uses in existing small commercial zones and remove the requirement for conditional use review in the CL zone. The amendments also add permitted uses to the NMU zone, including live theatre and playhouses.

WHY THE CITY IS PROPOSING NEW REGULATIONS

Milwaukie residents expressed interest in Neighborhood Hubs since the topic emerged from the Milwaukie Community Vision & Action Plan outreach in 2016 and 2017. Hubs were incorporated into the 2040 Comprehensive Plan that was adopted in August 2020. The City has conducted extensive community outreach and planning work on Neighborhood Hubs, including in-person workshops and an online survey in October-November 2023. Feedback from the workshops and the survey resulted in nearly 90% support for the proposed amendments.

The proposed amendments are intended to implement the goals and objectives of the adopted comprehensive plan: to support and encourage the development of Neighborhood Hubs. In some cases, without these amendments a hub may not be possible or would not be able to expand or fully reach its potential.

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

THE PUBLIC PROCESS TO DATE

Planning staff has conducted a series of in-person workshops and an online survey related to the Neighborhood Hubs project. Please visit the Engage Milwaukie website for more information:

<https://engage.milwaukieoregon.gov/hubs-phase2>.

Planning and community development staff have met with the Planning Commission and City Council to provide an initial overview of the proposed amendments. A formal hearing will be held on March 12th with the Planning Commission. The Planning Commission will make an official recommendation to the City Council, which will hold a public hearing to consider adoption of the proposed amendments.

HOW TO LEARN MORE ABOUT THE PROPOSED REGULATIONS

Project information is available at <http://www.milwaukieoregon.gov/planning/za-2024-001>.

WHO TO CONTACT WITH QUESTIONS

Vera Kolias, Senior Planner

10501 SE Main St, Milwaukie, OR 97222

Email: koliasv@milwaukieoregon.gov / Phone: 503-786-7653

HOW TO COMMENT ON THE PROPOSED REGULATIONS

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File # ZA-2024-001) at the date, time, and location listed below:

Date: Tuesday, March 12, 2024

Time: 6:30 p.m.

Location: The Planning Commission will hold this meeting in person at City Hall and also by using the Zoom online platform. The public is invited to participate in person, watch live on the city's YouTube channel, Comcast Cable channel 30 in city limits, or by joining the Zoom webinar (visit

