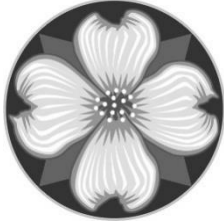


# SAMPLE



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

# Application Referral

**DATE SENT: June 15, 2021**

**COMMENTS DUE: June 29, 2021**

**PLANNING COMMISSION HEARING**

**TENTATIVE DATE: July 27, 2021**

**Site location:** 10306 SE Main St

**Review type:** Type III

**Applicant:** Pahlisch Commercial, Inc. (AKS Engineering & Forestry, applicant's representative)

**File #(s):** DR-2021-003 (master file), with ZA-2021-001, VR-2021-004, TFR-2021-002, NR-2021-003, and VR-2021-010

**Applicant phone:** (503) 563-6151

**Application type(s):** Downtown Design Review, Zoning Map Amendment, Variance Requests, Transportation Facilities Review, Natural Resources

**Note:** The required Design Review meeting with the DLC is scheduled for **July 8, 2021**.

**Application webpage:** <https://www.milwaukieoregon.gov/planning/dr-2021-003>

Visit the

Look up at: <https://milwaukie.maps.arcgis.com/home/index.html>

project web page for more information

## TO:

- ☒ CD Director
- ☒ Engineering Dev. Rev.
- ☒ Building Official
- ☒ PW Director
- ☒ City Manager
- ☒ CFD#1: Lt. Alex McGladrey and Mike Boumann
- ☒ NDA Chair\* & All LUC members: Historic Milwaukie
- ☒ NDA Program Manager
- ☒ Design and Landmarks Committee (DLC)
- ☒ Clackamas County Engineering Review
- ☒ Metro: Land Use Notifications
- ☒ ODOT: ODOT R1 Development Review
- ☒ TriMet: Transit Development Group
- ☒ Other: NW Natural
- ☒ Other: Environmental Services Coord. (J.Sonne)

Send comments to

## FROM:

Brett Kelter, Associate Planner, 503-786-7657  
kelverb@milwaukieoregon.gov  
Planning Department  
6101 SE Johnson Creek Blvd  
Milwaukie OR 97206  
PHONE: (503) 786-7630  
planning@milwaukieoregon.gov

Call with questions about the project or approval criteria

- ☒ On-Call NR Consultant (John Vlastelicia, ESA)
- ☐ North Willamette Watershed Dist., ODFW
- ☐ Anita Huffman, DSL Wetlands & Waterways
- ☐ Kathy Schutt, Oregon Parks & Rec (return receipt)
- ☒ North Clackamas School District
- ☐ Jessica Botteron, NCPRD
- ☐ Other: State Marine Board

\*All referrals are sent by email only due to continuing COVID-19 protocols.

## PROPOSAL:

Visit project web page (linked above) for more details

**ZONE:** DMU/R-5

Construct a six-story residential building (178 multifamily units), with a live/work component on the ground floor. Structured parking will be provided on the ground floor, with additional exterior off-street parking provided in front of and behind the building. The proposal includes an amendment to the zoning map to change the small R-5-zoned portion of the property (an existing off-street parking area in the northeast corner) to Downtown Mixed Use (DMU), to be consistent with the rest of the property's DMU zone designation.

The proposed development includes disturbance to a designated natural resource area on the site where an existing paved parking area is adjacent to an off-site pond. The subject property's flag-lot shape necessitates variances to several development standards (maximum building setback, frontage occupancy, provision of open space in the setback area, and off-street parking between the street and the building). The project is subject to downtown design review and requires a design review meeting with the City's Design and Landmarks Committee (DLC). The submittal materials include a project narrative, plan sheets and graphic drawings, preliminary drainage report, natural resource report, and transportation impact analysis.

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

- Milwaukie Municipal Code (MMC) Chapter 12.16 Access Management
- MMC Section 19.304 Downtown Zones (including Downtown Mixed Use DMU)
- MMC Section 19.402 Natural Resources
- MMC Subsection 19.505.3 Multifamily Design Standards (limited)
- MMC Subsection 19.505.6 Live/Work Units
- MMC Section 19.508 Downtown Site and Building Design Standards
- MMC Chapter 19.600 Off-Street Parking and Loading
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.902 Amendments to Maps and Ordinances
- MMC Section 19.907 Downtown Design Review
- MMC Section 19.911 Variances
- MMC Section 19.1006 Type III Review
- MMC Section 19.1011 Design Review Meetings

**These are all the regulations that apply to the project. They include all the approval criteria and standards that the project has to meet to get approved.**