



**MILWAUKIE PLANNING**  
10501 SE Main St.  
Milwaukie OR 97222  
503.786.7630  
planning@milwaukieoregon.gov

# Application Referral

<b>DATE SENT: April 29, 2025</b>	<b>ADMINISTRATIVE DECISION</b>
<b>COMMENTS DUE: May 13, 2025</b>	<b>TENTATIVE DATE: May 14, 2025</b>
<b>Site location:</b> 12201 & 12207 SE River Rd	<b>Review type:</b> Type II
<b>Applicant:</b> Dan Lajoie (Departure Architecture)	<b>File #(s):</b> VR-2025-006 (primary), LC-2025-001
<b>Applicant phone:</b> 503-701-9543	<b>Application type(s):</b> Variance Request, Lot Consolidation
<b>Application webpage:</b> <a href="http://www.milwaukieoregon.gov/planning/vr-2025-006">www.milwaukieoregon.gov/planning/vr-2025-006</a>	

## TO:

- ☒ CD Director
- ☒ Engineering Dev. Rev. ☒ Planning Manager
- ☒ Building Official ☐ Police Chief
- ☒ PW Director
- ☒ City Manager ☒ City Attorney
- ☒ CFD#1: Shawn Olson
- ☒ NDA Chair (email)\* & LUC members: Island Station
- ☒ NDA Program Manager
- ☒ Clackamas County Engineering Review
- ☒ Metro: Land Use Notifications
- ☐ ODOT: ODOT R1 Development Review
- ☐ Jessica May, NCPRD

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

## FROM:

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- ☒ TriMet: Transit Development Group
- ☒ Other: NW Natural
- ☐ Oregon Parks & Recreation
- ☒ North Clackamas School District

## PROPOSAL:

**ZONE: R-MD**

Consolidate the two lots and reduce the street-side setback along the Wren Street frontage from 20 ft to 15 ft, to facilitate development of an attached duplex on the site.

**Please comment on the following applicable code sections (if no comment, please respond in kind to [kelverb@milwaukieoregon.gov](mailto:kelverb@milwaukieoregon.gov)):**

- Milwaukie Municipal Code (MMC) Chapter 12.16 Access Management
- MMC Title 17 Land Division, including:
  - MMC Chapter 17.12 Application Procedure
  - MMC Chapter 17.16 Application Requirements & Procedures
  - MMC Chapter 17.18 Approval Criteria
- MMC Section 19.301 Moderate Density Residential zone (R-MD)
- MMC Section 19.607 Off-Street Parking Standards for Residential Areas
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.911 Variances
- MMC Section 19.1005 Type II Review