

**MILWAUKIE PLANNING**

10501 SE Main St.  
Milwaukie OR 97222  
503-786-7630  
planning@milwaukieoregon.gov

# Application for Land Use Action

Primary File #: **MHLD-2025-004**

Review type\*: ☐ I ☒ II (MHLD / expedited land division)

**CHECK ALL APPLICATION TYPES THAT APPLY:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Amendment to Maps and/or<br><input type="checkbox"/> Comprehensive Plan Map Amendment<br><input type="checkbox"/> Zoning Text Amendment<br><input type="checkbox"/> Zoning Map Amendment<br><input type="checkbox"/> Code Interpretation<br><input type="checkbox"/> Community Service Use<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Development Review<br><input type="checkbox"/> Director Determination<br><input type="checkbox"/> Downtown Design Review<br><input type="checkbox"/> Extension to Expiring Approval<br><input type="checkbox"/> Historic Resource:<br><input type="checkbox"/> Alteration<br><input type="checkbox"/> Demolition<br><input type="checkbox"/> Status Designation<br><input type="checkbox"/> Status Deletion | <input checked="" type="checkbox"/> Land Division:<br><input type="checkbox"/> Final Plat<br><input type="checkbox"/> Lot Consolidation<br><input type="checkbox"/> Partition<br><input type="checkbox"/> Property Line Adjustment<br><input type="checkbox"/> Replat<br><input checked="" type="checkbox"/> Subdivision (middle housing land division)<br><input type="checkbox"/> Mixed Use Overlay Review<br><input type="checkbox"/> Modification to Existing Approval<br><input type="checkbox"/> Natural Resource Review**<br><input type="checkbox"/> Nonconforming Use Alteration<br><input type="checkbox"/> Parking:<br><input type="checkbox"/> Quantity Determination<br><input type="checkbox"/> Quantity Modification<br><input type="checkbox"/> Shared Parking<br><input type="checkbox"/> Structured Parking | <input type="checkbox"/> Planned Development<br><input type="checkbox"/> Residential Dwelling<br><input type="checkbox"/> Manufactured Dwelling Park<br><input type="checkbox"/> Manufactured Dwelling<br><input type="checkbox"/> Temporary Dwelling Unit<br><input type="checkbox"/> Transportation Facilities Review**<br><input type="checkbox"/> Variance:<br><input type="checkbox"/> Use Exception<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Willamette Greenway Review<br><input type="checkbox"/> Other: _____<br><b>Use separate application forms for:</b><br>Annexation and/or Boundary Change <ul style="list-style-type: none"> <li>• Compensation for Reduction in Property</li> <li>• Value (Measure 37)</li> <li>• Daily Display Sign</li> <li>• Appeal</li> </ul> |
|---|---|--|

**RESPONSIBLE PARTIES:**

**APPLICANT** (owner or other eligible applicant—see reverse): Ryanwood Consulting Group LLC - Curtis Gibson

Mailing address: 2050 SE Beaver Creek Rd. #338, Oregon City State/Zip: OR, 97045

Phone(s): Email: curtis.gibson333@gmail.com

Please note: The information submitted in this application may be subject to public records law.

**APPLICANT'S REPRESENTATIVE** (if different than above):

Mailing address: State/Zip:

Phone(s): Email:

**SITE INFORMATION:**

Address: 10598 SE 53rd Pl Map & Tax Lot(s): 12E31AB03601

Comprehensive Plan Designation: MD Zoning: R-MD Size of property: 0.28 acres

**PROPOSAL (describe briefly):**

Middle Housing Land Division for a quadplex development.

**SIGNATURE:** I attest that I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Signed By: Submitted by David L. Higgins

Date: 4/25/2025 | 3:28 PM PDT

A001427D327D120

## IMPORTANT INFORMATION ON REVERSE SIDE

\*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.

\*\* Natural Resource and Transportation Review applications **may require a refundable deposit.**



**WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION** (excerpted from MMC Subsection 19.1001.6.A):

**Type I, II, III, and IV** applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

**Type V** applications may be initiated by any individual.

**PREAPPLICATION CONFERENCE:**

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

**DEPOSITS:**

Deposits require completion of a Deposit Authorization Form, found at [www.milwaukieoregon.gov/building/deposit-authorization-form](http://www.milwaukieoregon.gov/building/deposit-authorization-form)

**REVIEW TYPES:**

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

**THIS SECTION FOR OFFICE USE ONLY:**

FILE TYPE	FILE NUMBER	AMOUNT (after discount, if any)	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP
Primary file	MHLD-2025-004	\$ 2,000			Materials submitted 5/02/2025
Concurrent application files		\$			Invoice generated 6/02/2025
		\$			Payment submitted 6/26/2025
		\$			
		\$			
Deposit (NR/TFR only)				<input type="checkbox"/> Deposit Authorization Form received	
TOTAL AMOUNT RECEIVED: \$ 2,000			RECEIPT #:		RCD BY: BK
Associated application file #s (appeals, modifications, previous approvals, etc.):					
Neighborhood District Association(s): Linwood					
<b>Notes:</b> Middle housing land division for detached quadplex. Permit #s 601-25-000710-STR-CC, -000711-STR-CC, -000713-STR-CC, -000714-STR-CC.					

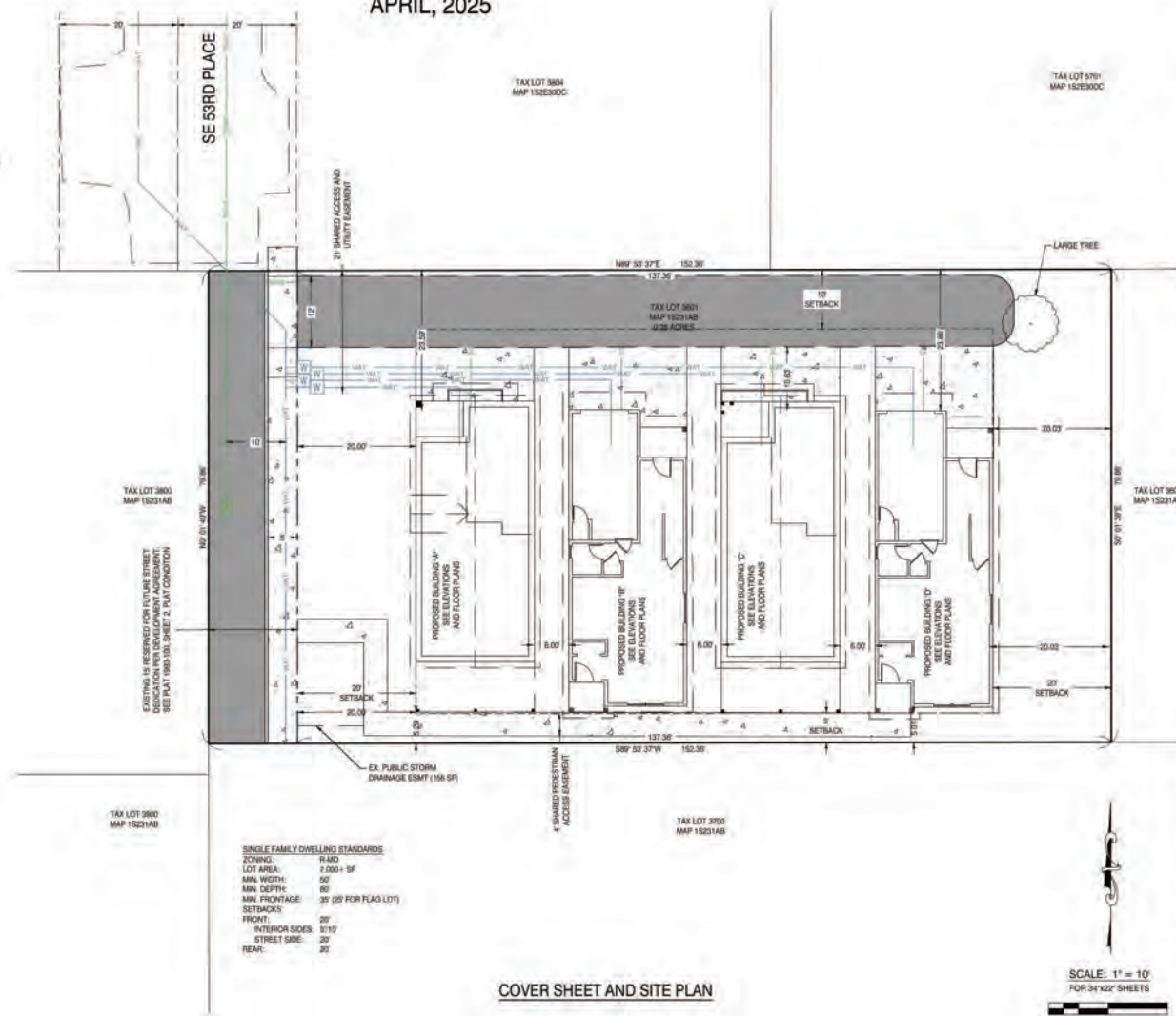


TAX LOT 3601 CLACKAMAS COUNTY  
TAX ASSESSOR'S MAP 12E31AB  
MILWAUKIE, OR  
APRIL, 2025

**OWNER/APPLICANT**  
CURTIS GIBSON  
RYANWOOD CONSULTING GROUP INC,  
2050 SE BEAVERCREEK ROAD #338  
OREGON CITY, OR 97045

**CIVIL ENGINEER**  
H.A. M'COY ENGINEERING & SURVEYING  
CONTACT: HAYES M'COY  
1180 SW LAKE ROAD  
SUITE 201  
REDMOND, OR 97756  
PH: 541-923-7554

**SHEET INDEX**  
P1.0 COVER SHEET AND SITE PLAN  
P1.1 PRELIMINARY DRAINAGE PLAN  
P1.2 TENTATIVE PLAT



## LEGEND

ECABL	EXISTING CABLE	EXISTING	PROPOSED	SANITARY SEWER MANHOLE
EGAS	EXISTING GAS			STORM DRAIN MANHOLE, DRYWELL
EPWR	EXISTING WIRING			WATER VALVE, GAS VALVE
DMR	EXISTING OVERHEAD LINES			AIR RELEASE VALVE
EPWR	EXISTING POWER			BACKFLOW PREVENTER
EX SR	EXISTING SANITARY SEWER			WATER METER, GAS METER
EX SD	EXISTING STORM DRAIN			FIRE HYDRANT
ECOM	EXISTING TELECOMMUNICATIONS			CATCH BASIN/CURB INLET
EWAT	EXISTING WATER			CLEAN OUT
CABL	NEW CABLE			RAIN GUTTER
NGAS	NEW GAS			STREET LIGHT, PARKING LOT LIGHT
EWIR	NEW WIRING			UTILITY POLE, GUY ANCHOR
POWER	NEW POWER			UTILITY VAULT
NEW SD	NEW SANITARY SEWER			ELECTRICAL PEDESTAL
NEW SR	NEW STORM DRAIN			CABLE PEDESTAL
COMM	NEW TELECOMMUNICATIONS			TELECOMMUNICATIONS PEDESTAL
NEW WAT	NEW WATER			IRON ROD, IRON PIPE
NEW CBL	NEW CABLE			TREES
NEW NGAS	NEW GAS			STOP
NEW WIR	NEW WIRING			MAILBOX
NEW POWER	NEW POWER			
NEW SD	NEW SANITARY SEWER			
NEW SR	NEW STORM DRAIN			
NEW COMM	NEW TELECOMMUNICATIONS			
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NEW CBL	NEW CABLE			
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NEW SR	NEW STORM DRAIN			
NEW COMM	NEW TELECOMMUNICATIONS			
NEW WAT</				

SINGLE FAMILY DWELLING STANDARDS	
ZONING:	R-40
LOT AREA:	7,000+ SF
MIN. WIDTH:	50'
MIN. DEPTH:	80'
MIN. FRONTAGE:	35' (25' FOR FLAG LOT)
SETBACKS	
FRONT:	20'
INTERIOR SIDES:	10/10'
STREET SIDE:	20'
REAR:	30'

COVER SHEET AND SITE PLAN

SCALE: 1" = 10'  
FOR 34"x22" SHEETS

[illegible]

