



PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

PHONE: 503-786-7630
FAX: 503-774-8236
E-MAIL: planning@milwaukieoregon.gov

Application for Land Use Action

Master File #: ^{CS4} ~~20098~~ - 2016 - 008

Review type*: ☒ I ☐ II ☐ III ☐ IV ☐ V

CHOOSE APPLICATION TYPE(S):

Modification to Existing Approval

...

...

...

...

RECEIVED

OCT 18 2016

CITY OF MILWAUKIE
PLANNING DEPARTMENT

Use separate application forms for:

- Annexation and/or Boundary Change
- Compensation for Reduction in Property Value (Measure 37)
- Daily Display Sign
- Appeal

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): Prestige Care, Inc

Mailing address: 7700 NE Parkway Drive, Suite 300

Zip: 98662

Phone(s): 360-921-3694

E-mail: awojcik@prestigecare.com

APPLICANT'S REPRESENTATIVE (if different than above): April Wojcik

Mailing address: 7700 NE Parkway Drive, Suite 300

Zip: 98662

Phone(s): 360-921-3694

E-mail: awojcik@prestigecare.com

SITE INFORMATION:

Address: 12045 SE Stanley Ave

Map & Tax Lot(s):

Comprehensive Plan Designation: ...

Zoning: R-7

Size of property:

...

PROPOSAL (describe briefly):

This project is requesting minor modifications to the existing driveway and lawn area to provide a new accessible pick-up/drop-off area and sidewalk to the main entry

SIGNATURE:

April Wojcik

ATTEST: I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) 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.

Submitted by:

April Wojcik

Date: 10/12/16

IMPORTANT INFORMATION ON REVERSE SIDE

RESET

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

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.

REVIEW TYPES:

This application will be processed per the assigned review type, as described in the following sections of the Milwaukee 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	FEE AMOUNT*	PERCENT DISCOUNT	DISCOUNT TYPE	DEPOSIT AMOUNT	DATE STAMP
Master file	CSM-2016-008	\$ 50			\$ 50	RECEIVED OCT 18 2016 CITY OF MILWAUKIE PLANNING DEPARTMENT
Concurrent application files		\$			\$	
		\$			\$	
		\$			\$	
		\$			\$	
SUBTOTALS		\$			\$	
TOTAL AMOUNT RECEIVED: \$		50.00	RECEIPT #:		RCD BY:	
Associated application file #s (appeals, modifications, previous approvals, etc.):						
Neighborhood District Association(s): Linwood						
Notes:						

*After discount (if any)



APPLICANT'S STATEMENT AND FINDINGS OF FACT FOR TYPE I LAND USE REVIEW CITY OF MILWAUKIE, OREGON

APPLICATION DATE: October 15, 2016

APPLICANT: Myhre Group Architects, Inc.
Attn: Jeff Reynoldson, Associate
620 SW 5th Avenue, Suite 500
Portland, Oregon 97204

PROPERTY OWNER: Prestige Care
Attn: April Wojcik, Director of Project Development
7700 NE Parkway Drive, Suite 300
Vancouver, Washington 98662

LOCATION: 12045 SE Stanley Avenue
Milwaukie, Oregon 97222

REQUEST: Type I Land Use Review – Minor modification to an approved community service

I. Project Information

A. Site Information

1. Location and Description

The existing nursing facility is located at 12045 SE Stanley Avenue in Milwaukie, Oregon and was built in two phases. The original building to the North was likely built in the mid to late 1960's and the Southern addition with a basement level was built around 1988. The project was completed prior to existing accessibility codes and therefore does not provide an adequately accessible pick-up/drop-off area for residents. Therefore this project is requesting minor modifications to the existing driveway and lawn area to provide a new accessible pick-up/drop-off area and sidewalk to the main entry. This proposed new drop-off area will be located along the Northern edge of the existing driveway and will allow for vehicle staging off of the main driveway to allow continued traffic flow. It will consist of a widening the existing asphalt area at the pick-up/drop-off and a new concrete sidewalk landing area that will lead to the main entry. The new vehicle drop-off area will have a maximum 2% slope and the new walk will be at a maximum 5% slope with a maximum 2% cross slope.

