



PLANNING DEPARTMENT
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206

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

Application Referral

DATE SENT: April 13, 2017	PLANNING COMMISSION HEARING
COMMENTS DUE: April 27, 2017	TENTATIVE DATE: May 23, 2017
Site location: 13333 SE Rusk Rd	Review types: Type III and Type IV
Applicant: Brownstone Development, Inc.	File #s: PD-2017-001 (master file), ZA-2017-001, S-2017-001, NR-2017-001, TFR-2017-001, VR-2017-003, CSU-2017-001
Applicant phone: (503) 358-4460	Application type(s): Planned Development, Zoning Map Amendment, Subdivision (preliminary plat), Natural Resource Review, Transportation Facilities Review, Variance, Community Service Use (minor modification)

TO:

- CD Director (cover sheet only)
- Engineering Dept.: Alex Roller, Engineering Tech II
- Building Official Police Chief
- Planning Director City Attorney
- City Manager (cover sheet only) PW Operations
- CFD#1: Mike Boumann and Matt Amos
- NDA Chair & LUC: Lake Road
- NDA program manager (cover sheet only) Jason Wachs
- Clackamas County: Robert Hixson (w/ full TIS report)
- Metro: Paulette Copperstone
- ODOT: Marah Danielson (w/ full TIS report)
- TriMet: Grant O'Connell

FROM:

- Brett Kelper, Associate Planner, 503-786-7657
kelperb@milwaukieoregon.gov
 Planning Department
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 PHONE: (503) 786-7630
 FAX: (503) 774-8236
- Erosion Control Specialist: Rob Livingston (COM)
 - NCPRD: Tonia Williamson
 - ESA: Sarah Hartung (on-call NR consultant)
 - Oak Grove Community Council (Clackamas County CPO)

PROPOSAL:

92-unit Planned Development subdivision, with impacts to designated natural resource areas

ZONES: R-10, R-3

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

- Milwaukie Municipal Code (MMC) Title 17 Land Division
- MMC Section 19.311 Planned Development Zone (PD)
- MMC Section 19.301 Low Density Residential Zones (including R-10)
- MMC Section 19.301 Medium and High Density Residential Zones (including R-3)
- MMC Section 19.402 Natural Resources
- MMC Subsection 19.505.5 Building Design Standards for Rowhouses
- 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 Subsection 19.904 Community Service Uses
- MMC Section 19.911 Variances
- MMC Chapter 19.1200 Solar Access Protection
- MMC Section 19.1006 Type III Review and MMC Section 19.1007 Type IV Review