



PLANNING DEPARTMENT  
6101 SE Johnson Creek Blvd  
Milwaukie OR 97206

PHONE: 503-786-7630  
FAX: 503-774-8236  
E-MAIL: [planning@milwaukieoregon.gov](mailto:planning@milwaukieoregon.gov)

# Application for Land Use Action

Master File #: DEV-2017-0046

Review type\*:  I  II  III  IV  V

CHECK ALL APPLICATION TYPES THAT APPLY:

<input type="checkbox"/> Amendment to Maps and/or Ordinances: <input type="checkbox"/> Comprehensive Plan Text Amendment <input type="checkbox"/> Comprehensive Plan Map Amendment <input type="checkbox"/> Zoning Text Amendment <input type="checkbox"/> Zoning Map Amendment <input type="checkbox"/> Code Interpretation <input type="checkbox"/> Community Service Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Development Review <input type="checkbox"/> Director Determination <input type="checkbox"/> Downtown Design Review <input type="checkbox"/> Extension to Expiring Approval <input type="checkbox"/> Historic Resource: <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/> Status Designation <input type="checkbox"/> Status Deletion	<input type="checkbox"/> Land Division: <input type="checkbox"/> Final Plat <input type="checkbox"/> Lot Consolidation <input type="checkbox"/> Partition <input type="checkbox"/> Property Line Adjustment <input type="checkbox"/> Replat <input type="checkbox"/> Subdivision <input type="checkbox"/> Miscellaneous: <input type="checkbox"/> Barbed Wire Fencing <input type="checkbox"/> Modification to Existing Approval <input type="checkbox"/> Natural Resource Review <input type="checkbox"/> Nonconforming Use Alteration <input type="checkbox"/> Parking: <input type="checkbox"/> Quantity Determination <input type="checkbox"/> Quantity Modification <input type="checkbox"/> Shared Parking <input type="checkbox"/> Structured Parking <input type="checkbox"/> Planned Development <input type="checkbox"/> Preliminary Circulation Plan	<input type="checkbox"/> Residential Dwelling: <input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Duplex <input type="checkbox"/> Manufactured Dwelling Park <input type="checkbox"/> Temporary Dwelling Unit <input type="checkbox"/> Sign Review <input type="checkbox"/> Transportation Facilities Review <input checked="" type="checkbox"/> Variance: <input type="checkbox"/> Building Height Variance <input type="checkbox"/> Use Exception <input type="checkbox"/> Variance <input type="checkbox"/> Willamette Greenway Review <input checked="" type="checkbox"/> Other: <u>Multifamily Design</u> <b>Use separate application forms for:</b> <ul style="list-style-type: none"> <li>• Annexation and/or Boundary Change</li> <li>• Compensation for Reduction in Property Value (Measure 37)</li> <li>• Daily Display Sign</li> <li>• Appeal</li> </ul>
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← UR-2017-002

## RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): CASEY COLTON, STONE CREEK BUILDING

Mailing address: 10117 SE Sunnyside Rd. # F502, Clackamas, OR Zip: 97015

Phone(s): 503.680.0629 E-mail: casey@stonecreekbuilding.net

### APPLICANT'S REPRESENTATIVE (if different than above):

Mailing address: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone(s): \_\_\_\_\_ E-mail: \_\_\_\_\_

## SITE INFORMATION:

Address: NORTH of 10712 SE 29<sup>th</sup> Ave. Map & Tax Lot(s): 11E36BA-1101

Comprehensive Plan Designation: \_\_\_\_\_ Zoning: R-2 Size of property: 0.25 acres

PROPOSAL (describe briefly): 3-Plex in R-2 zone

SIGNATURE: [Handwritten Signature]

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: [Handwritten Signature] Date: 4/5/17

## IMPORTANT INFORMATION ON REVERSE SIDE

\*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	DEV-2017-006	\$ 1000	2500		\$ 750.00	<p>RECEIVED</p> <p>APR - 5 2017</p> <p>MILWAUKEE DEVELOPMENT</p>
Concurrent application files	VR-2017-002	\$ 2000	—	—	\$ 2000.00	
		\$			\$	
		\$			\$	
		\$			\$	
<b>SUBTOTALS</b>		\$ 2000.00			\$ 2750.00	
<b>TOTAL AMOUNT RECEIVED: \$</b>			<b>RECEIPT #:</b>		<b>RCD BY:</b>	

Associated application file #s (appeals, modifications, previous approvals, etc.):

Neighborhood District Association(s):

Notes:

\*After discount (if any)



APR - 5 2017

CITY OF MILWAUKIE  
COMMUNITY DEVELOPMENT

Date: 4/5/17  
To: City of Milwaukie, Planning Department  
From: Casey Colton, Stone Creek Building & Mark Stehn, property owner  
Subject: Land Use Application, Type II Review, Multifamily Design, New 3-Plex, North of 10712 S.E. 29<sup>th</sup> Avenue.