**PROJECT:**  
110598 SE 53RD PLACE

**PROJECT LOCATION:**  
MILWAUKIE, OR

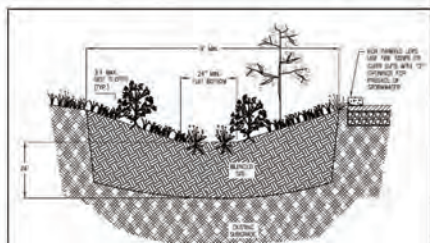
**CLIENT:**  
CITY OF MILWAUKIE

**SHEET TITLE:**  
**COVER SHEET AND  
SITE PLAN**

JOB NO.	23-116
DRAWN BY:	CPF
DRAWING:	P1.0



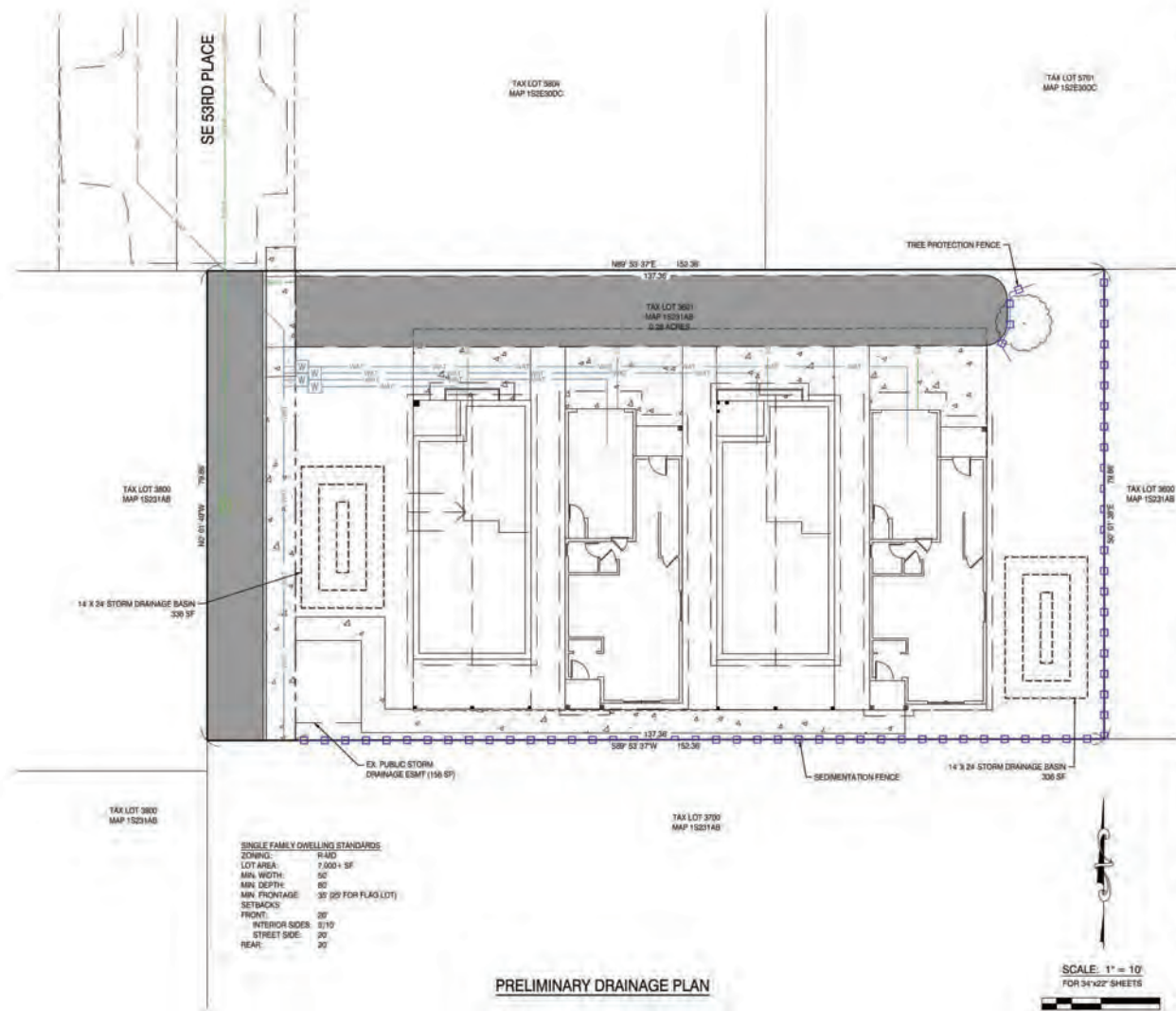
# STORM DRAINAGE BASIN DETAIL



1. Detention: 5' x 10' x 10' (min) and to 10' x 10' x 10' (max) of new building foundation.
2. Slope: Minimum slope of 1% (1:100).
3. Grout: Grout the manhole (min) 10' x 10' x 10' (max) and the manhole (min) 10' x 10' x 10' (max) and the manhole (min) 10' x 10' x 10' (max).
4. Pipe: 24 inch x 10' x 10' (min) and to 24 inch x 10' x 10' (max) of new building foundation.
5. Manhole: 24 inch x 10' x 10' (min) and to 24 inch x 10' x 10' (max) of new building foundation.
6. Check Basin: 24 inch x 10' x 10' (min) and to 24 inch x 10' x 10' (max) of new building foundation.
7. Foundation: 24 inch x 10' x 10' (min) and to 24 inch x 10' x 10' (max) of new building foundation.
8. Grout: 24 inch x 10' x 10' (min) and to 24 inch x 10' x 10' (max) of new building foundation.
9. Check Basin: 24 inch x 10' x 10' (min) and to 24 inch x 10' x 10' (max) of new building foundation.
10. Foundation: 24 inch x 10' x 10' (min) and to 24 inch x 10' x 10' (max) of new building foundation.

**CONSTRUCTION REQUIREMENTS**  
Mark the location of future facilities, and fence or cover facility locations after excavation. Do not allow vehicles, traffic, foot traffic, material storage, or heavy equipment within 10' of the excavation area until it is stabilized, grouted, and covered. Do not allow entry of traffic or equipment during construction.

\*MODIFIED DETAIL FROM PORTLAND STORMWATER MANUAL



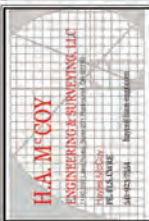
**SINGLE FAMILY DWELLING STANDARDS**  
ZONING: R-40  
LOT AREA: 7,000 + SF  
MIN. WIDTH: 50'  
MIN. DEPTH: 80'  
MIN. FRONTAGE: 30' (30' FOR FLAG LOT)  
SETBACKS:  
FRONT: 20'  
INTERIOR SIDES: 5/10'  
STREET SIDE: 20'  
REAR: 20'

## PRELIMINARY DRAINAGE PLAN

SCALE: 1" = 10'  
FOR 34" x 42" SHEETS



DATE:	
REVISION:	
DRAWING STATUS:	
<input checked="" type="checkbox"/> MAILED PLAN	



PROJECT: 10566 SE 63RD PLACE  
PROJECT LOCATION: MILWAUKEE, OR  
CLIENT: CURTIS GIBSON

SHEET TITLE:  
PRELIMINARY DRAINAGE PLAN

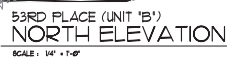
JOB NO. 23-116  
DRAWN BY: CPF  
DRAWING: P1.1





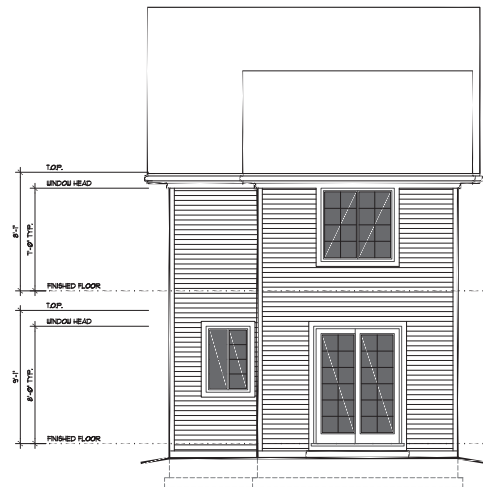






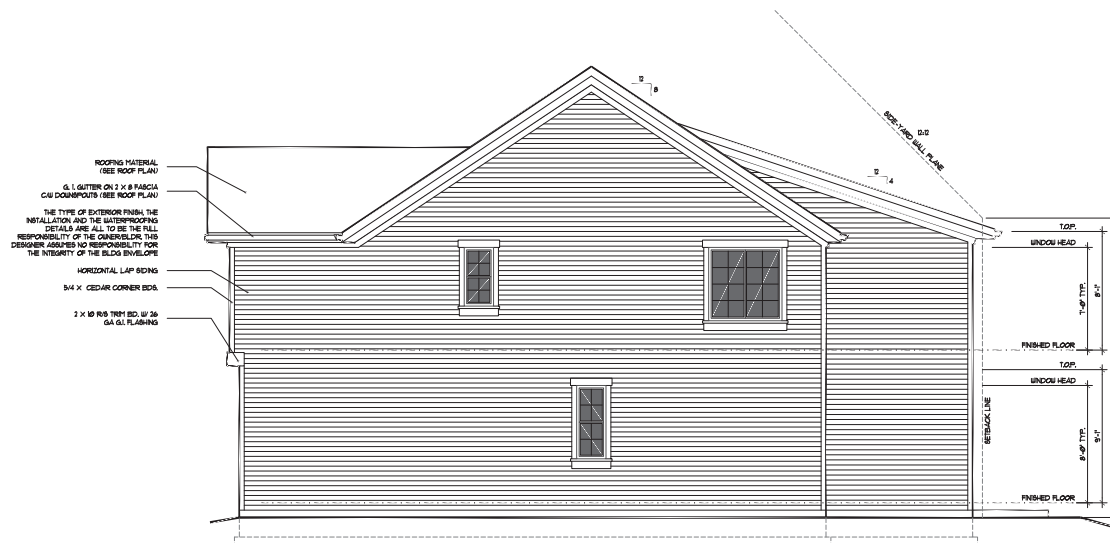
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- COMPLETED





**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



**WEST ELEVATION**

SCALE: 1/4" = 1'-0"

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WATERPROOFING.

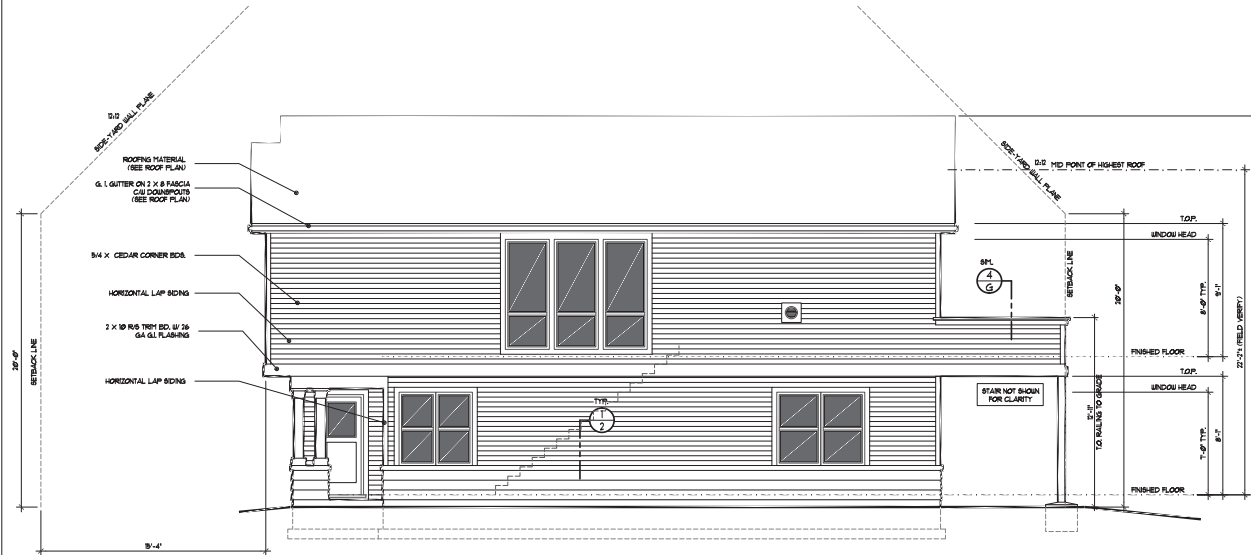
COPYRIGHT © 2025 ALAN MASCORD DESIGN ASSOCIATES, INC.

RESIDENCE BT.  
**RYANWOOD CONSULTING GROUP INC.**  
 23# SNOW LOAD  
 4800 S.W. 10TH AVE.  
 SUITE 200  
 PORTLAND, OR 97205  
 TEL: 503.255.1111  
 FAX: 503.255.1112  
 WWW.RYANWOODCONSULTING.COM

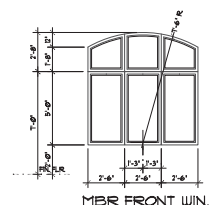
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21152

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WEST ELEVATION  
SCALE: 1/4" = 1'-0"



MBR FRONT WIN.



