

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

(Land Use File #CPA-2015-001/ZA-2015-001)



MILWAUKIE
Dogwood City of the West

WHY THE CITY IS SENDING THIS NOTICE

State law requires cities to inform property owners about proposed land use regulation changes that may affect what development projects or uses can be constructed or allowed on their property. The proposed changes affect properties within the CG and ROC zones of central Milwaukie zones (*shown on map at right*). This notice is being sent to owners of property in the central Milwaukie project area, and to tenants in central Milwaukie buildings. The City of Milwaukie has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.

HOW THE PROPOSED REGULATIONS MIGHT AFFECT YOUR PROPERTY

The land use regulations will revise the standards for development and design in central Milwaukie, as well as land use review procedures for new development or additions. If you are considering development or redevelopment of a property in central Milwaukie, the proposed regulations may affect the standards the project is subject to and the process it would have to go through to gain approval.

WHY THE CITY IS PROPOSING NEW REGULATIONS

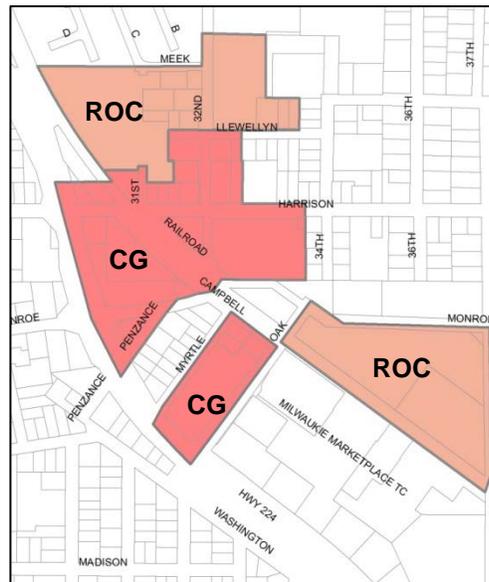
Central Milwaukie is a key commercial area in the City. At the nexus of key transportation routes and adjacent to several of Milwaukie's established neighborhoods, new development in Central Milwaukie needs to utilize this central location effectively and contribute to broader community goals. As a result, the City is proposing to change its land use regulations, which are located in Title 19 of the Milwaukie Municipal Code, to revise the City's central Milwaukie use, development, and design standards and land use review procedures to remove barriers to realizing the community's vision for the area.

THE PUBLIC PROCESS TO DATE

City Council directed the City's Planning Department to begin this project in early 2013. These proposed regulations are the result of a 16-month long project to update the City's regulations and land use review procedures in central Milwaukie. To date, City staff has conducted interviews with community members; held two public events; and provided 2 staff updates to the Planning Commission. In September 2013, staff convened an 18-member project advisory committee (PAC) to guide the project policy. A full description of public outreach activities to date is located at www.milwaukieoregon.gov/planning/community-involvement-and-outreach-0. Although a great deal of work has been done, the project is ongoing and there are still opportunities for participation and comment.

HOW TO LEARN MORE ABOUT THE PROPOSED REGULATIONS

- Project information is available at <http://www.milwaukieoregon.gov/planning/central-milwaukie-land-use-and-transportation-plan>.
- The proposed regulations, all supporting documents, and all applicable City ordinances are available for inspection at the Johnson Creek Facility (6101 SE Johnson Creek Blvd), or online at <http://www.milwaukieoregon.gov/planning/central-milwaukie-land-use-and-transportation-plan>. Copies of the materials are available for purchase at a reasonable cost.



WHO TO CONTACT WITH QUESTIONS

Vera Kolias, Associate Planner
Planning Department
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Email: koliasv@milwaukieoregon.gov / Phone: 503-786-7653

SUMMARY OF PROPOSED CHANGES

- The CG and ROC zones in central Milwaukie would be combined into one General Mixed Use (GMU) zone
- The regulations apply to new construction and street-facing additions in the GMU zone.
- Expand the range of uses permitted throughout the area, including mixed-use development.
 - Allow residential development throughout central Milwaukie
 - Apply a Flex Space Overlay to a portion of the Murphy site to allow for additional employment uses, such as light industrial.
- Proposed revisions to development standards include:
 - Prohibit off-street parking in front of buildings
 - Maximum setbacks
- Proposed revisions to design standards include:
 - New pedestrian-friendly design features for new buildings
 - New requirements for ground floor windows and doors
 - New commercial street edge standards to development adjacent to 32nd Ave and a portion of Harrison St.
 - New residential street edge standards to development adjacent to a portion of Monroe St and a portion of 37th Ave.
- Proposed revisions to land use review procedures include:
 - Rezone the Murphy and McFarland "opportunity sites" to a new General Mixed Use zone rather than the current Residential-Office-Commercial R-O-C with a Mixed-Use Overlay MU.

HOW TO COMMENT ON THE PROPOSED REGULATIONS

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File #CPA-2015-001/ZA-2015-001) at the date, time, and location listed below:

Date: Tuesday, April 28, 2015
Time: 6:30 p.m.
Location: Milwaukie City Hall – 10722 SE Main Street – Council Chambers, 2nd floor

The materials provided to the Planning Commission for the hearing will be available at 8:00 a.m. on Wednesday, **April 21, 2015**, at the Planning Department (6101 SE Johnson Creek Blvd), Ledding Library (local information shelf), City Hall (10722 SE Main St), and online at <http://www.milwaukieoregon.gov/planning/planning-commission-125>. If the Planning Commission recommends approval, the proposed regulations will be considered for adoption by the Milwaukie City Council at a future public hearing. If necessary, an additional Planning Commission hearing is tentatively scheduled for **May 12, 2015**.

The Planning Commission is interested in hearing your comments on this proposal. You are invited to attend the hearings and/or submit written comments to the Planning Department at koliasv@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.