2. Zoning

The subject site is located in the City of Milwaukie in the R-7 zone and the Institutional use as a Nursing Home is a conforming use in the zone. Minor modifications are allowed Per Section 19.904.3 Review Process - Except as provided in Subsections 19.904.5.C for minor modifications and 19.904.11 for wireless communication facilities, community service uses shall be evaluated through a Type III review per Section 19.1006.

II. APPROVAL CRITERIA

A. The following relevant approval criteria with responses from the Milwaukie Municipal Code Section 19.904.5.C. The Planning Director may approve minor modifications to an approved community service per Section 19.1004 Type I Review, provided that such modification meet the following criteria:

1. Does not increase the intensity of any use;

Response: The new proposed pick-up/drop-off area does not increase bed/unit count or building area and is only intended to provide a functional, safe and accessible area for residents to stage for pick-up/drop-off.

2. Meets all requirements of the underlying zone relating to building size and location and off-street parking and the standards of Title 19;

Response: This project does not anticipate any impacts to the existing approved building size, location nor off-street parking.

3. Does not result in deterioration or loss of any protected natural feature or open space, and does not negatively affect nearby properties;

Response: This project is proposed at an existing lawn area near the existing building. This area is not a protected natural feature or open space. The pick-up/drop-off and sidewalk will substantially be located in similar use areas on site and be integrated with existing landscape with minimal impact.

4. Does not alter or contravene any conditions specifically placed on the development by the Planning Commission or City Council; and

Response: No changes are anticipated due to this project to any previous conditions specifically placed on the development by the Planning Commission or City Council.

5. Does not cause any public facility, including transportation, water, sewer and storm drainage, to fail to meet any applicable standards relating to adequacy of the public facility.

Response: The propose project does increase the existing on-site impervious area and will be addressed with a new on-site private storm system. No public facilities are being utilized to accommodate this project.

B. Conclusion

This request meets the relevant approval criteria and request the proposal minor modification be approved by The City of Milwaukie Planning Director.

III. Attachments

1. Civil drawings - C0.0, C0.1, C1.0, C2.0, C2.1, C3.0 and C4.0 (7 sheets) dated 10/14/2016

End of Document

Prestige Milwaukie

STORMWATER SUMMARY

12045 SE Stanley Ave.
Milwaukie, Oregon

October 14th, 2016

The information contained in this report was prepared by
and under direct supervision of the undersigned:

Craig Harris, PE
AAI Engineering
4875 S.W. Griffith Drive
Suite 300
Beaverton, Oregon 97005
PH 503.620.3030 FX 503.620.5539
craigh@aaieng.com
AAI Project Number: A16127.11

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Appendices

Appendix 1

Existing Conditions

Appendix 2

Site Plans

Prestige Milwaukie

I. Project Summary

This summary has been prepared to demonstrate that the proposed Prestige Milwaukie project is exempt from meeting stormwater requirements. The summary will discuss the proposed project and improvements along with why this project is exempt from stormwater management.

The project site is located in Milwaukie, Oregon at 12045 SE Stanley Avenue. The existing site consists of the Milwaukie Convalescent Center, which is a residential care facility. The location of the proposed improvements currently consists of a driveway and aisle with stairs and lawn that approach the building entrance. Existing stormwater travels from north to the south and along the driveway aisle to an existing onsite catch basin.

See Appendix 1 – Existing Conditions for additional information on the existing site layout and improvements.

The primary purpose of this project is to improve the site to provide a safe and ADA accessible route to the front entrance. There is about 1,197-SF of new impervious that consists of an asphalt concrete loading zone and concrete sidewalk path to the front entrance of the facility. The proposed runoff will mimic that of the existing conditions and continue to the existing onsite catch basin. The City of Milwaukie follows the City of Portland 2016 Stormwater Management Manual. Per section 1.2.4 of the 2016 Stormwater Management Manual, it states the following as an exemption:

“Standalone projects that consist solely of safety improvements or to meet Americans with Disability Act standards for stairs, ramps, curbs, corners, or medians that install accessibility and pedestrian safety features.”