53RD PLACE (UNIT 'C')  
NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

## 19.505.1 ONE-TO-FOUR-UNIT RESIDENTIAL DEVELOPMENT

### 1. ARTICULATION (2 MINIMUM PER STREET FRONTAGE)

- ☒ A. A PORCH AT LEAST 8' DEEP
- ☒ B. A BALCONY AT LEAST 2' DEEP AND IS ACCESSIBLE FROM AN INTERIOR ROOM
- ☒ C. A BAY WINDOW THAT EXTENDS AT LEAST 2' WIDE
- ☒ D. A SECTION OF THE FACADE THAT IS RECESSED BY AT LEAST 2' DEEP AND 6' LONG
- ☒ E. A GABLED DORMER

☒ COMPLES

### 2. EYES ON THE STREET (5% MINIMUM WINDOWS OR ENTRANCE DOORS ON STREET-FACING FACADE)

TOTAL WALL AREA	443 SF
X .5	
GLAZING REQ'D	66.45 SF
GLAZING:	
ENTRY DOOR	30.00 SF
ENTRY SCREEN	6.44 SF
GARAGE DOOR (1/2 OF TOTAL)	3.50 SF
WINS.	16.00 SF
TOTAL GLAZING	55.94 SF

☒ COMPLES

### 3. MAIN ENTRANCE:

- ☒ 1. BE NO FURTHER THAN 8' BEHIND THE LONGEST STREET-FACING WALL OF THE BUILDING
- ☒ 2. FACE THE STREET, BE AT AN ANGLE OF UP TO 45 DEGREES FROM THE STREET, OR OPEN ONTO A PORCH
- ☒ IF THE ENTRANCE OPENS ONTO A PORCH, THE PORCH SHALL MEET ALL OF THE ADDITIONAL STANDARDS:
- ☒ A. BE AT LEAST 25 SF IN AREA WITH A MINIMUM 4' DEPTH
- ☒ B. HAVE AT LEAST ONE PORCH ENTRY FACING THE STREET
- ☒ C. HAVE A ROOF THAT IS NO MORE THAN 5' ABOVE THE FLOOR OF THE PORCH
- ☒ D. HAVE A ROOF THAT COVERS AT LEAST 50% OF THE PORCH

☒ COMPLES

### 4. DETAILED DESIGN (5 REQUIRED)

- ☒ A. COVERED PORCH AT LEAST 8' DEEP, AS MEASURED HORIZONTALLY FROM THE FACE OF THE MAIN BUILDING FACADE TO THE EDGE OF THE DECK, AND AT LEAST 8' WIDE
- ☒ B. RECESSED ENTRY AREA AT LEAST 2' DEEP, AS MEASURED HORIZONTALLY FROM THE FACE OF THE MAIN BUILDING FACADE, AND AT LEAST 8' WIDE
- ☒ C. ORIENT ON THE BUILDING FACE OF AT LEAST 50% FROM ONE EXTERIOR WALL SURFACE TO THE OTHER
- ☒ D. DORMER THAT IS AT LEAST 4' WIDE AND INTEGRATED INTO THE ROOF FORM
- ☒ E. ROOF EAVES WITH A MINIMUM PROJECTION OF 1" FROM THE INTERSECTION OF THE ROOF AND THE EXTERIOR WALLS
- ☒ F. ROOF LINE ORIENTED OF AT LEAST 2" FROM THE TOP SURFACE OF ONE ROOF TO THE TOP SURFACE OF THE OTHER
- ☒ G. CLAY TILE, SLATE, OR WOOD SHINGLES
- ☒ H. HORIZONTAL LAP SIDING 5'-10" WIDE (WOOD, FIBER-CEMENT, OR VINYL)
- ☒ I. BRICK, CEDAR SHINGLES, STUCCO, OR OTHER SIMILAR DECORATIVE MATERIAL COVERING AT LEAST 40% OF THE STREET-FACING FACADE
- ☒ J. GABLE ROOF, HIP ROOF, OR GAMBREL ROOF DESIGN
- ☒ K. WINDOW TRIM AROUND ALL WINDOWS AT LEAST 3" DEEP AND 3/4" DEEP
- ☒ L. WINDOW RECESSES, IN ALL WINDOWS, OF AT LEAST 3" AS MEASURED HORIZONTALLY FROM THE FACE OF THE BUILDING FACADE
- ☒ M. BALCONY THAT IS AT LEAST 2' DEEP, 8' WIDE, AND ACCESSIBLE FROM AN INTERIOR ROOM
- ☒ N. ONE ROOF PITCH OF AT LEAST 100:80 IN AREA THAT IS SLOPED TO FACE THE SOUTHERN SKY AND HAS ITS RAISE LINE ORIENTED WITHIN 30 DEGREES OF THE TRUE NORTH/SOUTH AXIS
- ☒ O. BAY WINDOW AT LEAST 2' DEEP AND 8' WIDE
- ☒ P. ATTACHED GARAGE WITHIN 10' MEASURED BETWEEN THE INSIDE OF THE GARAGE DOOR FRAME, OF 35% OR LESS OF THE LENGTH OF THE STREET-FACING FACADE
- ☒ Q. UNIVERSAL ACCESS

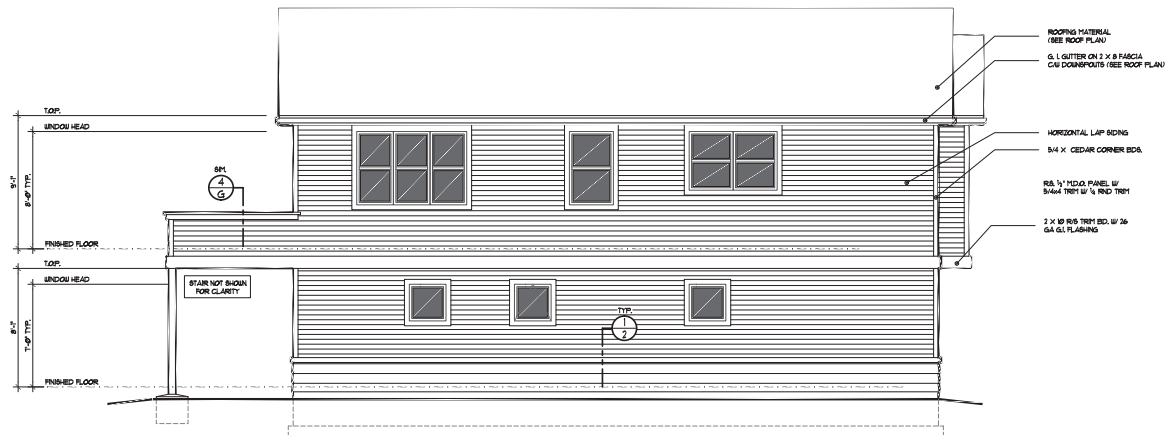
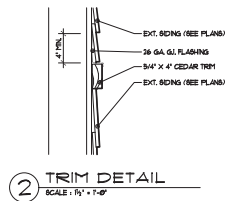
☒ COMPLES

RESIDENCE BY:  
**RYANWOOD CONSULTING GROUP INC.**  
258 SNOW LOAD  
MILWAUKEE, WISCONSIN 53208  
TEL: 414.224.1100  
WWW.RYANWOODCONSULTING.COM

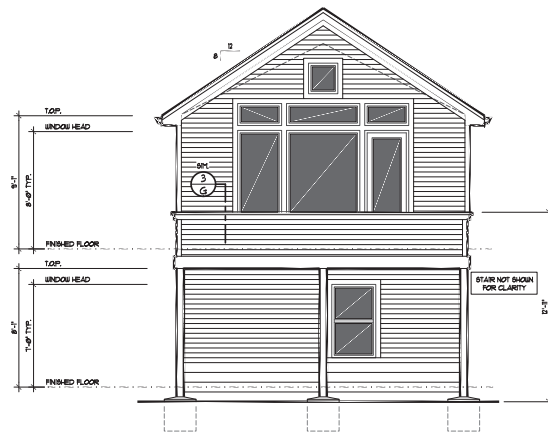
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THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.





EAST ELEVATION  
SCALE = 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE = 1/4" = 1'-0"

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY  
FOR THE CORRECT INSTALLATION OF ALL  
EXTERIOR FINISHES AND WEATHERPROOFING.

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**Record**

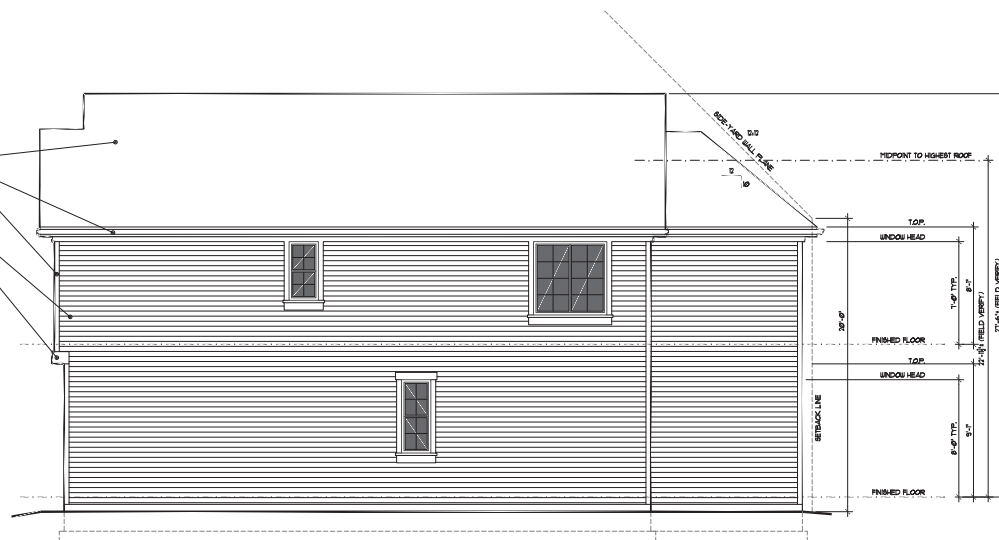
ALAN MASCORD DESIGN ASSOCIATES, INC.  
1030 N.W. 88th AVE., SUITE 100, MIAMI, FL 33176  
TEL: 305.555.5555 FAX: 305.555.5555

RESIDENCE B.T.  
**RYANWOOD CONSULTING GROUP INC.**  
23# SNOW LOAD  
MILWAUKEE, WISCONSIN

UPPER FLOOR AREA 500 SQ. FT.  
LOWER FLOOR AREA 500 SQ. FT.  
TOTAL AREA 1000 SQ. FT.  
GARAGE AREA 200 SQ. FT.

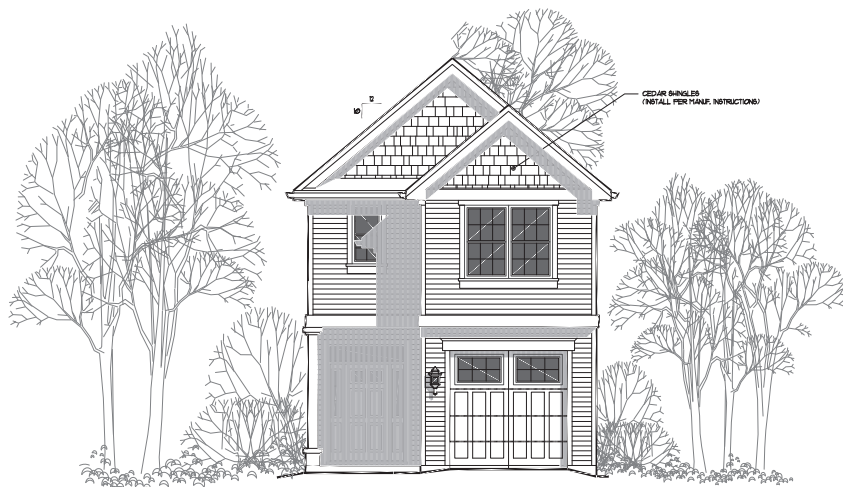
**2178A**

**2**



WEST ELEVATION

SCALE: 1/4\"/>



53RD PLACE (UNIT 'D')  
NORTH ELEVATION

SCALE: 1/4\"/>

## 19.505.1 ONE-TO-FOUR-UNIT RESIDENTIAL DEVELOPMENT

### 1. ARTICULATION (2 MINIMUM PER STREET FRONTAGE)

- ☒ A. A PORCH AT LEAST 9' DEEP
- ☒ B. A BALCONY AT LEAST 7' DEEP AND IS ACCESSIBLE FROM AN INTERIOR ROOM
- ☒ C. A BAY WINDOW THAT EXTENDS AT LEAST 7' WIDE
- ☒ D. A SECTION OF THE FACADE THAT IS RECESSED BY AT LEAST 7' DEEP AND 6' LONG
- ☒ E. A GABLED DORMER