Following is our written response to the Building Design Standards for Multifamily development in the R2 Zone.

*R2 Zone: Multifamily Approval Criteria*

1. *Section 19.300 Base Zones* - The proposed 3 plex is allowed outright per zoning code (19.300.2). Building setback, building height, lot coverage, lot size, width, depth and landscaping are all in compliance with the R2 zoning code. See site plan.
2. *Section 19.400 Overlay Zone* - The development is not located in any of the applicable Overlay Zones: 19.401 Willamette Greenway Zone, 19.402 Natural Resources, 19.403 Historic Preservation Overlay Zone, 19.404 Flex Space Overlay Zone, 19.405 Aircraft Landing Facility Zone & 19.406 Tacoma Station Overlay Zone.
3. *Section 19.500 Supplementary Development Regulations* - All conditions met or addressed below under Building Design Standards
4. *19.600 Parking* - The development meets the required off-street minimum parking requirements. Section 19.605.1 (2b) indicates Dwelling units with more than 800 sq ft of floor area shall be required to provide 1.25 parking spaces. The development consists of 3 units or 3.75 parking spaces. This number shall be rounded down and condition is met. Section 19.609 Bicycle Parking shall be permitted inside the garages. No other bicycle parking spaces or racks is required. All other Parking standards are met or are non-applicable.

*Building Design Standards: R2 Multifamily*

1. *Private Open Space*: The proposed 3-plex will have backyard private open space, at least 96 sf. Each unit will be able to access the private open space from the interior of the units. The private open space shall be fenced off from the public open space. The development will provide private open space for each dwelling unit. Private open space will have direct access from the dwelling unit and will be visually and/or physically separate from common areas. The development will provide common open space and private opens space.



2. *Public Open Space:* The public open space shall be in the backyard behind the private open space. The public open space will be substantially greater than 750 sf. The open space will provide a sufficient environment for outdoor recreation and gathering.
3. *Pedestrian Circulation:* Because the proposed development is only a 3-plex a pedestrian walkway will not exist. The driveways will act as walkway's. The Site design should promote safe, direct, and usable pedestrian facilities and connections throughout the development. Ground-floor units will provide a clear transition from the public realm to the private dwellings.
4. *Vehicle and Bicycle Parking:* Each unit will have a garage to allow for vehicle and bicycle parking. There is also sufficient street parking on SE 29<sup>th</sup> Avenue. The vehicle parking is integrated into the site in a manner that does not detract from the design of the building, the street frontage, or the site. Bicycle parking is secured, sheltered, and conveniently located.
5. *Building Orientation and Entrances:* The building is located with the principal façade oriented to the street or a street. The building entrances are well-defined and protect people from the elements. Design Standards will be met.
6. *Building Façade Design:* Changes in wall planes, layering, horizontal datums, vertical datums, building materials, color, and/or fenestration have been incorporated to create simple and visually interesting buildings. Windows and doors are designed to create depth and shadows and to emphasize wall thickness and give expression to residential buildings. Windows will provide articulation to the façade and visibility into the street. Building façades are compatible with adjacent building façades. Garage doors are integrated into the design of the larger façade in terms of color, scale, materials, and building style. Each unit is setback from one another creating a visually appealing building. All Design Standards will be met or don't apply except the 25% window minimum on front façade. Large windows are incorporated in the design and facing the street. Window proportions/amounts are like adjacent single family residences. Additional windows in the front doors and garages could be provided, if necessary.
7. *Building Materials:* Buildings will be constructed with architectural materials that provide a sense of permanence and high quality. Street-facing façades will consist predominantly of a simple palette of long-lasting materials; stone, wood siding and wood shingles. A hierarchy of building materials will be incorporated. The materials are durable and reflect a sense of permanence and quality of development. Split-faced block and gypsum reinforced fiber concrete (for trim elements) will be used in limited quantities. Fencing is durable, maintainable, and attractive. The design standards will be met.
8. *Landscaping:* Landscaping will be used to provide a canopy for open spaces and courtyards, and to buffer the development from adjacent properties. Existing, healthy trees will be preserved whenever possible. Landscape strategies that conserve water will be included. Hardscapes will be shaded where possible, as a means of reducing energy costs (heat island effect) and improving stormwater management. New landscaping will be planted in the areas not being used as driveways in front of the units facing the street. The backyard open space consists of existing trees and natural hardscapes.
9. *Screening:* Mechanical equipment, garbage collection areas, and other site equipment and utilities will be screened so they are not visible from the street and public or private open spaces. Screening will be visually compatible with other architectural elements in the development. The design standards will be met or and some don't apply.
10. *Recycling Areas:* Individual unit's garbage and recycling shall be kept in their respective garages and moved to the street on service days.