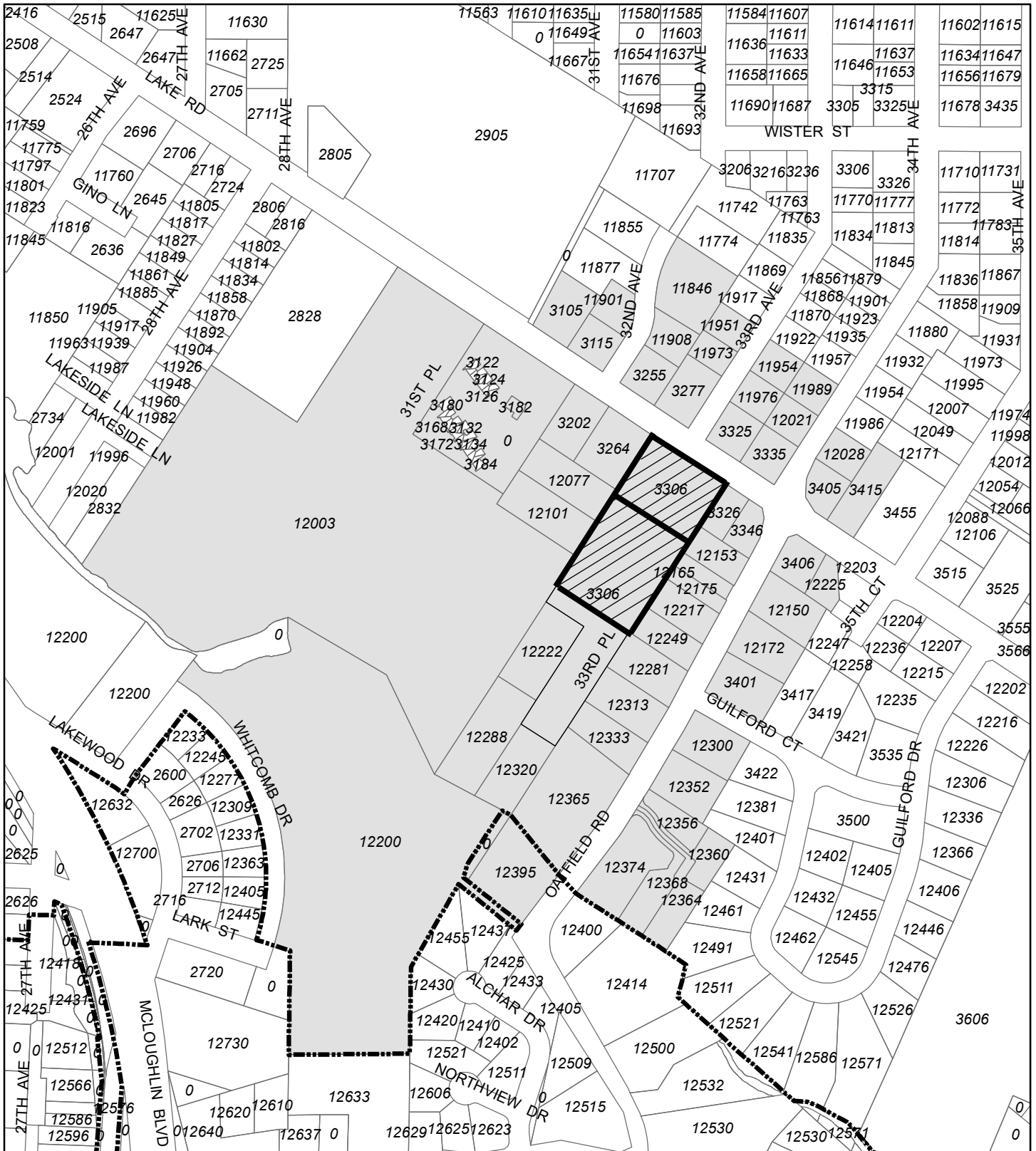
<https://www.milwaukieoregon.gov/bc-pc/planning-commission-115> for details).

The materials provided to the Planning Commission for the hearing will be available after 9:00 a.m. on **Tuesday, March 5, 2024**, online at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-115>.

If the Planning Commission recommends approval, the proposed regulations will be considered for adoption by the Milwaukie City Council at a future public hearing.



The Planning Commission is interested in hearing your comments on this proposal. You are invited to attend the hearing and/or submit written comments to planning@milwaukieoregon.gov before the hearing begins. You may also submit written comments or present verbal testimony at the hearings.

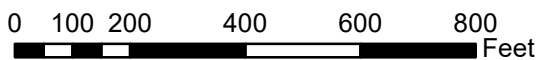
The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.



Milwaukie Floral Hub

Legend

-  Area to be rezoned to Small-Scale Mixed Use zone
-  Properties receiving notice (300 ft)



THIS IS TO NOTIFY YOU THAT THE CITY OF MILWAUKIE HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF PROPERTIES WITHIN 300 FT OF YOUR PROPERTY

(Land Use File #ZA-2024-001; ZC-2024-001; CPA-2024-001)



CITY OF MILWAUKIE

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

WHY THE CITY IS SENDING THIS NOTICE

The city is proposing zoning and map amendments on certain properties and is notifying properties within 300 ft of those proposed changes.

The proposed changes related to Neighborhood Hubs affect properties zoned Limited Commercial (CL), Neighborhood Commercial (CN), and Neighborhood Mixed Use (NMU), as well as a few other properties proposed for re-zoning located on Harrison St and Lake Rd.

See attached maps for the locations of the affected properties.

HOW THE PROPOSED REGULATIONS MIGHT AFFECT YOUR PROPERTY

What are Neighborhood Hubs?

