

**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 #ZA-2015-002)



**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 "neighborhood main street" commercial districts of 32<sup>nd</sup> and 42<sup>nd</sup> Avenues (*shown on attached map*). This notice is being sent to owners of property in the affected areas, and to tenants in affected 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 uses, development, and design for new development or street-facing additions. If you are considering development or redevelopment of a property in these areas, 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**

The 2012 *Neighborhood Main Streets* projects established a framework for future zoning code amendments to encourage pedestrian-friendly neighborhood commercial districts that serve the needs of the surrounding area. 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 use, development, and design standards to allow a broad variety of neighborhood-serving uses in these areas and ensure new development is pedestrian-friendly.

**THE PUBLIC PROCESS TO DATE**

These amendments are Phase 3 of the *Moving Forward Milwaukie: Enhancing Our Commercial Districts* project. City Council directed the City's Planning Department to begin this project in early 2013. These proposed regulations are the result of a 6-month long project to update the City's "neighborhood main street" regulations and land use review procedures. A full description of public outreach activities to date is located at [www.milwaukieoregon.gov/planning/community-involvement-and-outreach-0](http://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/moving-forward-milwaukie-phase-3-neighborhood-main-streets>.
- 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/sites/default/files/fileattachments/mfm\\_nms\\_briefing\\_1\\_att\\_1\\_code.pdf](http://www.milwaukieoregon.gov/sites/default/files/fileattachments/mfm_nms_briefing_1_att_1_code.pdf). Copies of the materials are available at a reasonable cost.

**WHO TO CONTACT WITH QUESTIONS**

Li Alligood, Senior Planner  
Planning Department  
6101 SE Johnson Creek Blvd, Milwaukie, OR 97206  
Email: [alligoodl@milwaukieoregon.gov](mailto:alligoodl@milwaukieoregon.gov) / Phone: 503-786-7627

## SUMMARY OF PROPOSED CHANGES

- The regulations apply to nonresidential and mixed-use new construction and street-facing additions in the "neighborhood main street" commercial areas.
- A new Neighborhood Mixed Use (NMU) zone will be applied to the study areas show on the attached map.
- Proposed revisions to standards governing land use include:
  - Expand allowed uses along 32nd Ave and revise allowed uses along 42nd Ave to restrict drive-thrus
  - Non-residential uses are limited to 10,000 sq ft per use; larger uses permitted through Type III Conditional Use review
  - Several new uses permitted: mixed-use; live/work units; day care up to 5,000 sq ft; commercial lodging; limited manufacturing and production associated with retail or eating establishment
  - Several uses permitted conditionally: single-family residential; multifamily residential; rowhouses; boarding, lodging, or rooming house; drinking establishments; vehicle repair and service
  - Vehicle sales and rentals are prohibited
- Proposed revisions to development standards include:
  - Minimum lot size reduced from 5,000 sq ft to 1,500 sq ft
  - Minimum street frontage reduced from 35 ft to 25 ft
  - Establishing a minimum floor area ratio (FAR) of 0.5:1 (50%) to ensure efficient use of land
  - Establish maximum setback of 10 ft to ensure pedestrian-friendly development
  - Establish a requirement that the primary entrance face the street instead of a parking lot
  - Prohibit surface parking lots between buildings and the street
  - Establish minimum residential density of 11.6-14.5 dwelling units per acre for standalone residential development
- Proposed revisions to design standards include:
  - Establish design standards for street-facing facades, including: corners; weather protection; exterior building materials; ground floor transparency; roof design; screening rooftop equipment and ground-level equipment
- Proposed revisions to land use review procedures include:
  - Providing a streamlined review process for nonconforming situations proposing to come closer into conformance with standards.