Stone Creek Building & Development, Inc.  
[www.stonecreekbuilding.net](http://www.stonecreekbuilding.net)

10121 SE Sunnyside Rd., #F502, Clackamas, OR 97015 | CCB# 167738



11. *Sustainability:* The proposed multifamily development will optimize energy efficiency by designing for building orientation for passive heat gain, shading, day-lighting, and natural ventilation. Sustainable materials, particularly those with recycled content, will be used whenever possible. Sustainable architectural elements will be incorporated to increase occupant health and maximize a building's positive impact on the environment. The building will be placed on the site giving consideration to optimum solar orientation. Methods for providing summer shading for south-facing walls, and the implementation of photovoltaic systems on the south-facing area of the roof, will be considered. The proposed development will be built to Earth Advantage standards. Stone Creek Building is a certified Earth Advantage builder.
12. *Privacy Considerations:* This Multifamily development will consider the privacy of, and sight lines to, adjacent residential properties, and be oriented and/or screened to maximize the privacy of surrounding residences. The Design Standards will be met and some don't apply.
13. *Safety:* The development will be designed to maximize visual surveillance, create defensible spaces, and define access to and from the site. Lighting is provided that is adequate for safety and surveillance, while not imposing lighting impacts to nearby properties. The site is generally consistent with the principles of Crime Prevention Through Environmental Design; natural surveillance, natural access control and territorial reinforcement. 70% of the street frontage will be visible from the front door of each unit or ground floor window. All outdoor common open spaces will be visible from 50% of the unit that face it. The site will be illuminated per design standards.



Date: 4/5/17

To: City of Milwaukie, Planning Department

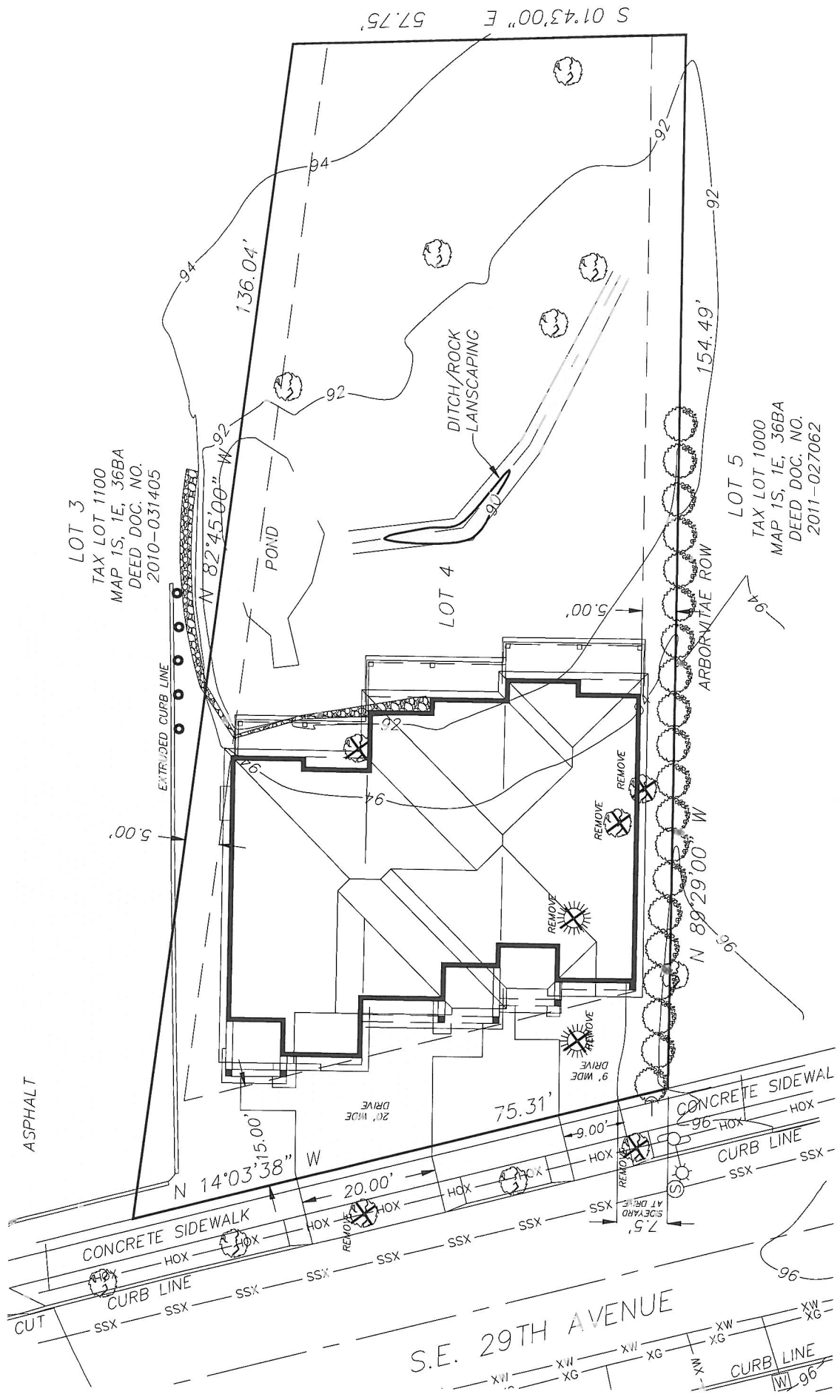
From: Casey Colton, Stone Creek Building & Mark Stehn, property owner

