



PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

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Application Referral

DATE SENT: February 24, 2016	PLANNING COMMISSION HEARING
COMMENTS DUE: March 9, 2016	TENTATIVE DATE: March 22, 2016
Site location: 10 tax lots at the northeast corner of 23rd Ave & Lake Rd and SE Willard St totaling 1.70 acres	Review type: Type III
Applicant: Stephen McMurtry, Northwest Housing Alternatives	File #(s): CSU-2015-008, CU-2015-002, TFR-2015-001
Applicant phone: 503-227-3661	Application type(s): Community Service Use, Conditional Use, Transportation Facilities Review

TO:

- CD Director (cover sheet only)
- Engineering Dept.
Chrissy Dawson, Engineering Technician II
- Building Official Police Chief
- Planning Director City Attorney
- City Manager PW Operations
- CFD#1: Mike Boumann and Matt Amos
- NDA Chair & LUC: Historic Milwaukie, Lake Road
- NDA program manager (cover sheet only)
Jason Wachs
- Clackamas County: Kenneth Kent
- Metro: Paulette Copperstone
- ODOT: Marah Danielson
- TriMet: Heather Boll
- Other:

FROM:

Keith Liden, Planning Consultant, 503-786-7654
lidenk@milwaukieoregon.gov

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PROPOSAL:

ZONE: R-2

Community Service Use approval to permit a shelter designed to provide temporary housing for up to 8 families in the R-2 zone. Conditional Use approval to permit a 12,500 square-foot office in the R-2 zone. Transportation Facilities Review to evaluate the potential impacts of the proposed community service use and conditional use.

Please comment on the following applicable code sections (if no comment, please respond in kind to lidenk@milwaukieoregon.gov):

- MMC 19.1006 Type III Review
- MMC 19.904.4 Community Service Uses
- MMC 19.905.4 Conditional Uses
- MMC 19.302 Medium and High Density Residential Zones - Requirements pertaining to the R-2 Zone
- MMC 19.500 Supplementary Development Regulations
- MMC 19.600 Off-Street Parking and Loading
- MMC 19.700 Public Facility Improvements