Neighborhood Hubs are gathering places where residents have easy access to goods and services close to their homes. They are places where neighbors create meaningful relationships with each other. Hubs will vary in size and intensity, with some as small as a neighborhood tool library and others as large as a cluster of mixed-use buildings with housing above shops and services.

As part of the comprehensive plan implementation process, the city is proposing zoning code amendments to support and encourage the development of Neighborhood Hubs. The proposed amendments include broadening the permitted uses in existing small commercial zones and remove the requirement for conditional use review in the CL zone. The amendments also add permitted uses to the NMU zone, including live theatre and playhouses.

WHY THE CITY IS PROPOSING NEW REGULATIONS

Milwaukie residents expressed interest in Neighborhood Hubs since the topic emerged from the Milwaukie Community Vision & Action Plan outreach in 2016 and 2017. Hubs were incorporated into the 2040 Comprehensive Plan that was adopted in August 2020. The City has conducted extensive community outreach and planning work on Neighborhood Hubs, including in-person workshops and an online survey in October-November 2023. Feedback from the workshops and the survey resulted in nearly 90% support for the proposed amendments.

The proposed amendments are intended to implement the goals and objectives of the adopted comprehensive plan: to support and encourage the development of Neighborhood Hubs. In some cases, without these amendments a hub may not be possible or would not be able to expand or fully reach its potential.

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

THE PUBLIC PROCESS TO DATE

Planning staff has conducted a series of in-person workshops and an online survey related to the Neighborhood Hubs project. Please visit the Engage Milwaukie website for more information:

<https://engage.milwaukieoregon.gov/hubs-phase2>.

Planning and community development staff have met with the Planning Commission and City Council to provide an initial overview of the proposed amendments. A formal hearing will be held on March 12th with the Planning Commission. The Planning Commission will make an official recommendation to the City Council, which will hold a public hearing to consider adoption of the proposed amendments.

HOW TO LEARN MORE ABOUT THE PROPOSED REGULATIONS

Project information is available at <http://www.milwaukieoregon.gov/planning/za-2024-001>.

WHO TO CONTACT WITH QUESTIONS

Vera Kolias, Senior Planner

10501 SE Main St, Milwaukie, OR 97222

Email: koliasv@milwaukieoregon.gov / Phone: 503-786-7653

HOW TO COMMENT ON THE PROPOSED REGULATIONS

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File # ZA-2024-001) at the date, time, and location listed below:

Date: Tuesday, March 12, 2024

Time: 6:30 p.m.

Location: The Planning Commission will hold this meeting in person at City Hall and also by using the Zoom online platform. The public is invited to participate in person, watch live on the city's YouTube channel, Comcast Cable channel 30 in city limits, or by joining the Zoom webinar (visit

<https://www.milwaukieoregon.gov/bc-pc/planning-commission-115> for details).

The materials provided to the Planning Commission for the hearing will be available after 9:00 a.m. on **Tuesday, March 5, 2024**, online at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-115>.

If the Planning Commission recommends approval, the proposed regulations will be considered for adoption by the Milwaukie City Council at a future public hearing.



The Planning Commission is interested in hearing your comments on this proposal. You are invited to attend the hearing and/or submit written comments to planning@milwaukieoregon.gov before the hearing begins. You may also submit written comments or present verbal testimony at the hearings.

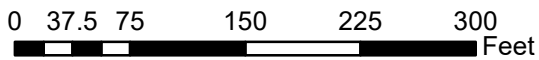
The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.



**Roswell Market Hub
Rezone from Neighborhood Commercial to
Small-Scale Mixed Use**

Legend

-  Properties to be rezoned from C-N to SMU
-  Properties receiving notice (300 ft)



THIS IS TO NOTIFY YOU THAT THE CITY OF MILWAUKIE HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF PROPERTIES WITHIN 300 FT OF YOUR PROPERTY

(Land Use File #ZA-2024-001; ZC-2024-001; CPA-2024-001)



CITY OF MILWAUKIE

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

WHY THE CITY IS SENDING THIS NOTICE

The city is proposing zoning and map amendments on certain properties and is notifying properties within 300 ft of those proposed changes.