Subject: Land Use Application, Driveway Variance Request - New 3-Plex, North of 10712 S.E. 29<sup>th</sup> Avenue.

*Driveway Variance request for the proposed 3-plex:*

*City of Milwaukie Section 12.1.040.C.4.b for All Uses Other than Single-Family Residential: states "One accessway is allowed on local street and neighborhood routes. One additional accessway is allowed per frontage where the driveway approaches, including adjacent property accessways, can be spaced one hundred fifty (150) feet apart. The spacing is measured between the nearest edges of the driveway aprons."*

Applicant is requesting a variance allowing a second driveway inside of the 150' requirement. The proposed development is only one unit above the Single-Family requirement. The single car driveway is 9' wide and the shared driveway is 20' wide. There is 19.5' +/- between the two driveways. We believe that granting the variance will be consistent with the overall residential neighborhood of our tri-plex that has driveways closer than 150' apart. In addition if a rowhouse project was proposed on this lot and a portion of the adjacent parking lot multiple driveways would be allowed outright per the code. We understand that a single driveway with all parking in the rear would also be an option – we have looked at that and strongly feel that the large, landscaped area in the rear of these units is a benefit to the houses and the natural environment – the amount of additional pavement required and loss of landscaping does not justify reducing our driveways from 2 to 1. The two driveway option allows us to build direct, driveways with the minimal amount of natural area being lost to pavement.



