



**MILWAUKIE PLANNING**  
 6101 SE Johnson Creek Blvd  
 Milwaukie OR 97206  
 503.786.7630  
 planning@milwaukieoregon.gov

# Application Referral

|   |  |
|---|--|
| <b>DATE SENT: July 2, 2018</b>  | <b>PLANNING COMMISSION HEARING</b>               |
| <b>COMMENTS DUE: July 16, 2018</b>  | <b>TENTATIVE DATE: August 14, 2018</b>           |
| <b>Site location:</b> 4401-09 & 4411 SE Llewellyn St,<br>10500 SE 44 <sup>th</sup> Ave, 4401 SE Harrison St   | <b>Review type:</b> Type III                     |
| <b>Applicant:</b> Dieringer Properties, Inc.  | <b>File #(s):</b> ZA-2018-003                    |
| <b>Applicant phone:</b> (503) 515-7930 (Barry Sandhorst, applicant's representative)  | <b>Application type(s):</b> Zoning Map Amendment |
| <b>Application webpage:</b> <a href="https://www.milwaukieoregon.gov/planning/za-2018-003">https://www.milwaukieoregon.gov/planning/za-2018-003</a> |  |

**TO:**

CD Director (email)

Engineering Dept.       Planning Director

Building Official       Police Chief (email)

ROW Coord. (for WCF)       PW Director (email)

City Manager       City Attorney

CFD#1: Mike Boumann and Matt Amos (email)

NDA Chair & LUC: Hector Campbell; Lewelling

NDA Program Manager (email)

Design & Landmarks Committee

Clackamas County: Kenneth Kent(email)

Metro: Paulette Copperstone(email)

ODOT: ODOT R1 Development Review(email)

TriMet: Transit Development Group (email)

Other: Doug Baer, Oregon Marine Board

**FROM:**

Brett Kelter, Associate Planner, 503-786-7657  
 kelterb@milwaukieoregon.gov  
 Planning Department  
 6101 SE Johnson Creek Blvd  
 Milwaukie OR 97206  
 PHONE: (503) 786-7630  
 planning@milwaukieoregon.gov

On-Call NR Consultant

North Willamette Watershed Dist., ODFW

Anita Huffman, DSL Wetlands & Waterways

Kathy Schutt, Oregon Parks & Recreation

North Clackamas School District (email)

Kathryn Krygier, NCPRD

**PROPOSAL:** **ZONE: R-3**

Change the zoning of the subject properties from R-3 to R-2.5, which would allow residential redevelopment at a slightly higher density than the current zoning (from a maximum density of 14.5 units/acre to 17.4 units/acre).

**Please comment on the following applicable code sections (if no comment, please respond in kind to [kelverb@milwaukieoregon.gov](mailto:kelverb@milwaukieoregon.gov)):**

- Milwaukie Municipal Code (MMC) Section 19.902 Amendments to Maps & Ordinances
- MMC Section 19.302 Medium & High Density Residential Zones (including R-3 and R-2.5)
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.1006 Type III Review
- Applicable sections of the Milwaukie Comprehensive Plan, Metro Urban Growth Management Functional Plan, and State statutes and administrative rules (including statewide planning goals)