The proposed changes related to Neighborhood Hubs affect properties zoned Limited Commercial (CL), Neighborhood Commercial (CN), and Neighborhood Mixed Use (NMU), as well as a few other properties proposed for re-zoning located on Harrison St and Lake Rd.

See attached maps for the locations of the affected properties.

HOW THE PROPOSED REGULATIONS MIGHT AFFECT YOUR PROPERTY

What are Neighborhood Hubs?

Neighborhood Hubs are gathering places where residents have easy access to goods and services close to their homes. They are places where neighbors create meaningful relationships with each other. Hubs will vary in size and intensity, with some as small as a neighborhood tool library and others as large as a cluster of mixed-use buildings with housing above shops and services.

As part of the comprehensive plan implementation process, the city is proposing zoning code amendments to support and encourage the development of Neighborhood Hubs. The proposed amendments include broadening the permitted uses in existing small commercial zones and remove the requirement for conditional use review in the CL zone. The amendments also add permitted uses to the NMU zone, including live theatre and playhouses.

WHY THE CITY IS PROPOSING NEW REGULATIONS

Milwaukie residents expressed interest in Neighborhood Hubs since the topic emerged from the Milwaukie Community Vision & Action Plan outreach in 2016 and 2017. Hubs were incorporated into the 2040 Comprehensive Plan that was adopted in August 2020. The City has conducted extensive community outreach and planning work on Neighborhood Hubs, including in-person workshops and an online survey in October-November 2023. Feedback from the workshops and the survey resulted in nearly 90% support for the proposed amendments.

The proposed amendments are intended to implement the goals and objectives of the adopted comprehensive plan: to support and encourage the development of Neighborhood Hubs. In some cases, without these amendments a hub may not be possible or would not be able to expand or fully reach its potential.

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

THE PUBLIC PROCESS TO DATE

Planning staff has conducted a series of in-person workshops and an online survey related to the Neighborhood Hubs project. Please visit the Engage Milwaukie website for more information:

<https://engage.milwaukieoregon.gov/hubs-phase2>.

Planning and community development staff have met with the Planning Commission and City Council to provide an initial overview of the proposed amendments. A formal hearing will be held on March 12th with the Planning Commission. The Planning Commission will make an official recommendation to the City Council, which will hold a public hearing to consider adoption of the proposed amendments.

HOW TO LEARN MORE ABOUT THE PROPOSED REGULATIONS

Project information is available at <http://www.milwaukieoregon.gov/planning/za-2024-001>.

WHO TO CONTACT WITH QUESTIONS

Vera Kolias, Senior Planner

10501 SE Main St, Milwaukie, OR 97222

Email: koliasv@milwaukieoregon.gov / Phone: 503-786-7653

HOW TO COMMENT ON THE PROPOSED REGULATIONS

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File # ZA-2024-001) at the date, time, and location listed below:

Date: Tuesday, March 12, 2024

Time: 6:30 p.m.

Location: The Planning Commission will hold this meeting in person at City Hall and also by using the Zoom online platform. The public is invited to participate in person, watch live on the city's YouTube channel, Comcast Cable channel 30 in city limits, or by joining the Zoom webinar (visit