### HOW TO COMMENT ON THE PROPOSED REGULATIONS

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File #ZA-2015-002) at the date, time, and location listed below:

**Date:** Tuesday, October 13, 2015

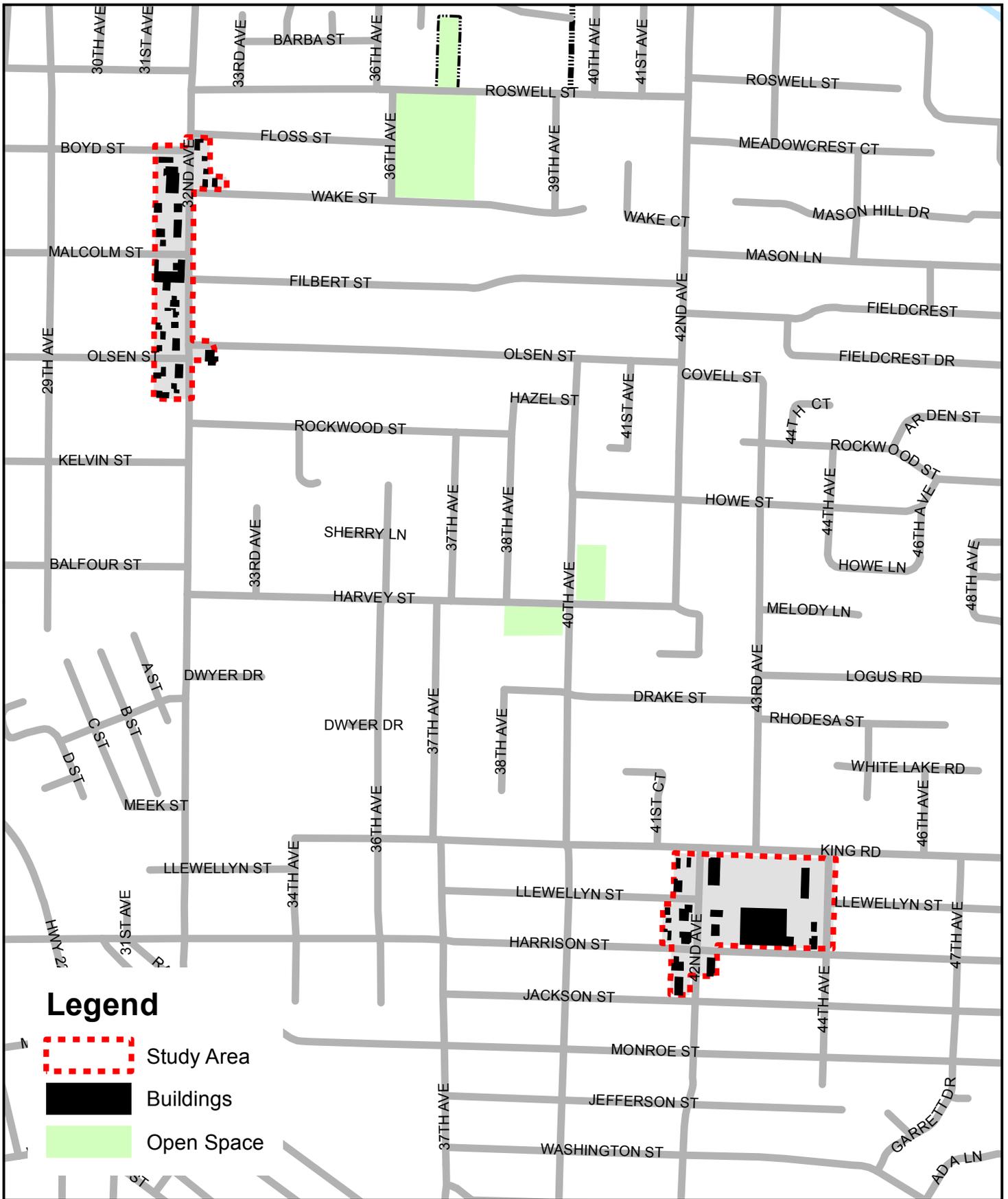
**Time:** 6:30 p.m.

**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, **October 6, 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-135>. If the Planning Commission recommends approval, the proposed regulations will be considered for adoption by the Milwaukie City Council at a future public hearing.

**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 [alligoodl@milwaukieoregon.gov](mailto:alligoodl@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.*



## Moving Forward Milwaukie Neighborhood Main Street Project Area



The information depicted on this map is for general reference only. The City of Milwaukie does not accept any responsibility for errors, omissions or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product.