



PLANNING DEPARTMENT
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206

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Application Referral

DATE SENT: May 4, 2017	PLANNING COMMISSION HEARING
COMMENTS DUE: May 18, 2017	TENTATIVE DATE: June 13, 2017
Site location: 4217-4219 SE Railroad Ave	Review type: Type III and Type IV
Applicant: Mark Dane, Mark Dane Planning	File #(s): S-2017-002, ZA-2017-002, CPA-2017-001, VR-2017-001
Applicant phone: 503-352-7167	Application type(s): Subdivision, Variance, Zoning Map Amendment, Comprehensive Plan Map and Text Amendments

TO:

CD Director (cover sheet only)

Engineering Dept.
 Alex Roller, Engineering Technician II

Building Official (cover sheet only) Police Chief

Planning Director City Attorney

City Manager PW Operations

CFD#1: Mike Boumann and Matt Amos

NDA Chair & LUC: Hector Campbell

NDA program manager (cover sheet only)
 Jason Wachs

Clackamas County: Kenneth Kent

Metro: Paulette Copperstone

ODOT: Marah Danielson

TriMet: Grant O'Connell

Other: Design and Landmarks Committee

FROM:

Vera Koliass, Associate Planner, 503-786-7653
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PROPOSAL: **ZONE: R-7**

This application seeks to rezone 4 contiguous lots from Residential R-7 to Residential R-5 and proposes a 19-lot subdivision accessed via a new loop road from SE Railroad Ave. The zone change request also requires a Comprehensive Plan map amendment from Low Density to Moderate Density. Variances are requested to access spacing standards, street side yard setback, and double frontage lots. Phase 1 of this project includes the demolition of a designated historic resource at 4217 SE Railroad Ave (land use file #HR-2017-001). The removal of this resource also requires a zoning map amendment to remove the designation, and a Comprehensive Plan text amendment to remove the resource from Appendix 1 - Historic Resources.

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

- MMC 12.16 Access Management
- MMC 12.24 Clear Vision at Intersections
- MMC 17.12 Application Procedure and Approval Criteria - Land Division

- MMC 17.20 Preliminary Plat
- MMC 17.28 Design Standards
- MMC 17.32 Improvements
- MMC 19.301 Low Density Residential Zones
- MMC 19.500 Supplementary Development Regulations
- MMC 19.600 Off-street Parking
- MMC 19.700 Public Facility Improvements
- MMC 19.902 Amendments to Maps and Ordinances
- MMC 19.911 Variances
- MMC 19.1006 Type III Review
- MMC 19.1007 Type IV Review
- MMC 19.1200 Solar Access Protection