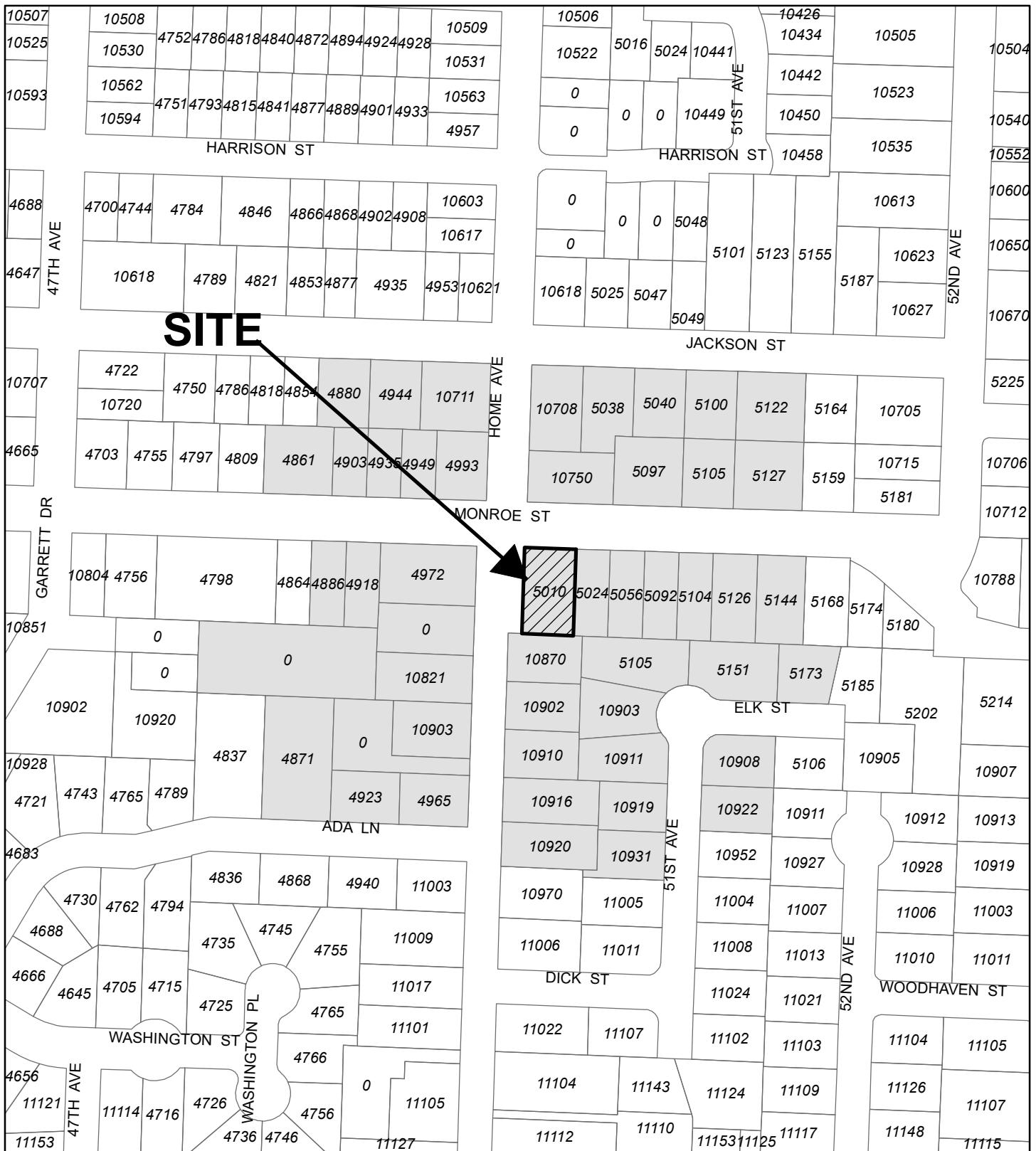
<https://www.milwaukieoregon.gov/bc-pc/planning-commission-115> for details).

The materials provided to the Planning Commission for the hearing will be available after 9:00 a.m. on **Tuesday, March 5, 2024**, online at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-115>.

If the Planning Commission recommends approval, the proposed regulations will be considered for adoption by the Milwaukie City Council at a future public hearing.



The Planning Commission is interested in hearing your comments on this proposal. You are invited to attend the hearing and/or submit written comments to planning@milwaukieoregon.gov before the hearing begins. You may also submit written comments or present verbal testimony at the hearings.

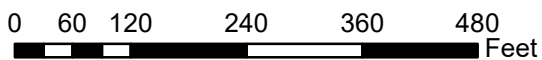
The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.



**Sunny Corner Market Hub
 Rezone from Neighborhood Commercial to
 Small-Scale Mixed Use**

Legend

-  Property to be rezoned from C-N to SMU
-  Properties receiving notice (300 ft)



THIS IS TO NOTIFY YOU THAT THE CITY OF MILWAUKIE HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF PROPERTIES WITHIN 300 FT OF YOUR PROPERTY

(Land Use File #ZA-2024-001; ZC-2024-001; CPA-2024-001)



CITY OF MILWAUKIE

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

WHY THE CITY IS SENDING THIS NOTICE

The city is proposing zoning and map amendments on certain properties and is notifying properties within 300 ft of those proposed changes.