LOT 3  
 TAX LOT 1100  
 MAP 15, 1E, 36BA  
 DEED DOC. NO.  
 2010-031405

LOT 5  
 TAX LOT 1000  
 MAP 15, 1E, 36BA  
 DEED DOC. NO.  
 2011-027062

ASPHALT

S.E. 29TH AVENUE

CONCRETE SIDEWALK  
 CURB LINE

CONCRETE SIDEWALK  
 CURB LINE

CURB LINE

POND

DITCH/ROCK  
 LANDSCAPING

ARBORVITAE ROW

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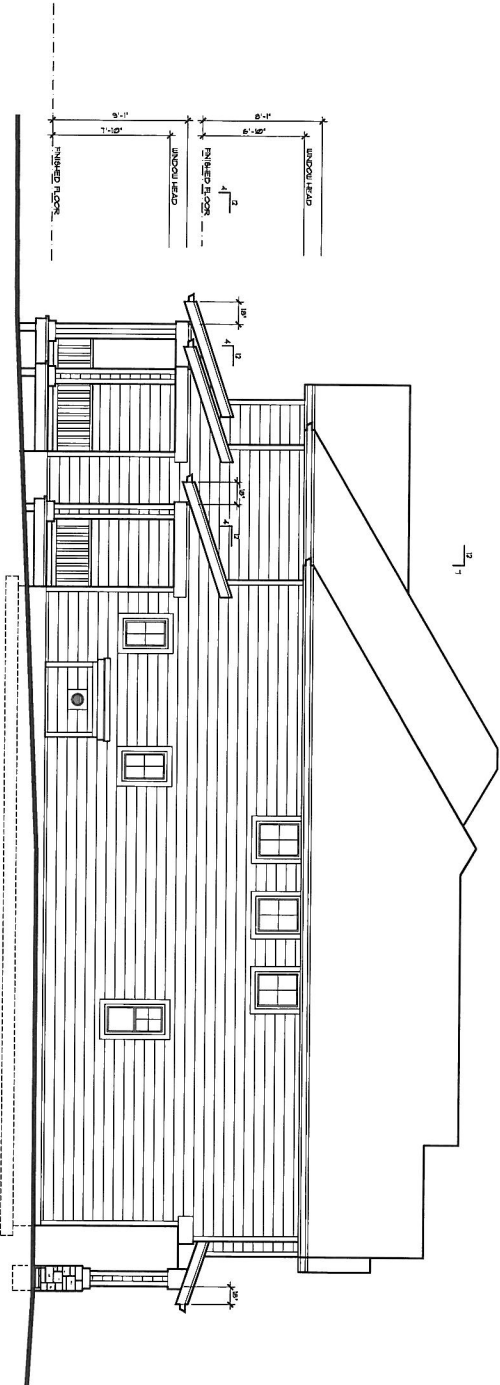
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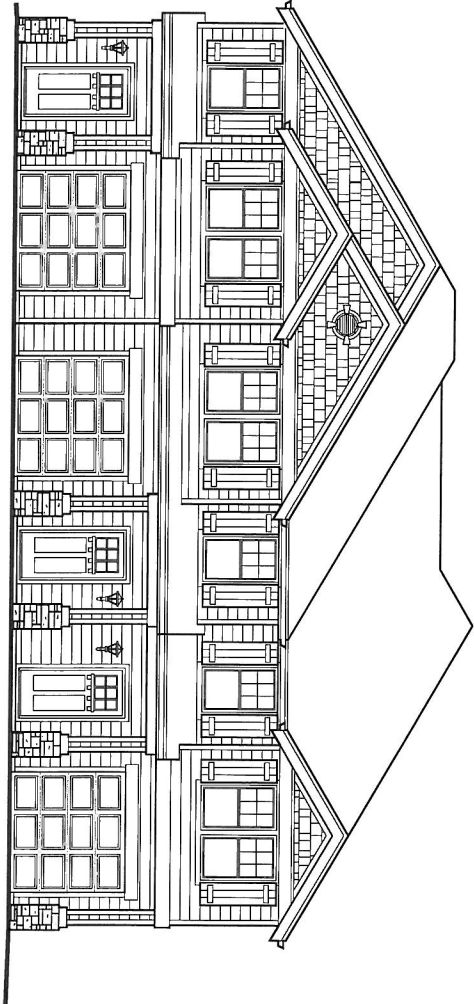
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LEFT ELEVATION  
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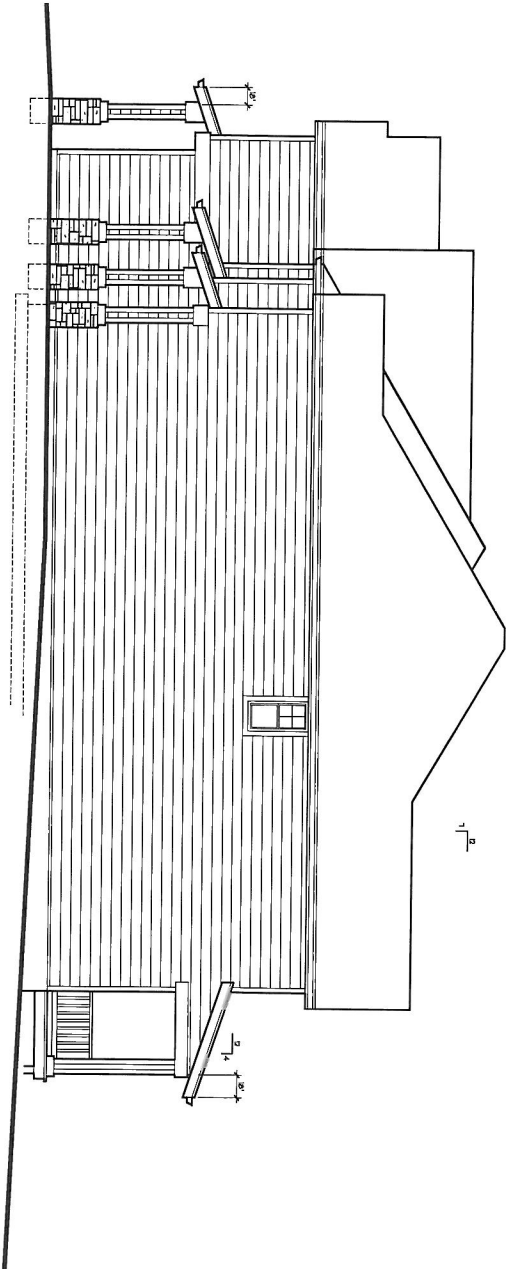