### 2. EYES ON THE STREET (5% MINIMUM WINDOWS OR ENTRANCE DOORS ON STREET-FACING FACADE)

TOTAL WALL AREA	439 SF
X.B	
GLAZING REQ'D:	65.35 SF
GLAZING:	
ENTRY DOOR	24.00 SF
ENTRY SIDELIGHTS	8.47 SF
ENTRY TRANSOM	3.00 SF
WBR CLOSET	8.00 SF
WBR	30.00 SF
GARAGE DOOR (1/2 OF TOTAL)	8.47 SF
TOTAL GLAZING	80.33 SF

### 3. MAIN ENTRANCE:

- ☒ 1. BE NO FURTHER THAN 8' BEHIND THE LONGEST STREET-FACING WALL OF THE BUILDING
- ☒ 2. FACE THE STREET; BE AT AN ANGLE OF UP TO 45 DEGREES FROM THE STREET, OR OPEN ONTO A PORCH
- ☒ F. THE ENTRANCE OPENS ONTO A PORCH, THE PORCH SHALL MEET ALL OF THE ADDITIONAL STANDARDS:

- ☒ A. BE AT LEAST 25 SF IN AREA WITH A MINIMUM 4' DEPTH
- ☒ B. HAVE AT LEAST ONE PORCH ENTRY FACING THE STREET
- ☒ C. HAVE A ROOF THAT IS NO MORE THAN 5' ABOVE THE FLOOR OF THE PORCH
- ☒ D. HAVE A ROOF THAT COVERS AT LEAST 50% OF THE PORCH

### 4. DETAILED DESIGN (7 REQUIRED PER GARAGE DOOR WIDTH BETWEEN 40%-50% OF STREET-FACING FACADE)

- ☒ A. COVERED PORCH AT LEAST 9' DEEP, AS MEASURED HORIZONTALLY FROM THE FACE OF THE MAIN BUILDING FACADE TO THE EDGE OF THE DECK, AND AT LEAST 9' WIDE
- ☒ B. RECESSED ENTRY AREA AT LEAST 7' DEEP, AS MEASURED HORIZONTALLY FROM THE FACE OF THE MAIN BUILDING FACADE, AND AT LEAST 9' WIDE
- ☒ C. PORCH ON THE BUILDING FACE OF AT LEAST 6' FROM ONE EXTERIOR WALL, SURFACE TO THE OTHER
- ☒ D. DORMER THAT IS AT LEAST 4' WIDE AND INTEGRATED INTO THE ROOF FORM
- ☒ E. ROOF EAVES WITH A MINIMUM PROJECTION OF 1" FROM THE INTERSECTION OF THE ROOF AND THE EXTERIOR WALLS
- ☒ F. ROOF LINE OFFSETS OF AT LEAST 7" FROM THE TOP SURFACE OF ONE ROOF TO THE TOP SURFACE OF THE OTHER
- ☒ G. CLAY TILE, SLATE, OR WOOD SHINGLES
- ☒ H. HORIZONTAL LAP SIDING 3"-6" WIDE (WOOD, FIBER-CEMENT, OR VINYL)
- ☒ I. BRICK, CEDAR SHINGLES, STUCCO, OR OTHER SIMILAR DECORATIVE MATERIAL COVERING AT LEAST 40% OF THE STREET-FACING FACADE
- ☒ J. GABLE ROOF, HIP ROOF, OR GAMBREL ROOF DESIGN
- ☒ K. WINDOW TREATMENT: ALL WINDOWS AT LEAST 9' WIDE AND 3'6" DEEP
- ☒ L. WINDOW RECESSES, IN ALL WINDOWS, OF AT LEAST 3" AS MEASURED HORIZONTALLY FROM THE FACE OF THE BUILDING FACADE
- ☒ M. BALCONY THAT IS AT LEAST 9' DEEP, 9' WIDE, AND ACCESSIBLE FROM AN INTERIOR ROOM
- ☒ N. ONE ROOF PITCH OF AT LEAST 50% IN AREA THAT IS SLOPED TO FACE THE SOUTHERN RY AND HAS ITS RAISE LINE ORIENTED WITHIN 30 DEGREES OF THE TRUE NORTH/SOUTH AXIS
- ☒ O. BAY WINDOW AT LEAST 7' DEEP AND 9' WIDE
- ☒ P. ATTACHED GARAGE WITH, AS MEASURED BETWEEN THE INSIDE OF THE GARAGE DOOR FRAME, OF 30% OR LESS OF THE LENGTH OF THE STREET-FACING FACADE
- ☒ Q. UNIVERSAL ACCESS

### 5. COPPLERS

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.

RESIDENCE BY:  
**RYANWOOD CONSULTING GROUP INC.**  
25# SNOW LOAD  
448 SQ. FT. 448 SQ. FT. 448 SQ. FT.  
GARAGE AREA: 287 SQ. FT.

**21152**  
**1**





**MIDDLE HOUSING LAND DIVISION BURDEN OF PROOF  
10598 SE 53RD PLACE MILWAUKIE QUADPLEX**

**APPLICANT/  
OWNER:**

Curtis Gibson  
Ryanwood Consulting Group Inc.  
2050 SE Beaver Creek Road #338  
Oregon City, OR 97045

**SUBJECT  
PROPERTY:**

The subject property is identified as Tax Lot 3601 on the Clackamas County Tax Assessor's Map 12E31AB and as 10598 SW 53rd Place, Milwaukie, OR 97222

**ZONING:**

The subject properties are zoned and planned R-MD (Moderate Density Residential Zone) on the City of Milwaukie Zoning map.

**REQUEST:**

The applicant is proposing four middle housing dwelling units (quadplex – detached) with a middle housing land division.

**Aerial**





## **FINDINGS OF FACT:**

1. **PROPERTY LOCATION:**

The subject property is identified as Tax Lot 3601 on the Clackamas County Tax Assessor's Map 12E31AB and as 10598 SW 53rd Place, Milwaukie, OR 97222

2. **ZONING AND COMPREHENSIVE PLAN DESIGNATION:**

The subject properties are zoned and planned R-MD (Moderate Density Residential Zone) on the City of Milwaukie Zoning map.

3. **SITE DESCRIPTION AND SURROUNDING USES:**

The parcel area generally level and the surrounding properties are developed residential.

4. **PURPOSE:**

The applicant is proposing a four middle housing dwelling units (quadplex – detached) with a middle housing land division.

### **Applicable Criteria:**

**Milwaukie Code, Title 17, Land Division:**

**Ch. 17.26.010 Middle Housing Land Divisions**

**Milwaukie Code, Title 19, Zoning:**

**Ch. 19.301 Moderate Density Residential Zones**

**Ch. 19.505.1 One-to Four-Unit Residential Development**

## 17.26.010 MIDDLE HOUSING LAND DIVISIONS.

- A.** A middle housing land division is a partition or subdivision of a lot or parcel on which a middle housing project has been developed or approved for development under the provisions of this code and ORS 197.758. Middle housing land divisions are regulated by this code and ORS Chapter 92. Townhouses, by definition, are already on their own lots, so a middle housing land division is not applicable to townhouse developments. Following the land division, the units of land created in a middle housing land division, the sublots or subparcels, will be collectively considered a single lot or parcel for all but platting and property transfer purposes under City code and state rules and statutes, including:
1. Lot standards such as size, setback, lot coverage, and lot width and depth;
  2. Definition of unit types (e.g., a detached quadplex development where each unit is on its own lot through a middle housing land division would still be considered a detached quadplex development rather than four lots with single detached units);
  3. Allowed number of dwelling units and accessory dwelling units; and
  4. Compliance with middle housing rules and statutes in ORS 197 and OAR 660-046.

**Response: This document serves to demonstrate compliance with lot standards, allowed use, allowed number of units, and middle housing rules.**

- B.** Applications for any land division affecting middle housing as provided in ORS 197.758(2) must be processed as an expedited land division process as outlined in ORS 197.360 to 197.380. Pursuant to the expedited land division process, a middle housing land division will be processed according to Section **19.1005** Type II Review. Further division of the resulting lots or parcels (sublots) in an approved middle housing land division is prohibited.

**Response: This standard is advisory. Further division is not planned.**

- C.** Approval Through Two-Step Process

A middle housing land division requires a two-step process: a preliminary plat and a final plat.

1. Preliminary plat. A middle housing land division preliminary plat application is processed through an expedited Type II procedure, as provided in Section **19.1005**.
2. Final plat. The preliminary plat must be approved before the final plat can be submitted for approval. The final plat must satisfy all conditions of approval imposed as part of the preliminary plat approval.

**Response: A preliminary plat is provided as part of this application.**

- D.** Approval Criteria—Preliminary Plat

The approval authority may approve, approve with conditions, or deny a middle housing land division preliminary plat based on the following approval criteria:

1. The proposed preliminary plat complies with Title 19 of this code and other applicable ordinances, regulations, and design standards.

**Response: This document serves to demonstrate compliance with the applicable standards of Title 19 of the Milwaukie Code of Ordinances.**

2. The proposed division will allow reasonable development and will not create the need for a variance of any land division or zoning standard.

**Response: A site plan and tentative plat is provided as part of this application demonstrating how the site shall be developed reasonably.**

3. The proposed subdivision plat name is not duplicative and the plat otherwise satisfies the provisions of ORS 92.090(1).

**Response: The proposed land division is not a subdivision and does not include a name.**

4. The streets and roads are laid out so as to conform to the plats of subdivisions already approved for adjoining property as to width, general direction, and in all other respects unless the City determines it is in the public interest to modify the street or road pattern.

**Response: A partial development of SE 53rd Place extending south is proposed within a 15 foot strip reserved for future street dedication. No other streets are proposed.**

5. A detailed narrative description demonstrating how the proposal conforms to all applicable code sections and design standards.

**Response: This document serves to demonstrate how the proposal conforms to all applicable code sections and design standards.**

6. Approval of a preliminary plat for a middle housing land division will be granted if the Planning Manager finds that the applicant has met all of the following criteria:
  - a. The middle housing development complies with the Oregon Residential Specialty code and the applicable middle housing regulations in this code. To demonstrate compliance with this criterion, the applicant must submit approved building permits or concurrent building permits demonstrating that existing or proposed structures comply with the Oregon Residential Specialty Code and middle housing regulations in Titles 12 and 19.

**Response: Building permits are applied for concurrently with this application.**

- b. The middle housing development is in compliance with the land use regulations applicable to the parent lot allowed under ORS 197.758(5).

**Response: The proposed development is designed to meet the standards of the underlying zone as demonstrated within this document and on the provided site plan and tentative plat.**

- c. Separate utility service connections for public water, sewer, and stormwater will be provided for each dwelling unit.

**Response: Separate utilities are proposed for each unit. A storm drainage plan and narrative is provided as part of this application.**

- d. Easements will be provided as necessary for each dwelling unit on the site for:
    - (1) Locating, accessing, replacing, and servicing all utilities;

**Response: A utility easement is proposed for all utilities and shown on the provided site plan and tentative plat.**



- (2) Pedestrian access from each dwelling unit to a private or public road;

**Response: A dedicated pedestrian access is not proposed.**

- (3) Any common use areas or shared building elements;

**Response: No shared building elements or common use areas are proposed.**

- (4) Any dedicated driveways or parking; and

**Response: A shared access easement is proposed and shown on the provided site plan and tentative plat.**

- (5) Any dedicated common area.

**Response: No dedicated common areas are proposed.**

- e. Exactly one dwelling unit will be located on each subplot except for lots or tracts used as common areas, on which no dwelling units will be permitted.

**Response: Only one dwelling per lot is proposed.**

- f. Buildings or structures on a subplot will comply with applicable building codes provisions relating to new property lines.

**Response: Per subsection A of this Chapter, “following the land division, the units of land created in a middle housing land division, the sublots or subparcels, will be collectively considered a single lot or parcel for all but platting and property transfer purposes under City code and state rules and statutes.” The proposed buildings comply with the provisions of the underlying zone for a single lot.**

- g. Structures or buildings located on the sublots will comply with the Oregon Residential Specialty Code.

**Response: The ORSC shall be addressed as part of the building permit process.**

- h. Where a resulting lot abuts a street that does not meet City standards, street frontage improvements will be constructed and, if necessary, additional right-of-way will be dedicated, pursuant to Chapter 19.700.