The proposed changes related to Neighborhood Hubs affect properties zoned Limited Commercial (CL), Neighborhood Commercial (CN), and Neighborhood Mixed Use (NMU), as well as a few other properties proposed for re-zoning located on Harrison St and Lake Rd.

See attached maps for the locations of the affected properties.

HOW THE PROPOSED REGULATIONS MIGHT AFFECT YOUR PROPERTY

What are Neighborhood Hubs?

Neighborhood Hubs are gathering places where residents have easy access to goods and services close to their homes. They are places where neighbors create meaningful relationships with each other. Hubs will vary in size and intensity, with some as small as a neighborhood tool library and others as large as a cluster of mixed-use buildings with housing above shops and services.

As part of the comprehensive plan implementation process, the city is proposing zoning code amendments to support and encourage the development of Neighborhood Hubs. The proposed amendments include broadening the permitted uses in existing small commercial zones and remove the requirement for conditional use review in the CL zone. The amendments also add permitted uses to the NMU zone, including live theatre and playhouses.

WHY THE CITY IS PROPOSING NEW REGULATIONS

Milwaukie residents expressed interest in Neighborhood Hubs since the topic emerged from the Milwaukie Community Vision & Action Plan outreach in 2016 and 2017. Hubs were incorporated into the 2040 Comprehensive Plan that was adopted in August 2020. The City has conducted extensive community outreach and planning work on Neighborhood Hubs, including in-person workshops and an online survey in October-November 2023. Feedback from the workshops and the survey resulted in nearly 90% support for the proposed amendments.

The proposed amendments are intended to implement the goals and objectives of the adopted comprehensive plan: to support and encourage the development of Neighborhood Hubs. In some cases, without these amendments a hub may not be possible or would not be able to expand or fully reach its potential.

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

THE PUBLIC PROCESS TO DATE

Planning staff has conducted a series of in-person workshops and an online survey related to the Neighborhood Hubs project. Please visit the Engage Milwaukie website for more information:

<https://engage.milwaukieoregon.gov/hubs-phase2>.

Planning and community development staff have met with the Planning Commission and City Council to provide an initial overview of the proposed amendments. A formal hearing will be held on March 12th with the Planning Commission. The Planning Commission will make an official recommendation to the City Council, which will hold a public hearing to consider adoption of the proposed amendments.

HOW TO LEARN MORE ABOUT THE PROPOSED REGULATIONS

Project information is available at <http://www.milwaukieoregon.gov/planning/za-2024-001>.

WHO TO CONTACT WITH QUESTIONS

Vera Kolias, Senior Planner

10501 SE Main St, Milwaukie, OR 97222

Email: koliasv@milwaukieoregon.gov / Phone: 503-786-7653

HOW TO COMMENT ON THE PROPOSED REGULATIONS

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File # ZA-2024-001) at the date, time, and location listed below:

Date: Tuesday, March 12, 2024

Time: 6:30 p.m.

Location: The Planning Commission will hold this meeting in person at City Hall and also by using the Zoom online platform. The public is invited to participate in person, watch live on the city's YouTube channel, Comcast Cable channel 30 in city limits, or by joining the Zoom webinar (visit