See Appendix 2 – Site Plans – for additional improvements information and layout

Considering the project scope, the proposed improvements for this facility are to upgrade the existing facility to meet ADA compliance and should not have to meet stormwater management requirements.

II. Engineering Conclusion

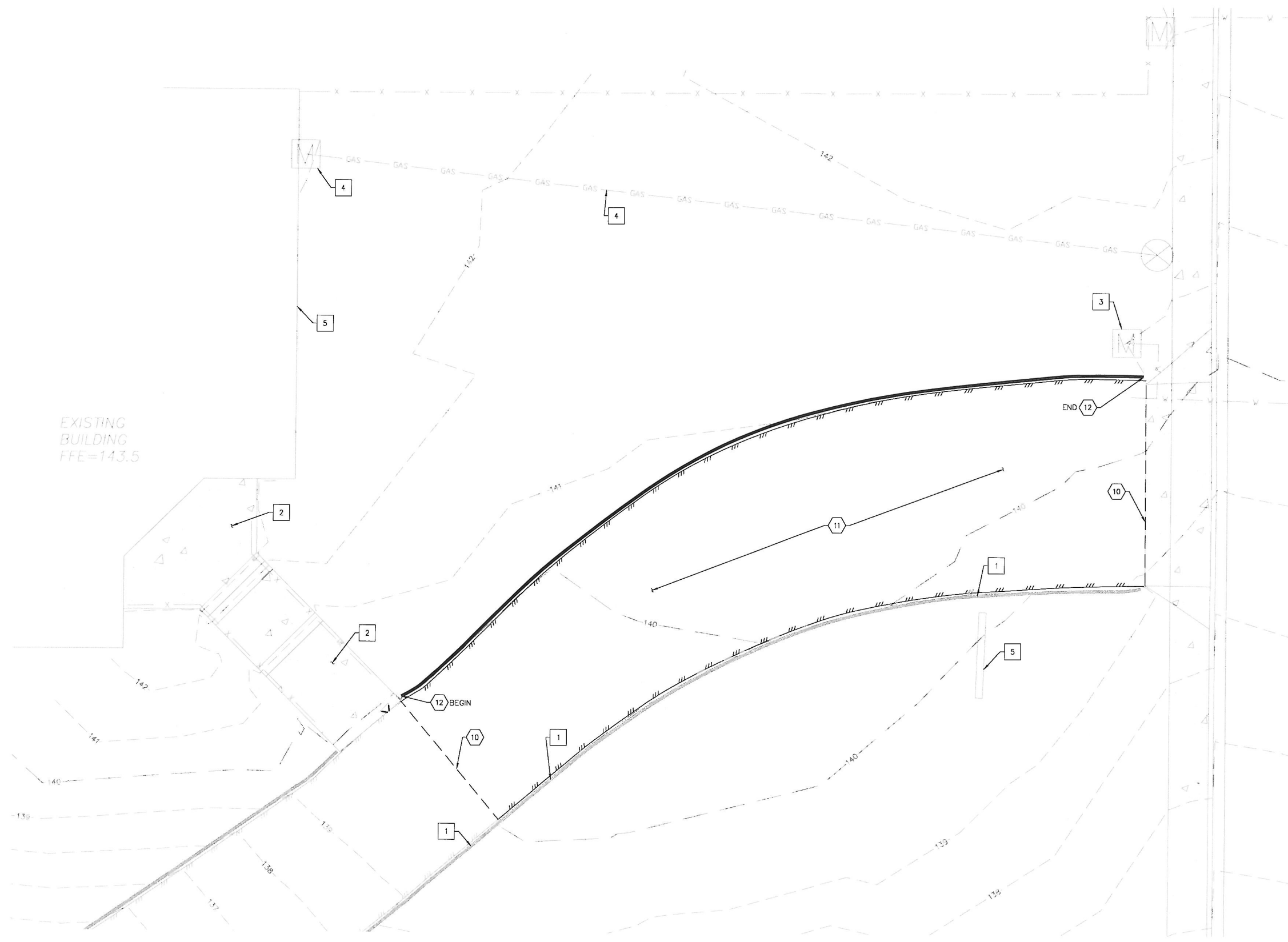
Based on the requirements of the City of Milwaukie, which follows the City of Portland 2016 Stormwater Management Manual, the proposed ADA and safety site improvements are exempt from meeting onsite stormwater management requirements.