**Response: A partial development of SE 53rd Place extending south is proposed within a 15 foot strip reserved for future street dedication. No other streets are proposed.**

- i. The proposed middle housing land division will not cause any existing improvements on the sublots to be inconsistent with applicable standards in this land use code.

**Response: Adherence to applicable standards in the land use code are demonstrated within this document.**

## **E. Conditions of Approval**

The approval authority may attach such conditions as are necessary to carry out the applicable ordinances and regulations and may require access control strips be granted to the City for the purpose of controlling access to adjoining undeveloped properties.

1. The City will attach conditions of approval of a preliminary plat for a middle housing land division to:
  - a. Require that a notation appear on the final plat indicating:
    - (1) The sublots shown on the tentative plan were created pursuant to a middle housing land division and may not be further divided.
    - (2) The middle housing developed on the sublots shown on the preliminary plat must remain middle housing and will not be considered to be any other housing type as a result of the middle housing land division.
    - (3) Accessory dwelling units are not permitted on sublots resulting from a middle housing land division.
    - (4) Ensure that improvements associated with review criteria in this section are provided.

**Response: The applicant understands that conditions of approval may be attached and shall comply.**

- b. The preliminary plat approval of a middle housing land division is void if and only if a final middle housing land division plat is not approved within three years of the tentative approval.

**Response: This standard is advisory**

**F. Approval Criteria - Final Plat**

**Response: This section shall be addressed during the final plat process.**

**19.301 Moderate Density Residential Zones**

The moderate density residential zone is Residential Zone R-MD. This zone implements the Moderate Density residential land use designation in the Milwaukie Comprehensive Plan.

**19.301.1 Purpose.**

The moderate density residential zone is intended to create, maintain, and promote neighborhoods and allow a broad range of housing types. Some non-residential uses are allowed, but overall the character is one of residential neighborhoods.

**19.301.2 Allowed Uses in Moderate Density Residential Zones.**

Uses allowed, either allowed by right or conditionally, in the moderate density residential zones are listed in Table 19.301.2 below. Similar uses not listed in the table may be allowed through a Director's determination pursuant to Section **19.903**. Notes and/or cross references to other applicable code sections are listed in the "Standards/Additional Provisions" column.

See Section **19.201** Definitions for specific descriptions of the uses listed in the table.

**Table 19.301.2  
Moderate Density Residential Uses Allowed**

Use	R-MD	Standards/Additional Provisions
<b>Residential Uses</b>		
Single detached dwelling	P	<b>Subsection 19.505.1</b> Single Detached and Middle Housing Residential Development
Duplex	P	<b>Subsection 19.505.1</b> Single Detached and Middle Housing Residential Development
Triplex	P	<b>Subsection 19.505.1</b> Single Detached and Middle Housing Residential Development
Quadplex	P	<b>Subsection 19.505.1</b> Single Detached and Middle Housing Residential Development
Townhouse	P	<b>Subsection 19.505.1</b> Single Detached and Middle Housing Residential Development <b>Subsection 19.505.5</b> Standards for Town-houses
Cottage Cluster	P	<b>Subsection 19.505.1</b> Single Detached and Middle Housing Residential Development <b>Subsection 19.505.4</b> Cottage Cluster Housing
Adult foster/care home	P	<b>Subsection 19.505.1</b> Single Detached and Middle Housing Residential Development
Accessory dwelling unit	P	<b>Subsection 19.910.1</b> Accessory Dwelling Units
Manufactured dwelling park	III	<b>Subsection 19.910.3</b> Manufactured dwelling parks
Residential care facility Examples include: assisted living, nursing facilities, and memory care communities	CSU	<b>Subsection 19.904.8</b> Specific Standards for Residential Care Facilities

**Notes:**

P = Permitted/allowed by right

N = Not permitted.

CSU = Permitted with Community Service Use approval subject to provisions of Section [19.904](#). Type III review required for new CSU or for major modification of an existing CSU. Type I review required for a minor modification of an existing CSU.

CU = Permitted with conditional use approval subject to the provisions of Section [19.905](#). Type III review required for new CU or for major modification of an existing CU. Type I review required for a minor modification of an existing CU.

III = Type III review required.

**Response: Quadplexes are permitted outright within the R-MD zone.**

**19.301.3 Use Limitations and Restrictions.**

**A.** Agricultural or horticultural uses are permitted, provided that the following conditions are met.

1. Retail or wholesale sales associated with an agricultural or horticultural use are limited to the allowances for a home occupation per Section [19.507](#).
2. Livestock, other than usual household pets, are not housed or kept within 100 ft of any dwelling not on the same lot, nor on a lot less than one acre, nor having less than 10,000 sq ft per head of livestock.



3. Poultry kept for the production of meat or for commercial sale of eggs are not housed or kept within 100 ft of any dwelling not on the same lot, nor on a lot less than one acre. Poultry kept for other purposes are not subject to these limitations and are allowed per Subsection 19.503.1.C.

**B.** Marijuana production is not permitted in moderate density residential zones except as follows:

1. State-licensed production for medical marijuana patients is permitted provided the operation is entirely indoors and meets the security and odor control standards set forth in Subsection 19.509.2.
2. Growing marijuana indoors or outdoors for personal use is permitted consistent with state laws.

**Response: The proposed use is residential. No limited or restricted uses are proposed.**

#### 19.301.4 Development Standards.

In the moderate density residential zone, the development standards in Table 19.301.4 apply. Notes and/or cross references to other applicable code sections are listed in the "standards/Additional Provisions" column. Additional standards are provided in Subsection 19.301.5.

See Sections 19.201 Definitions and 19.202 Measurements for specific descriptions of standards and measurements listed in the table.

**Table 19.301.4  
Moderate Density Residential Development Standards**

Standard	R-MD Lot size (square feet)				Standards/ Additional Provisions
	1,500 – 2,999	3,000–4,999	5,000-6,999 <sup>2</sup>	7,000 and up	
A. Permitted Dwelling Type					
	Townhouse <sup>1</sup>	Duplex, Triplex, Quadplex	Single Detached Dwelling, Single Detached Dwelling, with up to 2 ADUs, Duplex, Triplex, Quadplex	Single Detached Dwelling, Single Detached Dwelling, with 2 ADUs, Duplex, Triplex, Quadplex, Cottage Cluster	Subsection 19.501.1 Lot Size Exceptions
B. Lot Standards					
1. Minimum lot width (ft)	20	30	50	60	
2. Minimum lot depth (ft)	70	80	80	80	
3. Minimum street frontage requirements (ft)					
a. Townhouse	20				
b. Standard lot	35	30	35	35	
c. Flag lot	NA <sup>3</sup>	25	25	25	Subsection 19.504.6 Flag Lot and Back Lot Design and Development Standards
d. Double flag lot	NA <sup>3</sup>	25	25	25	
C. Development Standards					
1. Minimum yard requirements					Subsection 19.301.5.A Yards

**Table 19.301.4**  
**Moderate Density Residential Development Standards**

Standard	R-MD				Standards/ Additional Provisions
	Lot size (square feet)				
	1,500 – 2,999	3,000–4,999	5,000-6,999 <sup>2</sup>	7,000 and up	
for primary structures (ft)					<b>Subsection 19.501.2</b> Yard Exceptions <b>Subsection 19.504.6</b> Flag Lot and Back Lot Design and Development Standards <b>Subsection 19.505.4</b> Cottage Cluster Housing <b>Subsection 19.505.5</b> Townhouses
a. Front yard	20	20	20	20	
b. Side yard	5	5	5	5/10	
c. Street side yard	15	15	15	20	
d. Rear yard	15	20	20	20	
2. Maximum building height for primary structures	35 ft				<b>Subsection 19.501.3</b> Building Height and Side Yard Height Plane Exceptions
3. Side yard height plane limit					<b>Subsection 19.501.3</b> Building Height and Side Yard Height Plane Exceptions
a. Height above ground at minimum required side yard depth (ft)	20				
b. Slope of plane (degrees)	45				
4. Maximum lot coverage (percent of total lot area)	45%	35%	35%	30%	<b>Section 19.201</b> "Lot coverage" definition <b>Subsection 19.301.5.B</b> Lot Coverage
5. Minimum vegetation (percent of total lot area)	15%	25%	25%	30%	<b>Subsection 19.301.5.C</b> Front Yard Minimum Vegetation <b>Subsection 19.504.5</b> Minimum Vegetation
<b>D. Other Standards</b>					
1. Density requirements (dwelling units per acre)					<b>Subsection 19.301.5.D</b> Residential Densities <b>Subsection 19.501.4</b> Density Exceptions For Cottage Clusters and Townhouse Density Exceptions, see 19.501.4
a. Minimum	25	7.0	7.0	5.0	
b. Maximum <sup>4</sup>	25	8.7	8.7	6.2	

**Notes:**

- 1 A townhouse is permitted on a corner lot up to 3,500 sq ft in area.
- 2 Minimum lot size for single detached dwelling applies to lots created on or after June 3, 2022, the effective date of Ordinance #2218.
- 3 Townhouses are not permitted on flag lots.
- 4 Townhouses are allowed at 4 times the maximum density allowed for single detached dwellings in the same zone or 25 dwelling units per acre, whichever is less. Duplexes, triplexes, quadplexes, and cottage clusters are exempt from density maximums.

**Response: The development proposes a detached quadplex on an existing lot greater than 7,000 square feet. A 20 foot front setback, 5 and ten foot side setbacks, and a 20 foot rear setback are shown on the provided site plan and tentative plat per the standards in the table above. The proposed buildings are 20 feet in height at the side yard and the tallest proposed building is 29 feet 11 inches in height at the peak. Lot coverage is 35.6% and is addressed in 19.301.5.B.2.b. below.**

## 19.301.5 Additional Development Standards.

### A. Yards

On lots greater than 7,000 sq ft in the R-MD Zone, one side yard shall be at least 5 ft and one side yard shall be at least 10 ft, except on a corner lot the street side yard shall be 20 ft.

**Response: 5 foot and 10 foot side yard setbacks are shown on the provided site plan.**

### B. Lot Coverage

The lot coverage standards in Subsection 19.301.4.B.4 are modified for specific Uses and lot sizes as described below. The reductions and increases are combined for properties that are described by more than one of the situations below.

#### 1. Decreased Lot Coverage for Large Lots

The maximum lot coverage percentage in Subsection 19.301.4.B.4 is reduced by 10 percentage points for a single detached dwelling, duplex, or residential home on a lot that is more than 10,000 sq ft in Subsection 19.301.4.A.1.

**Response: The proposal is for a quadplex, this standard does not apply.**

#### 2. Increased Lot Coverage for Single Detached and Middle Housing Dwellings

- a. The maximum lot coverage percentage in Subsection 19.301.4.B.4 is increased by 10 percentage points for development of a single detached dwelling, an addition to an existing single detached dwelling, or an Accessory structure, provided that the portions of any structure(s) on the site that are in excess of 20 ft high are limited to the lot coverage standard listed in Subsection 19.301.4.B.4. Only portions of the structure(s) that are less than 20 ft are allowed to exceed the listed lot coverage standard. See Figure 19.301.5.B.2 for an illustration of this allowance.
- b. The maximum lot coverage percentage in Subsection 19.301.4.B.4 is increased by 10 percentage points for development of a middle housing dwelling (except for townhouses and cottage clusters), an addition to an existing middle housing dwelling (except for townhouses and cottage clusters), or an accessory structure, provided that the portions of any structure(s) on the site that are in excess of 20 ft high are limited to the lot coverage standard listed in Subsection 19.301.4.B.4. Only portions of the structure(s) that are less than 20 ft are allowed to exceed the listed lot coverage standard. See Figure 19.301.5.B.2 for an illustration of this allowance.

A Type II variance per Subsection 19.911.4.A, to further increase this lot coverage allowance, is prohibited.