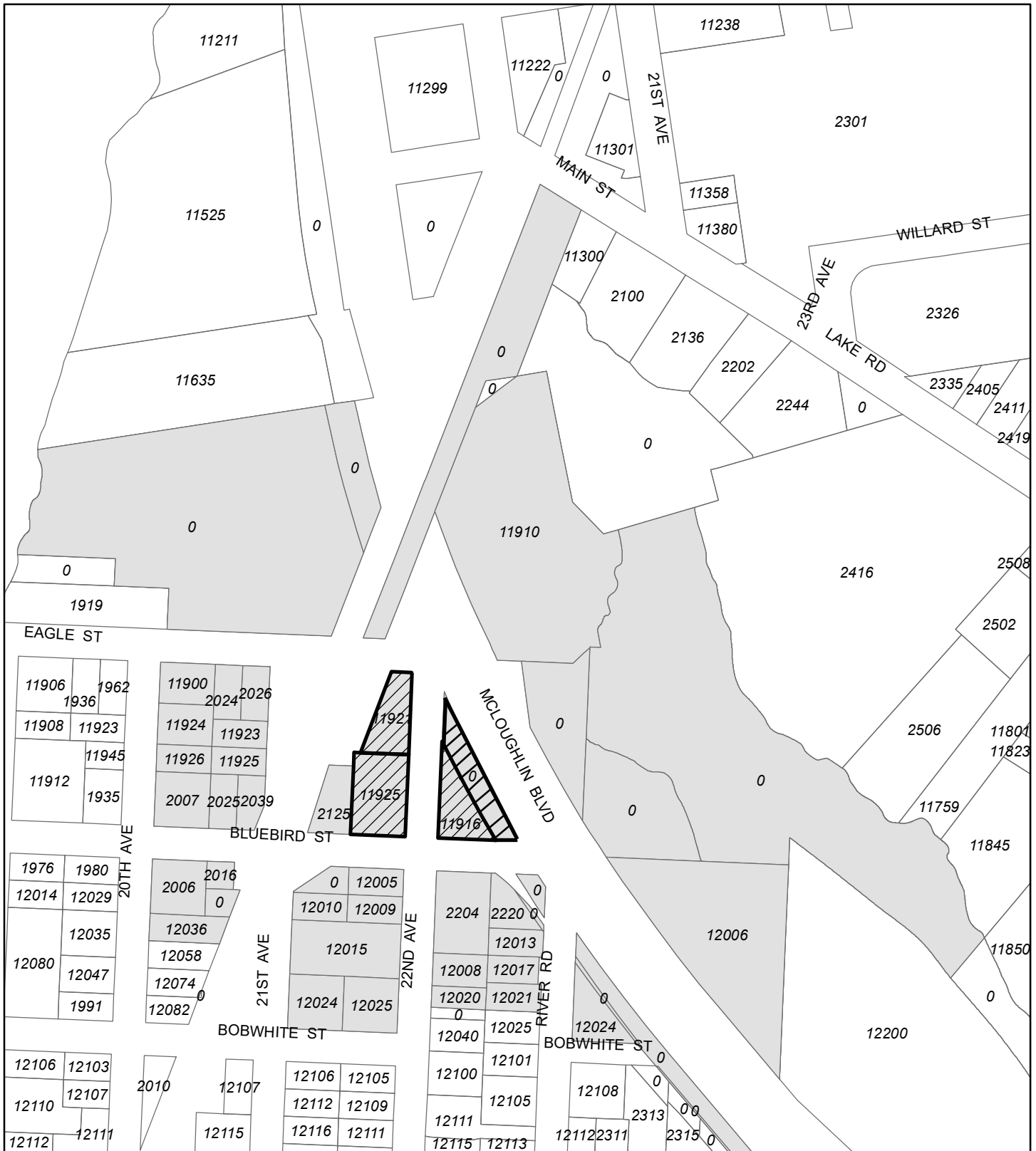
<https://www.milwaukieoregon.gov/bc-pc/planning-commission-115> for details).

The materials provided to the Planning Commission for the hearing will be available after 9:00 a.m. on **Tuesday, March 5, 2024**, online at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-115>.

If the Planning Commission recommends approval, the proposed regulations will be considered for adoption by the Milwaukie City Council at a future public hearing.



The Planning Commission is interested in hearing your comments on this proposal. You are invited to attend the hearing and/or submit written comments to planning@milwaukieoregon.gov before the hearing begins. You may also submit written comments or present verbal testimony at the hearings.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.



Trolley Trail Neighborhood Hub

Legend

-  C-L properties to be rezoned to NMU
-  Properties receiving notice (300 ft)