FRONT ELEVATION  
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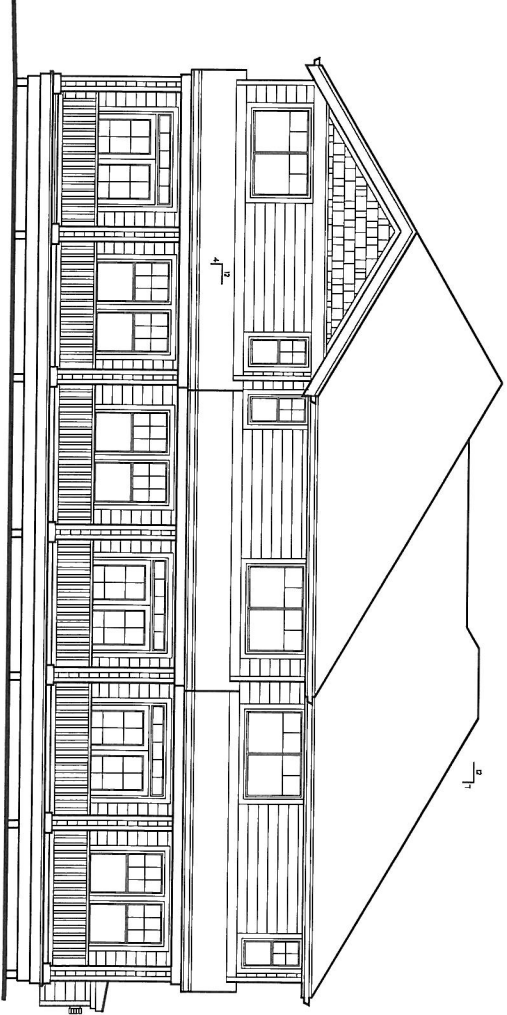
COPYRIGHT © 2017 WATSON DESIGN WORKS, INC.

16123 SHEET 1 2/28/18	EXTERIOR ELEVATIONS E.A. 1 - 1/2017 REV. DATE	SQUARE FOOTAGE - PER UNIT HEAD AREA 576 S.F. TYPICAL AREA 812 S.F. TOTAL AREA 1408 S.F. GARAGE AREA 230 S.F. PORCH 117 S.F.	PROJECT: - NEW CONSTRUCTION - TRIPLEX STRUCTURE BUILDER: STONE CREEK BUILDING 503.548.7383	BUILDING SITE ADDRESS: TAX LOT 1101, MAP 1S, 1E, 36BA LOCATED ON S.E. 29TH AVENUE CITY OF MILWAUKIE, CLACKAMAS COUNTY	1880 Willamette Falls Park Willamette Falls, OR 97148 503.635.1001 watsondesign.com	<b>WATSON DESIGN WORKS, Inc.</b>	
	<small>           This drawing is the property of Watson Design Works, Inc. and is not to be used, copied, or reproduced in any form without the written consent of Watson Design Works, Inc. All rights reserved.         </small>						