Appendix 1

Existing Conditions

Appendix 2

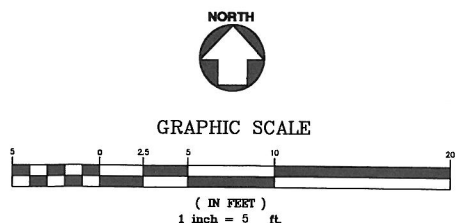
Site Plans



- SHEET NOTES**
1. CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
 2. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
 3. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
 4. THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
 5. PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
 6. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
 7. SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
 8. CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.
 9. PROTECT ALL EXISTING UTILITY STRUCTURES AND UNDERGROUND MAINS TO REMAIN.
 10. PROTECT ALL EXISTING VEGETATION TO REMAIN.
- X PROTECTION NOTES**
1. PROTECT CURB
 2. PROTECT SIDEWALK/STAIRS
 3. PROTECT WATER METER
 4. PROTECT UNDERGROUND GAS LINE/METER
 5. PROTECT STRUCTURES
- X DEMOLITION NOTES**
10. SAWCUT LINE
 11. REMOVE ASPHALT SURFACE AND PROTECT ROCK SUBGRADE.
 12. REMOVE CURB

TOPOGRAPHIC SURVEY
12045 SE STANLEY AVE
MILWAUKIE, OREGON
AUGUST 25, 2016

Ford Engineering, Inc.
Civil Engineering & Land Surveying
12205 Ioka Way NW Phone (360) 588-2124
Silverdale, Washington 98383 Fax (503) 296-2374



AAI Engineering, Inc.
ENGINEERING
4825 SW 10th Ave, Suite 100
Milwaukie, OR 97132
503.205.2025 Fax 503.203.2029 Web www.aaieng.com

PRESTIGE - MILWAUKIE

MILWAUKIE, OR

EXISTING
CONDITIONS &
DEMOLITION PLAN

DATE: 10/14/16
DRAWN: PSP
CHECKED: DGF
FILE:
REVISIONS:

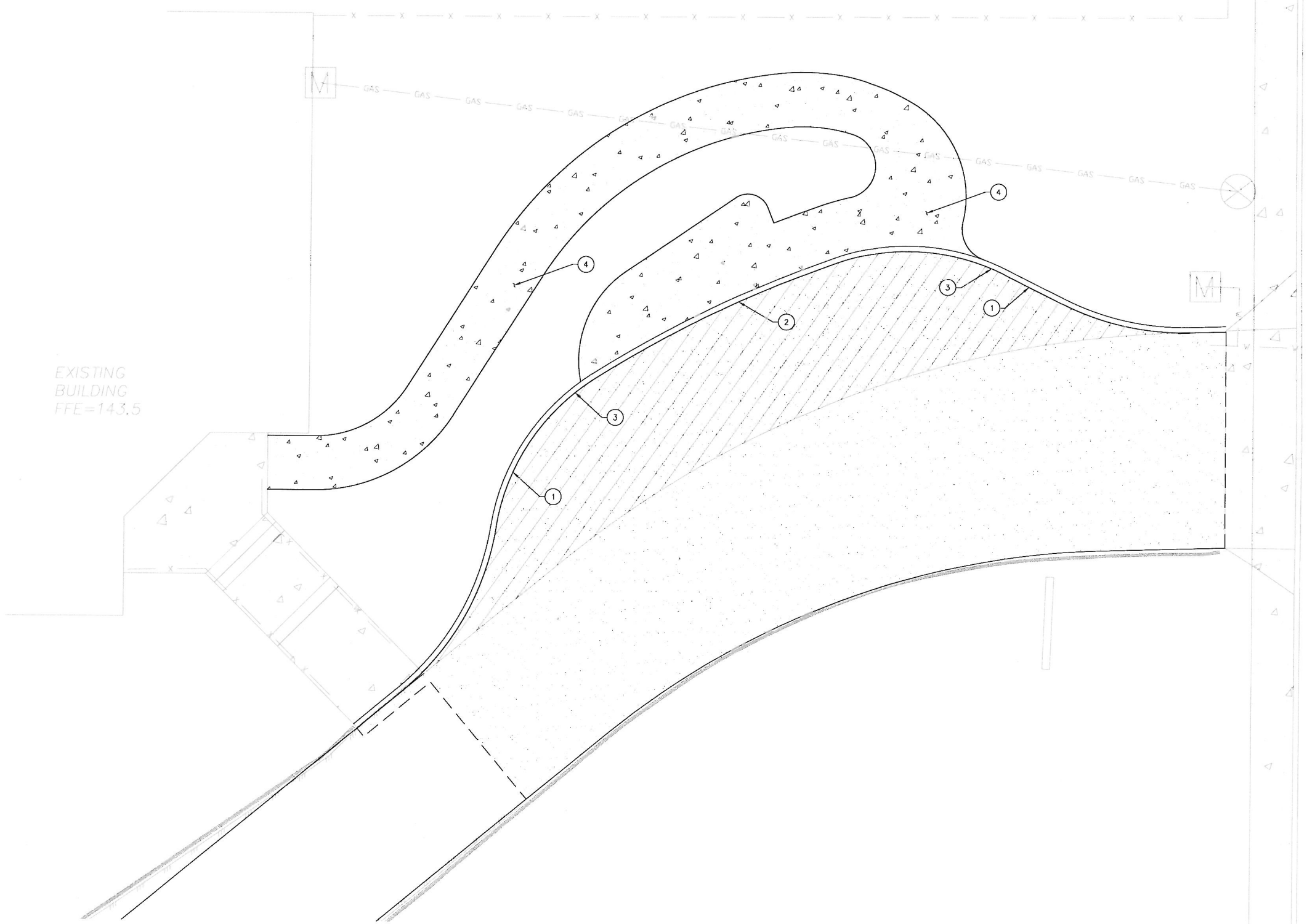
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ENGINEERING INC.

SHEET

C0.1

JOB NUMBER:
A16158.11



SHEET NOTES

1. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
2. ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0001 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. NOTES: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-323-1987.
3. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
5. SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL SITE LAYOUT INFORMATION.

(X) SITE NOTES

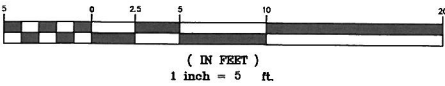
1. CONSTRUCT CURB PER DETAIL 1/C4.0.
2. CONSTRUCT FLUSH CURB PER DETAIL 2/C4.0.
3. CONSTRUCT CONCRETE CURB ENDING 5/C4.0.
4. CONSTRUCT SIDEWALK PER DETAIL 3/C4.0.

SHEET LEGEND

- SAWCUT LINE
- [Pattern] STANDARD ASPHALT PAVEMENT, PER DETAIL 4/C4.0
- [Pattern] STANDARD CONCRETE SURFACE
- [Pattern] LOADING ZONE, SEE ARCHITECT PLANS FOR MORE DETAIL



GRAPHIC SCALE



PRESTIGE - MILWAUKIE

MILWAUKIE, OR

SITE PLAN

DATE: 10/14/16
DRAWN: PSP
CHECKED: DGF
FILE:

REVISIONS:

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SHEET

C1.0

JOB NUMBER:
A16158.11