**Figure 19.301.5.B.2 Increased Lot Coverage for Single Detached Dwellings and Middle Housing**



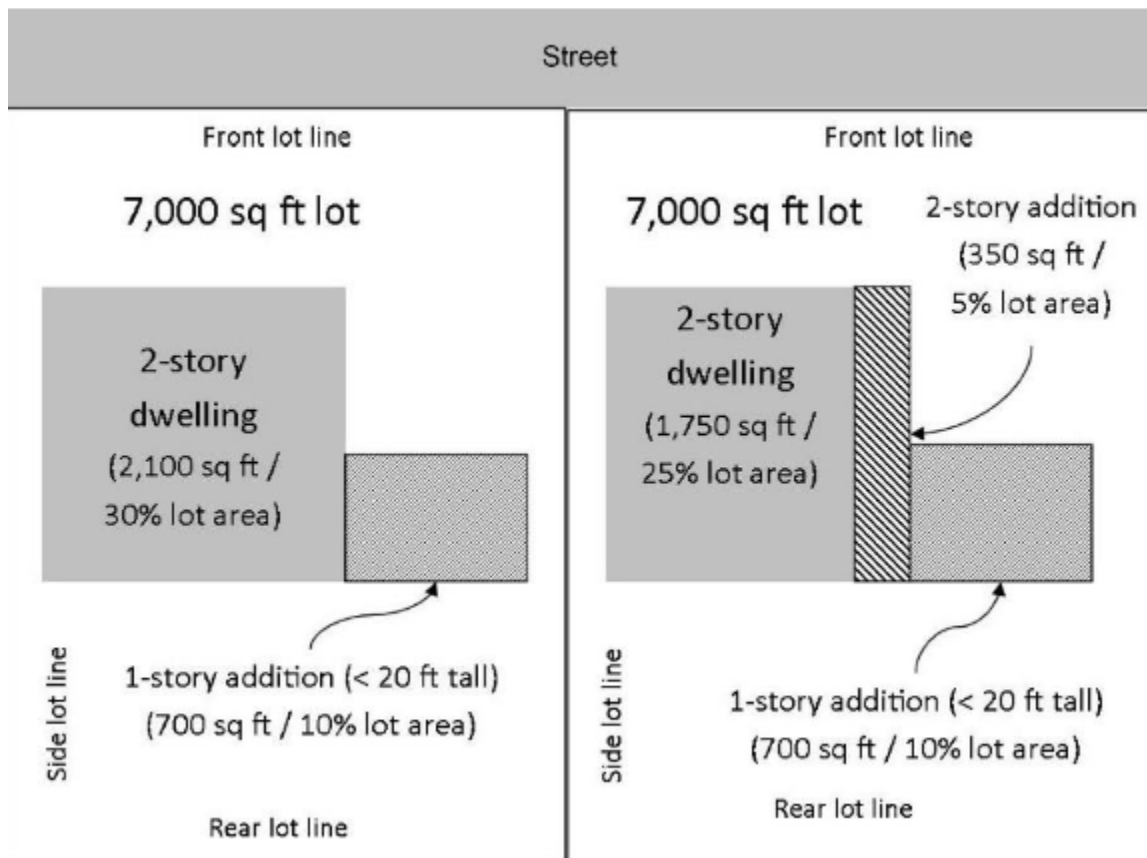


Figure 19.301.5.B.2 illustrates an example of increased lot coverage for lots in Residential Zone R-MD.

**Response:** The proposal is for a quadplex as middle housing; therefore the maximum lot coverage is increased by 10% to a total of 40% for lots greater than 7,000 square feet. The proposed lot coverage is 35.6%.

### 3. Increased Lot Coverage for Duplexes

The maximum lot coverage percentage in Subsection 19.301.4.B.4 is increased by 20 percentage points for a duplex.

### 4. Increased Lot Coverage for Detached Accessory Dwelling Units

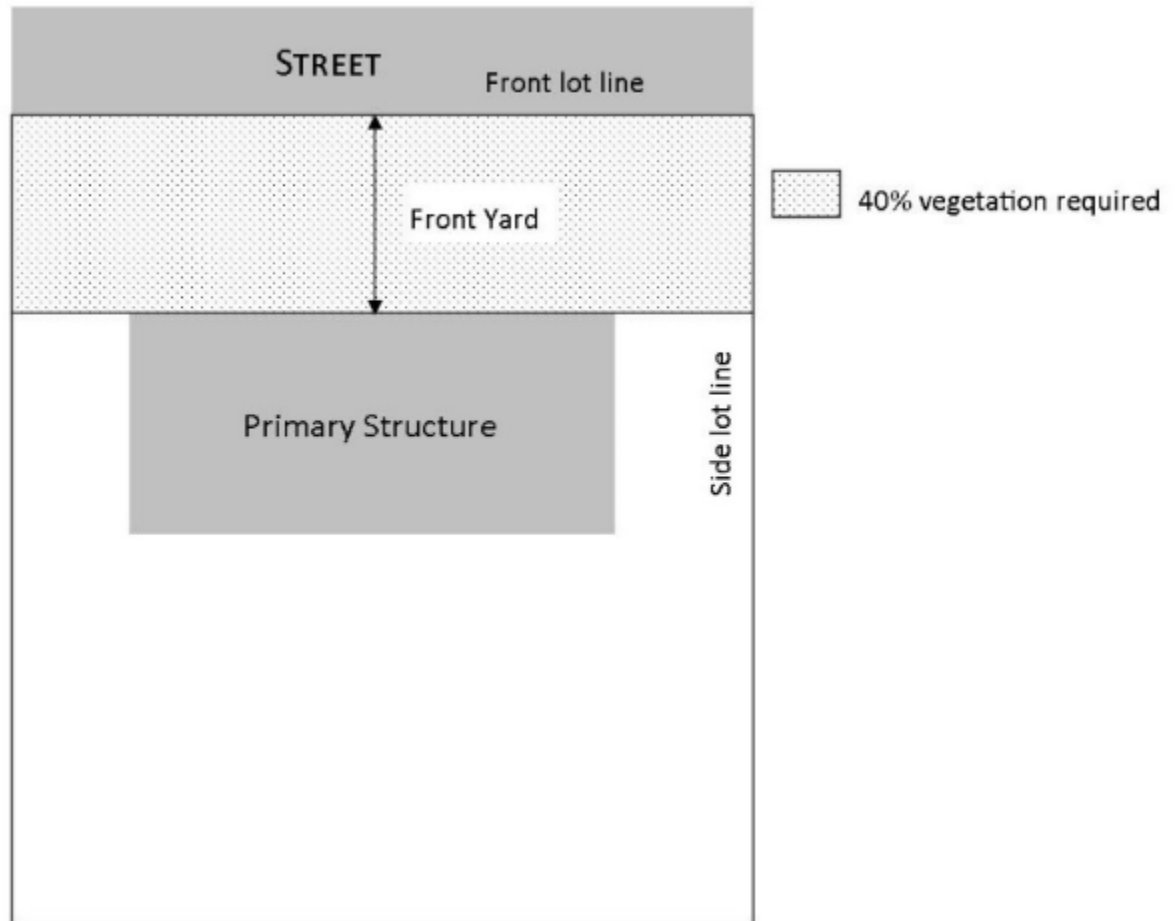
The maximum lot coverage percentage in Subsection 19.301.4.B.4 is increased by 5 percentage points for the development of a new detached accessory dwelling unit. This allowance applies only to the detached accessory structure and does not allow for the primary structure or other accessory structures to exceed lot coverage standards.

**Response:** These standards do not apply.

### C. Front Yard Minimum Vegetation

At least 40% of the front yard shall be vegetated. The front yard vegetation area required by this subsection counts toward the minimum required vegetation for the lot. A property may provide less than the 40% of the front yard vegetation requirement if it is necessary to provide a turnaround area so that vehicles can enter a collector or arterial street in a forward motion.

Figure 19.301.5.C Front Yard Minimum Vegetation



**Response: Greater than 40% of the front yard is available for vegetation. The applicant understands the provision and shall ensure that a minimum of 40% of the front yard is vegetated.**

**D. Residential Densities**

The minimum development densities in Subsection 19.301.4.C.1 are applicable for land divisions and replats that change the number of lots. Maximum densities apply to single detached dwellings; middle housing is exempt from maximum density, except for townhouses.

If a proposal for a replat or land division is not able to meet the minimum density requirement—due to the dimensional requirements for lot width, lot depth, or lot frontage—the minimum density requirement shall instead be equal to the maximum number of lots that can be obtained from the site given its dimensional constraints. The inability of new lot lines to meet required yard dimensions from existing structures shall not be considered as a basis for automatically lowering the minimum density requirement.

**Response: Middle housing is exempt from maximum density.**

**E. Accessory Structure Standards**

Standards specific to accessory structures are contained in Section [19.502](#).

**Response: Accessory Structures are not proposed.**

**F. Off-Street Parking and Loading**

Off-street parking and loading is required as specified in Chapter 19.600.

**Response: Per Table 19.605.1, Middle Housing Quadplexes are allowed a maximum of one space per dwelling unit. One space per dwelling is proposed.**

**G.** Public Facility Improvements

Transportation requirements and public facility improvements are required as specified in Chapter 19.700.

**Response: Middle Housing Land Division is not a listed development type for transportation facilities. This standard does not apply.**

**H.** Additional Standards

Depending upon the type of use and development proposed, the following sections of Chapter 19.500 Supplementary Development Regulations may apply. These Sections are referenced for convenience, and do not limit or determine the applicability of other sections within the Milwaukie Municipal Code.

1. Subsection 19.504.4 Buildings on the Same Lot
2. Subsection 19.504.6 Flag Lot and Back Lot Design and Development Standards
3. Subsection 19.505.1 Single Detached and Middle Housing Residential Development
4. Subsection 19.505.2 Garages and Carports
5. Subsection 19.506.4 Manufactured Dwelling Siting and Design Standards, Siting standards

**Response: 19.505.1 applies and is addressed below.**

**19.505.1 One-to Four-Unit Residential Development.**

**A.** Purpose

The design standards for one-to four-unit dwellings (including single detached dwellings, duplexes, triplexes, and quadplexes) require a minimum level of design on every dwelling. These standards are intended to promote attention to detail, human-scale design, street visibility, and privacy of adjacent properties, while affording flexibility to use a variety of architectural styles.

1. Dwellings must address the following design objectives:
  - a. Articulation All street-facing buildings must incorporate design elements that break up façades into smaller planes.
  - b. Eyes on the street - A certain percentage of the area of each street-facing façade must be windows or entrance doors.
  - c. Main entrance On street-facing façades, at least one main entrance must meet standards for location, orientation, and visibility.
  - d. Detailed design - All street-facing buildings must include several features selected from a menu.

In addition, site design standards are intended to facilitate the development of attractive housing that encourages multimodal transportation. They encourage good site design,



which contributes to livability, safety, and sustainability; helps create a stronger community; and fosters a quality environment for residents and neighbors.

**Response: Articulated planes with porches and 2 foot deep by 6 foot long recesses, a gabled dormer, large windows, and doors facing the street entrance are proposed. See provided building elevations.**

2. Site design is intended to meet the following objectives:

- a. Livability Development should contribute to a livable neighborhood by incorporating visually pleasing design, minimizing the impact of vehicles, emphasizing pedestrian and bicycle connections, and providing public and private open spaces for outdoor use.

**Response: Private open space is provided via proposed porches, pedestrian pathways are proposed with access to the public sidewalk.**

- b. Compatibility - Development should have a scale that is appropriate for the surrounding neighborhood and maintains the overall residential character of Milwaukie.

**Response: The proposal is for middle housing via a quadplex design that is permitted outright within the underlying zone. The development matches the intended character of the area.**

- c. Safety and functionality - Development should be safe and functional, by providing visibility into and within a residential development and by creating a circulation system that prioritizes bicycle and pedestrian safety.

**Response: A pedestrian pathway is provided separate from the drive aisle to provide safe access to the proposed dwellings.**

- d. Sustainability Development should incorporate sustainable design and building practices, such as energy conservation, preservation of trees and open space, quality building materials, and alternative transportation modes.

**Response: A significant tree on the subject property is proposed to remain and yards in the front and rear of the property shall provide available open space for the development.**

## **B. Applicability of Design Standards**

The building design standards in this subsection apply to the development of one to 4 units when the closest wall of the street-facing façade is within 50 ft of a front or street side lot line and to dwellings in a cluster or grouping, either facing a shared open space (e.g., a common courtyard) or a pedestrian path. The site design standards apply to plex developments (i.e., 2 to 4 units).

- 1. New Construction. The full list of design standards applies to construction of new single detached and plex dwellings.

**Response: The proposal is a new construction. Design standards are addressed below.**

- 2. Expansions of single detached dwellings in Subsection 19.505.1.B.1 that add area to any street-facing façade are subject to the design standards as follows:
  - a. Expansions that add 75 sq ft or less of street-facing façade area are exempt from all design standards in Subsection **19.505.1**.
  - b. Expansions that add more than 75 sq ft and less than 200 sq ft of street-facing façade area are subject to Subsection 19.505.1.C.2 Eyes on the Street. The expanded façade

area must meet the standards of Subsection 19.505.1.C.2 without consideration of the original street-facing façade area.