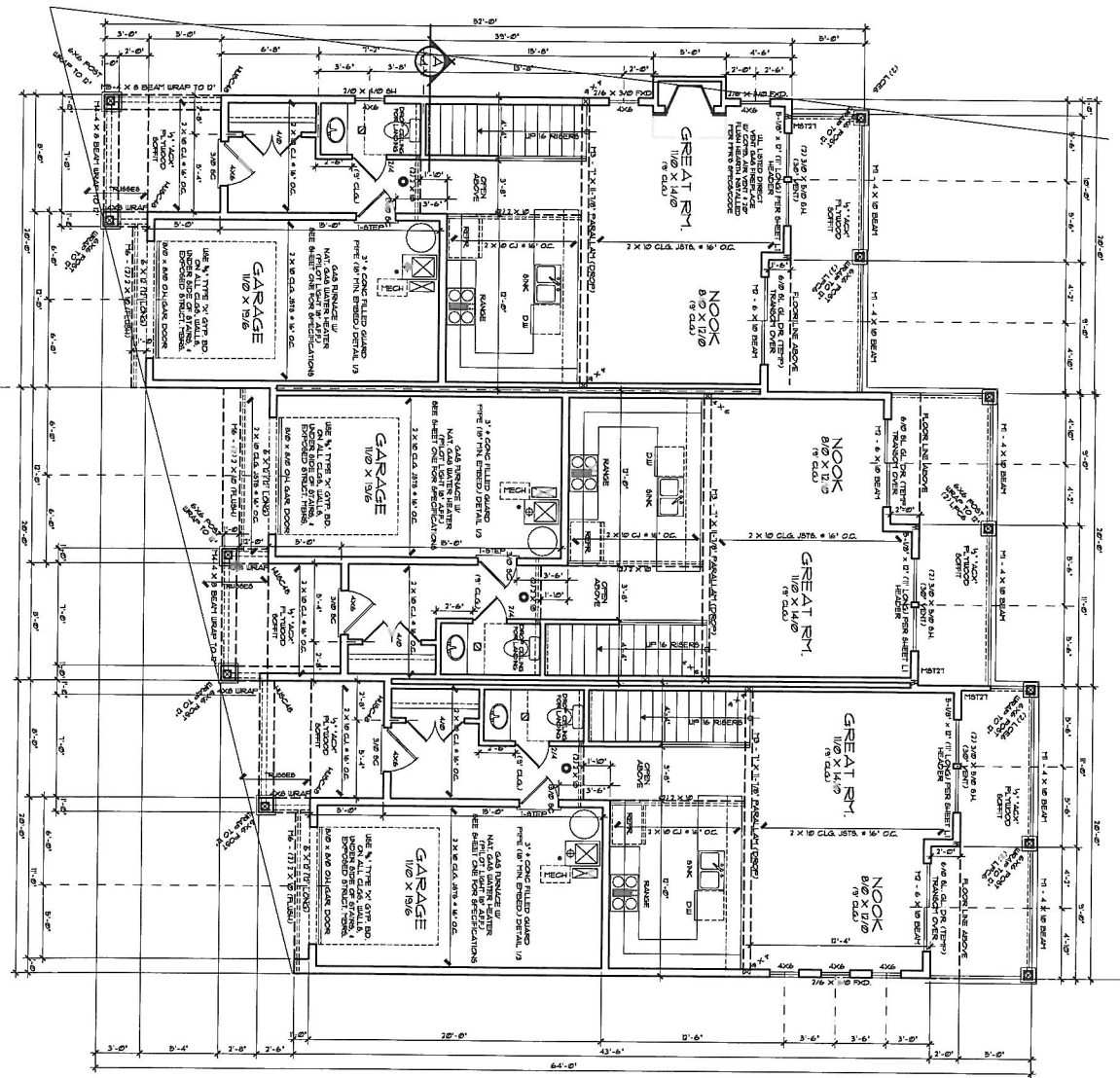
RIGHT ELEVATION  
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REAR ELEVATION  
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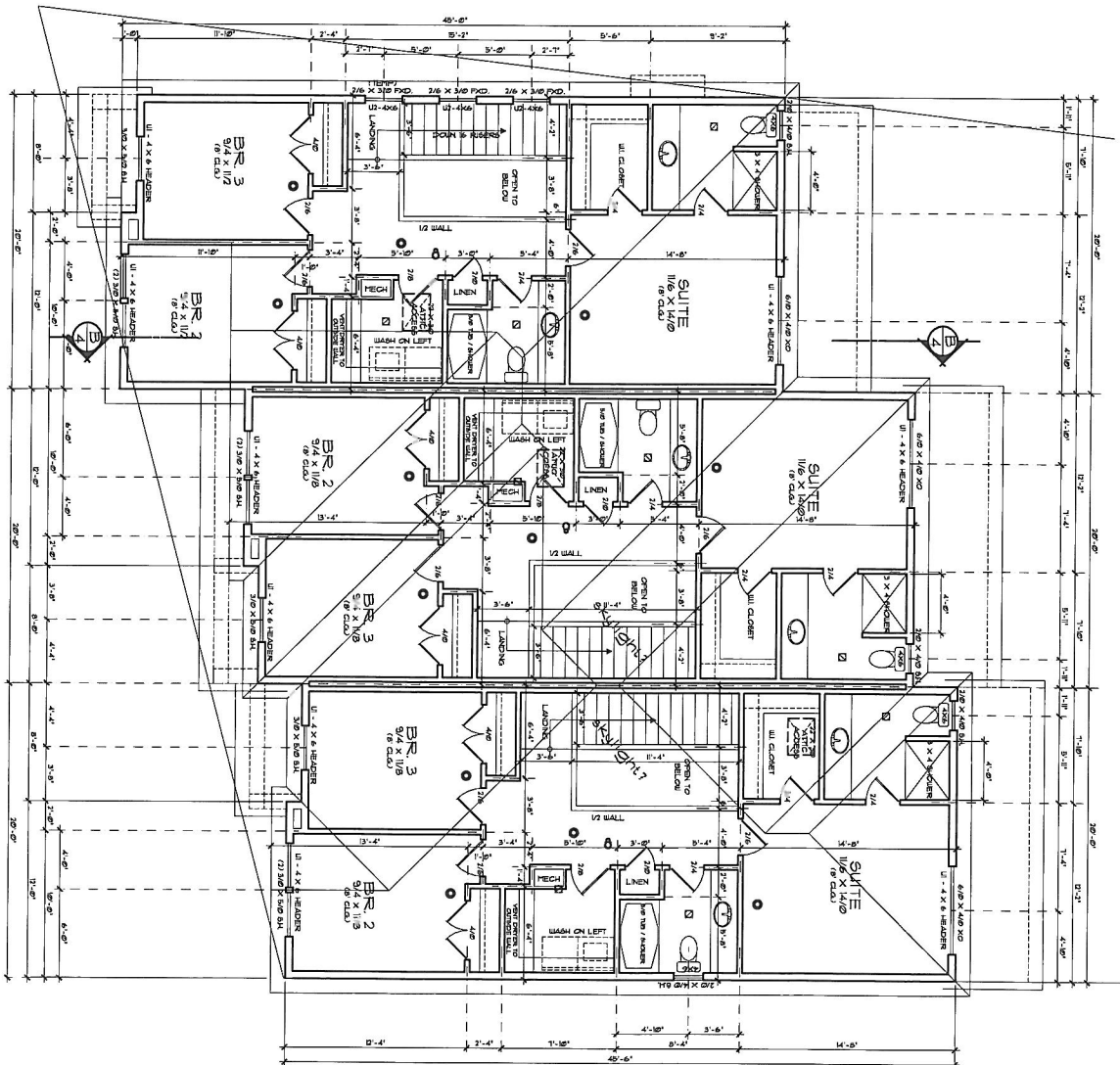
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<p>2</p>	<p>16123</p>	<p>DATE: 1-13-2017</p>	<p>PROJECT: - NEW CONSTRUCTION - TRIPLEX STRUCTURE</p>	<p>WATTON DESIGN WORKS, Inc. Williamette, OR 97146 Suite #200A W-27165-1001 wattondesign.com</p>										
	<p>16123</p>	<p><b>EXTERIOR ELEVATIONS</b></p> <table border="1"> <thead> <tr> <th>SQUARE FOOTAGE</th> <th>PER UNIT</th> </tr> </thead> <tbody> <tr> <td>MAIN AREA</td> <td>508 S.F.</td> </tr> <tr> <td>UPPER AREA</td> <td>612 S.F.</td> </tr> <tr> <td>TOTAL AREA</td> <td>1120 S.F.</td> </tr> <tr> <td>PARADE AREA</td> <td>23 S.F.</td> </tr> <tr> <td>PORCH</td> <td>117 S.F.</td> </tr> </tbody> </table> <p><b>BUILDER:</b> STONE CREEK BUILDING 503.548.7383</p>	SQUARE FOOTAGE		PER UNIT	MAIN AREA	508 S.F.	UPPER AREA	612 S.F.	TOTAL AREA	1120 S.F.	PARADE AREA	23 S.F.	PORCH
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<p style="font-size: 24pt; font-weight: bold;">3</p>	<p><b>MAIN FLOOR PLAN</b></p>	<p><b>PROJECT:</b> - NEW CONSTRUCTION - TRIPLEX STRUCTURE</p>	<p><b>WATSON DESIGN WORKS, INC.</b> 1880 Wilkes-Earle Drive Westport, OR 97143 503.761.1001 watsondesign.com</p>											
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">SQUARE FOOTAGE PER UNIT</th> <th style="text-align: left;">TOTAL AREA</th> </tr> </thead> <tbody> <tr> <td>MAIN AREA</td> <td>596.25</td> </tr> <tr> <td>UPPER AREA</td> <td>28.718</td> </tr> <tr> <td><b>TOTAL AREA</b></td> <td><b>624.968</b></td> </tr> <tr> <td>GARAGE AREA</td> <td>167.5</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>792.468</b></td> </tr> </tbody> </table>	SQUARE FOOTAGE PER UNIT		TOTAL AREA	MAIN AREA	596.25	UPPER AREA	28.718	<b>TOTAL AREA</b>	<b>624.968</b>	GARAGE AREA	167.5	<b>TOTAL</b>	<b>792.468</b>
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16123	SHEET
4	

UPPER FLOOR PLANS  
 Rev. 1 - 2/2017

SQUARE FOOTAGE - PER UNIT	
MAIN AREA	596 S.F.
LIVEABLE AREA	622 S.F.
TOTAL AREA	1498 S.F.
GARAGE AREA	200 S.F.
PORCH	117 S.F.

**BUILDER:**  
 STONE CREEK BUILDING  
 303.548.7383

**PROJECT:** - NEW CONSTRUCTION - TRIPLEX STRUCTURE  
**BUILDING SITE ADDRESS:**  
 TAX LOT 1101, MAP IS 1E 36BA  
 LOCATED ON S.E. 29TH AVENUE  
 CITY OF MILWAUKIE, CLACKAMAS COUNTY

1880  
 Wagonwheel Falls Drive  
 West Linn, OR 97146  
 503.655.8888  
 www.wattondesign.com

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