- c. Expansions that add 200 sq ft or more of street-facing façade area are subject to the following design standards:
  - (1) The entire street-facing façade shall comply with Subsection 19.505.1.C.2 Eyes on the Street.
  - (2) Subsection 19.505.1.C.3 Main Entrance is applicable if an expansion would create a new main entrance. No expansion shall bring the street-facing façade out of conformance, or further out of conformance if already nonconforming, with the design standard.
  - (3) Subsection 19.505.1.C.1 Articulation is applicable for expansions that add 20 lineal ft or more to the length of the street-facing façade.
- d. Subsection 19.505.1.C.4 Detailed Design is not applicable for expansions. However, no expansion shall bring the street-facing façade out of conformance, or further out of conformance if already nonconforming, with the Detailed Design standards.
- e. Multiple expansions are allowed within a five-year period if the street-facing façade will comply with the design standards that would have been applicable if the expansions occurred at the same time.
- f. Conversions of an attached garage to a habitable residential space. When applicable, the design standards apply only to the street-facing façade of the garage being converted. The following design standards are applicable:
  - (1) Subsection 19.505.1.C.3 Main Entrance is applicable if the garage conversion would create a new main entrance. No conversion shall bring the street-facing façade out of conformance, or further out of conformance if already nonconforming, with the design standard.
  - (2) Subsection 19.505.1.C.4 Detailed Design is not applicable. However, no conversion shall bring the street-facing façade out of conformance, or further out of conformance if already nonconforming, with the design standard.
- 3. Remodels, additions, and conversions that create new dwelling units.
  - a. Internal conversion of an existing single detached dwelling, or an addition to an existing single detached dwelling, into a duplex, triplex, or quadplex (as provided in OAR 660-046-0230) is exempt from this section, provided that the conversion or addition does not increase nonconformance with applicable clear and objective standards. New duplexes, triplexes, and quadplexes created by adding square footage on a site occupied by an existing single detached dwelling must comply with this section.
  - b. Conversion of an existing accessory structure into a plex dwelling unit must meet the Eyes on the Street standard for the street-facing façade(s).
- 4. Placement of a new manufactured home on a lot outside of a manufactured home park is subject to the requirements of Section 19.506 and the standards of Subsection 19.505.1.

**Response: Response: An expansion, remodel, or manufactured home is not proposed.**

## C. Dwelling Standards

All buildings that meet the applicability provisions in Subsection 19.505.1.B must meet the following design standards. The graphics provided are intended to illustrate how development could comply with these standards and should not be interpreted as requiring a specific architectural style. An architectural feature may be used to comply with more than one standard.

An applicant may request a variance to the Detailed Design standards in Subsection 19.505.1.C.4 through a Type II review, pursuant to Subsection 19.911.3.B. variances to any other design standards requires a variance through a Type III review, per Subsection 19.911.3.C.

### 1. Articulation

All buildings must incorporate design elements that break up all street-facing façades into smaller planes as follows. See Figure 19.505.1.C.1 for illustration of articulation.

- a. For buildings with 30-60 ft of street frontage, a minimum of one of the following elements must be provided along the street-facing façades:
  - (1) A porch at least 5 ft deep.
  - (2) A balcony that is at least 2 ft deep and is accessible from an interior room.
  - (3) A bay window that extends at least 2 ft wide.
  - (4) A section of the façade that is recessed by at least 2 ft deep and 6 ft long.
  - (5) A gabled dormer.

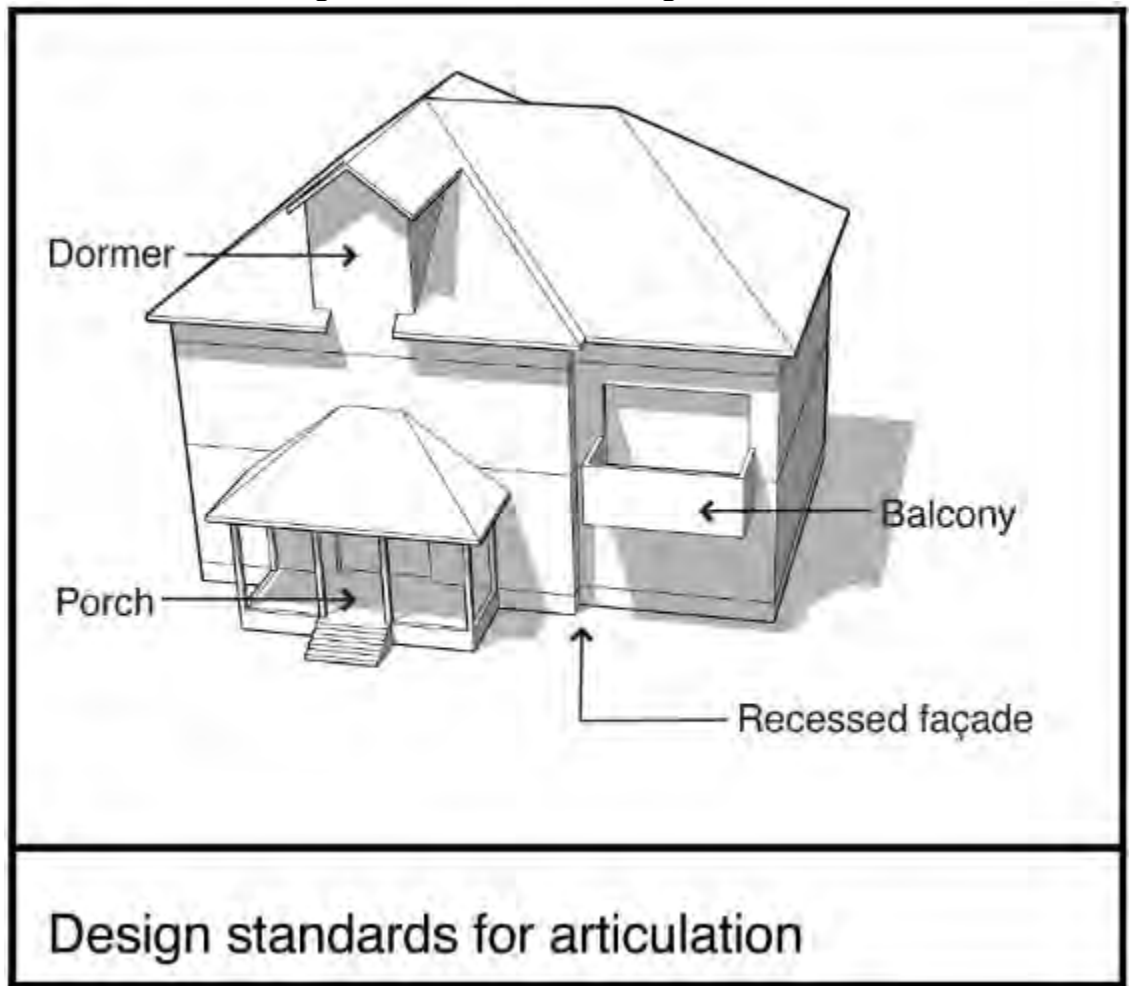
**Response: A 5 foot deep covered porch, 2 foot deep by 6 foot long recesses, and a gabled dormer are proposed.**

- b. For buildings with over 60 ft of street frontage, at least one element in Subsection 19.505.1.C.1.a(1)-(4) above must be provided for every 30 ft of street frontage. Elements must be distributed along the length of the façade so that there are no more than 30 ft between 2 elements.

**Response: This standard does not apply.**

- c. For buildings with less than 30 ft of street frontage, the building articulation standard is not applicable.

**Figure 19.505.1.C.1 Building Articulation**



**Response: This standard does not apply.**

**2. Eyes on the Street**

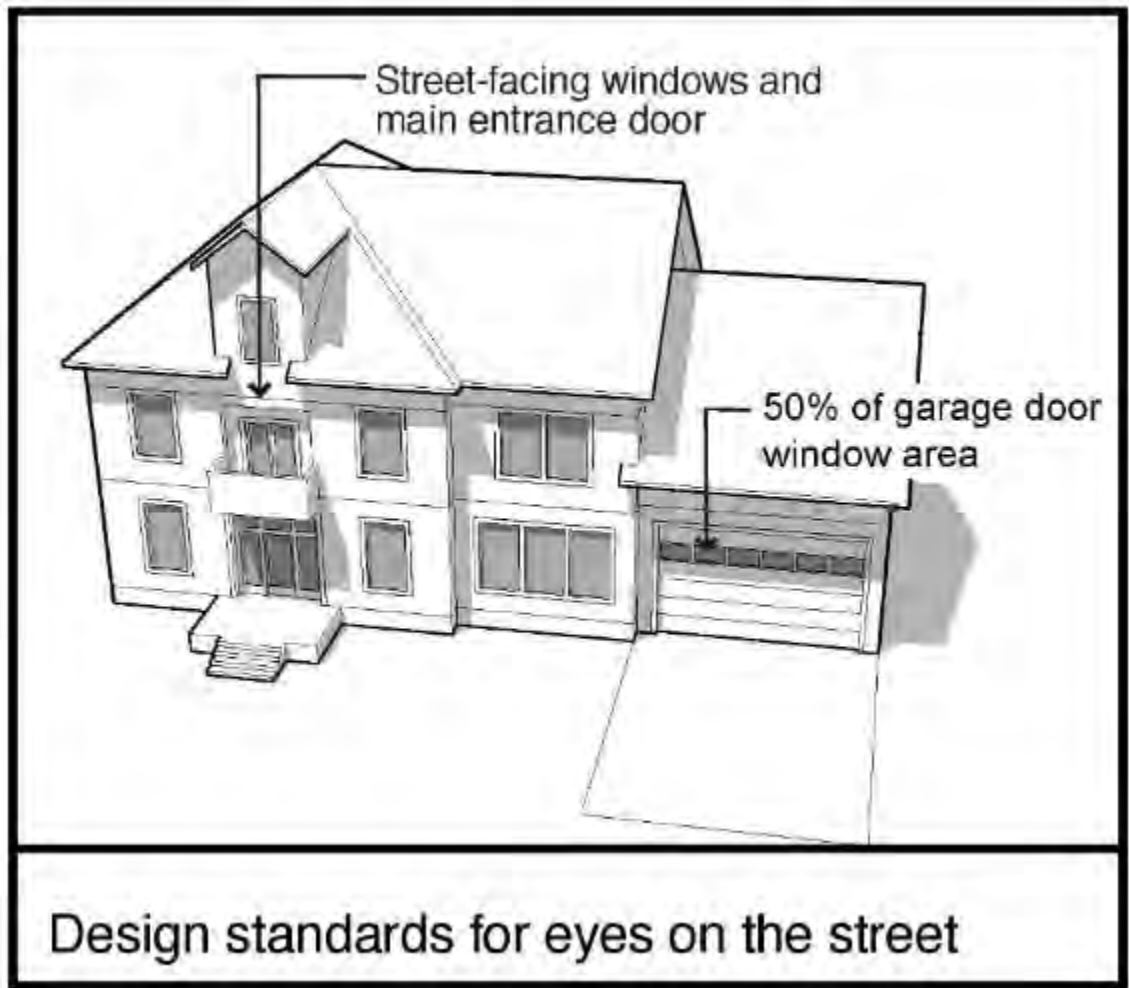
At least 15% of the area of each street-facing façade must be windows or entrance doors. See Figure 19.505.1.C.2 for illustration of eyes on the street.

- a.** Windows used to meet this standard must be transparent and allow views from the building to the street. Glass blocks and privacy windows in bathrooms do not meet this standard.
- b.** Half of the total window area in the door(s) of an attached garage counts toward the eyes on the street standard. All of the window area in the street-facing wall(s) of an attached garage count toward meeting this standard.
- c.** Window area is considered the entire area within the outer window frame, including any interior window grid.



- d. Doors used to meet this standard must face the street or be at an angle of no greater than 45 degrees from the street.
- e. Door area is considered the portion of the door that moves. Door frames do not count toward this standard.

**Figure 19.505.1.C.2 Eyes on the Street**



**Response:** The required window area for the proposed building is 67.5 square feet for 450 square feet of wall area. 80.66 square feet of window area is proposed.

**3. Main Entrance**

At least one main entrance must meet both of the following standards. See Figure 19.505.1.C.3 for illustration of main entrances. Dwellings on flag lots or back lots are exempt from these main entrance design standards.

- a. Be no further than 8 ft behind the longest street-facing wall of the building.

**Response:** The proposed entrance is 8 feet from the longest façade facing the shared driveway.

- b. Face the street, be at an angle of up to 45 degrees from the street, or open onto a porch. If the entrance opens up onto a porch, the porch must meet all of these additional standards:

- (1) Be at least 25 sq ft in area with a minimum 4-ft depth.

**Response: The proposed porch is 5 feet in depth and 39 square feet.**

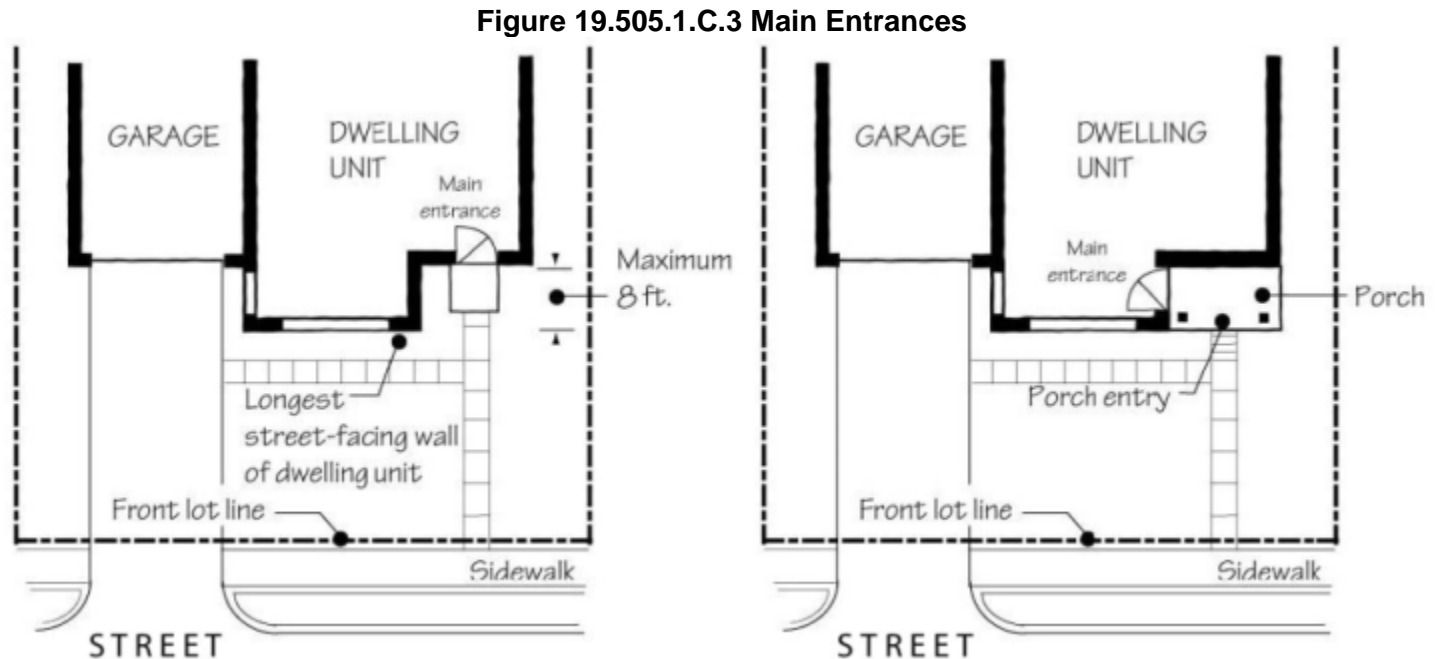
- (2) Have at least one porch entry facing the street.

**Response: The proposed porch entry faces the street.**

- (3) Have a roof that is no more than 12 ft above the floor of the porch.

**Response: A roof is proposed above the porch.**

- (4) Have a roof that covers at least 30% of the porch area.



**Response: A roof covers the entire porch area.**

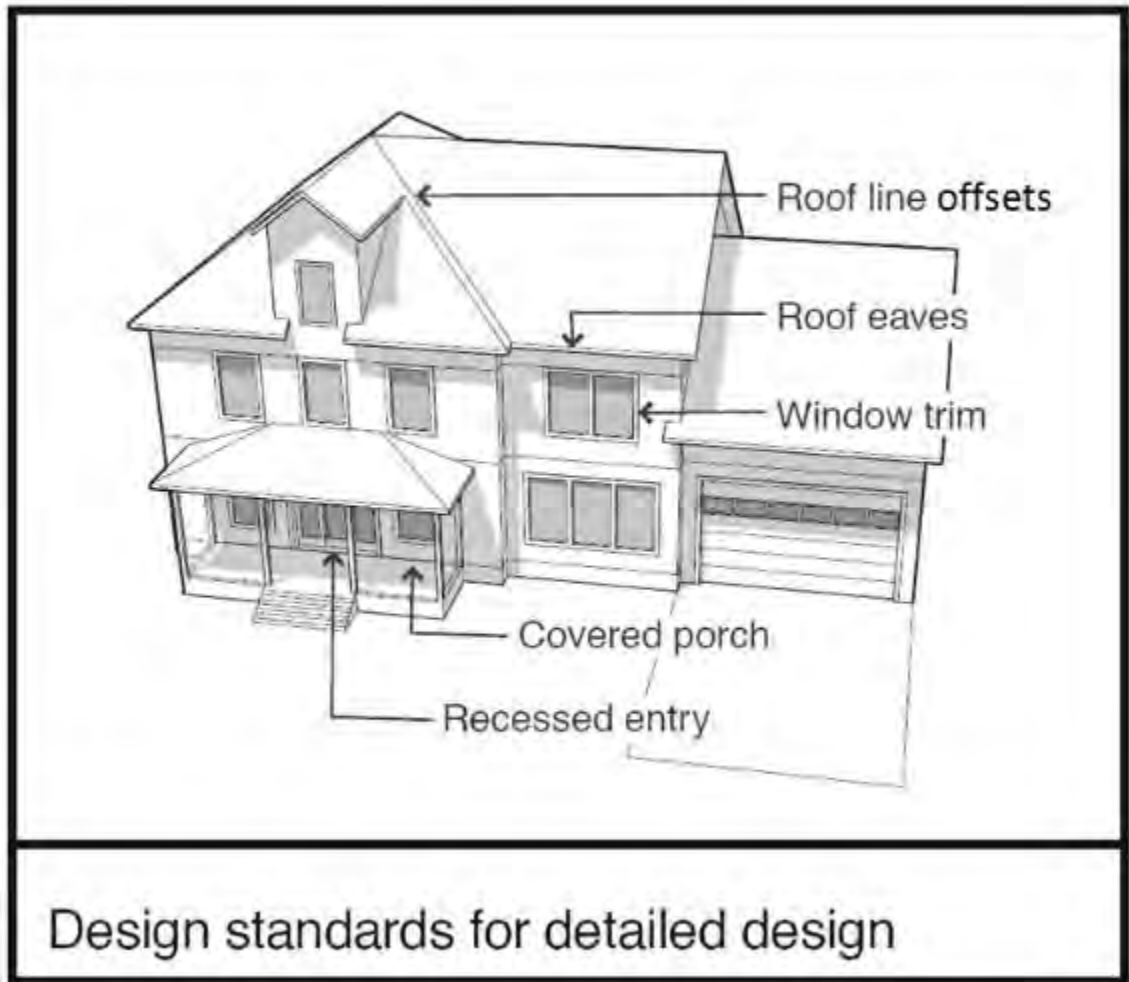
#### 4. Detailed Design

All buildings shall include at least 5 of the following features on any street-facing façade. See Figure 19.505.1.C.4 for illustration of detailed design elements.

- a. Covered porch at least 5 ft deep, as measured horizontally from the face of the main building façade to the edge of the deck, and at least 5 ft wide.
- b. Recessed entry area at least 2 ft deep, as measured horizontally from the face of the main building façade, and at least 5 ft wide.
- c. Offset on the building face of at least 16 in from one exterior wall surface to the other.
- d. Dormer that is at least 4 ft wide and integrated into the roof form.
- e. Roof eaves with a minimum projection of 12 in from the intersection of the roof and the exterior walls.

- f. Roof line offsets of at least 2 ft from the top surface of one roof to the top surface of the other.
- g. Clay tile, slate, or wood shingle roofs.
- h. Horizontal lap siding between 3 to 7 in wide (the visible portion once installed). The siding material may be wood, fiber-cement, or vinyl.
- i. Brick, cedar shingles, stucco, or other similar decorative materials covering at least 40% of the street-facing façade.
- j. Gable roof, hip roof, or gambrel roof design.
- k. Window trim around all windows at least 3 in wide and 5/8 in deep.
- l. Window recesses, in all windows, of at least 3 in as measured horizontally from the face of the building façade.
- m. Balcony that is at least 3 ft deep, 5 ft wide, and accessible from an interior room.
- n. One roof pitch of at least 500 sq ft in area that is sloped to face the southern sky and has its eave line oriented within 30 degrees of the true north/south axis.
- o. Bay window at least 2 ft deep and 5 ft wide.
- p. Attached garage width, as measured between the inside of the garage door frame, of 35% or less of the length of the street-facing façade.
- q. The following design element counts as 2 elements. Dwelling must be built to meet universal access as follows:
  - (1) Dwelling must have a bedroom on the ground floor.
  - (2) A ramp complying with R311.8 Oregon Residential Specialty Code (ORSC) must be provided to the main entrance of the dwelling.
  - (3) Doors must have a minimum clear width of 32 in.
  - (4) Horizontal and vertical grab bars must be provided in one bathroom on the main floor at the toilet, bath and shower. (See ANSI A117-1 Section 609 for size and location requirements.)

**Figure 19.505.1.C.4 Detailed Design Elements**



**Response: Design elements A, B, C, E, H, J, and K from the features above are proposed.**

**D.** Site Design Standards

The site design standards do not apply to single detached dwellings, only to plex developments.

1. Minimum separation between detached units is 6 ft.

**Response: All units are separated by a minimum of six feet.**

2. Pedestrian Circulation

The on-site pedestrian circulation system must include the following:



- a. Continuous connections between the primary buildings, streets abutting the site, ground level entrances, common buildings, common open space, and vehicle and bicycle parking areas.

**Response: A pedestrian pathway is proposed connecting the buildings with the street.**

- b. At least one pedestrian connection to an abutting street frontage for each 200 linear ft of street frontage.

**Response: One pedestrian connection is provided.**

- c. Pedestrian walkways must be separated from vehicle parking and maneuvering areas by physical barriers such as planter strips, raised curbs, or bollards.

**Response: The provided pedestrian walkway is not proposed alongside a vehicle parking or maneuvering area.**

- d. Walkways must be constructed with a hard surface material and must be no less than 3 ft wide. If adjacent to a parking area where vehicles will overhang the walkway, a 7-ft-wide walkway must be provided. The walkways must be separated from parking areas and internal driveways using curbing, landscaping, or distinctive paving materials.

**Response: The proposed walkway is 4 feet wide and is not adjacent to a parking area.**

### 3. Privacy and Screening

- a. Mechanical and communication equipment and outdoor garbage and recycling areas must be screened so they are not visible from streets and common open spaces.

**Response: No garbage or recycling areas are proposed. Any mechanical or communication equipment installed shall be screened from streets at the time of installation.**

- b. Utilities such as transformers, heating and cooling, electric meters, and other utility equipment must not be located within 5 ft of a front entrance and must be screened with sight-obscuring materials.

**Response: Utilities shall be designed during engineering and shall be screened accordingly.**

- c. All fences on the interior of the development must be no more than 3 ft high. Fences along the perimeter of the development may be up to 6 ft high, except as restricted by Chapter 12.24 Clear Vision at Intersection. Chain-link fences are prohibited.

**Response: No fences are proposed as part of this application.**

### 4. Sustainability

In order to promote more sustainable development, plex developments must incorporate the following elements:

- a. Building orientation that does not preclude utilization of solar panels, or an ecoroof on at least 20% of the total roof surfaces.
- b. Windows that are operable by building occupants.
- c. Window orientation, natural shading, and/or sunshades to limit summer sun and to allow for winter sun penetration.

**Response: The roof pitches do not preclude utilization of solar panels. Operatable windows are provided and shading shall be provided.**

**5. Recycling Areas**

A recycling area or recycling areas within a plex development must meet the following standards:

- a.** The recycling collection area must provide containers to accept the following recyclable materials: glass, newspaper, corrugated cardboard, tin, and aluminum.
- b.** The recycling collection area must be located at least as close to the Dwelling units as the closest garbage collection/container area.
- c.** Recycling containers must be covered by either a roof or weatherproof lids.
- d.** The recycling collection area must have a collection capacity of at least 100 cu ft in size for every 10 dwelling units or portion thereof.
- e.** The recycling collection area must be accessible to collection service personnel between the hours of 6:00 a.m. and 6:00 p.m.
- f.** The recycling collection area and containers must be labeled, to indicate the type and location of materials accepted, and properly maintained to ensure continued use by tenants.
- g.** Fire Department approval will be required for the recycling collection area.
- h.** Review and comment for the recycling collection area will be required from the appropriate franchise collection service.

**Response: The proposal is for a Middle Housing Land Division. Each unit will have individual trash and recycling collection through roll out carts.**