

BONAVENTURE SENIOR HOUSING

Milwaukie, Oregon

A Land Use Application for:

Property Line Adjustment

Lot Consolidation

Applicant:

Bonaventure Senior Housing

Submitted:

December 2018

Prepared by:



This page intentionally left blank.

I. PROJECT TEAM

Applicant

Bonaventure Senior Housing

3425 Boone Road SE
Salem, OR 97317
Contact: Daniel Dobson
503.373.3154
ddobson@liveBSL.com

Property Owner

Turning Point Church

13333 Rusk Road
Milwaukie, OR 97222
Contact: Pastor Bob Mihuc
503.305.8704
bob@turningpointcares.org

Planning/Civil Engineering

DOWL

720 SW Washington Street, Suite 750
Portland, OR 97221
Contact: Serah Breakstone, AICP
503.280.8661
sbreakstone@dowl.com

II. INTRODUCTION

Summary of Proposal

Bonaventure Senior Living (the applicant) is proposing a lot consolidation and property line adjustment that impacts the four tax lots listed below. As shown in Figure 1 below, tax lot 600 currently contains a church and associated parking area. Tax lot 901 also contains a portion of the church parking area. The applicant is proposing to make several adjustments to the property lines of these four properties:

1. Consolidate tax lots 700, 900 and 901.
2. Adjust the property lines of tax lot 600 as follows:
 - a. Shift the western property line of tax lot 600 to the west, beyond the existing church parking lot.
 - b. Shift the northern property line of tax lot 600 south, just above the existing church parking lot.

The new church parcel will be 3.72 acres and the consolidated parcel will be 13.83 acres. Sheet C200 in Exhibit A shows the location of existing and proposed tax lot boundaries.

This consolidation and property line adjustment will allow development to occur on the new consolidated tax lot while establishing the church on a separate property with boundaries that coincide with existing improvements on the lot.

Tax Lot Information

Tax Lot Number	Size (acres)	Zoning Designation
22E 06AD 600	3.84	R-10
22E 06AD 901	12.26	R-3 and R-10
22E 06AD 900	0.63	R-3
22E 06AD 700	0.98	R-10

Figure 1: Vicinity Map



Legend

- Site
- taxlots
- City Limits

Vicinity Map
Kellogg Creek
Milwaukie, Oregon

DOWL
Project # 2322.1414258.01

III. PROPERTY LINE ADJUSTMENT CRITERIA & STANDARDS

This section provides responses to demonstrate that the proposed lot consolidation and property line adjustment are consistent with approval criteria in Title 17 Land Divisions of the Milwaukie code.

17.12.030 APPROVAL CRITERIA FOR LOT CONSOLIDATION, PROPERTY LINE ADJUSTMENT, AND REPLAT

A. Approval Criteria

The approval authority may approve, approve with conditions, or deny a lot consolidation, property line adjustment, and/or replat based on the following approval criteria. The applicant for a lot consolidation, property line adjustment, or replat shall demonstrate the following:

1. Compliance with this title and Title 19 of this code.

Response: The proposed lot line adjustment is consistent with Title 19 of the Milwaukie code, as demonstrated on Sheet C200 in Exhibit A. The elements of Title 19 that will be impacted by the proposed adjustment are:

- Lot size and setbacks for the church development per the R-10 base zone. The minimum lot size in the R-10 zone is 10,000 square feet. The newly-created lots will be 3.72 acres and 13.83 acres, both of which exceed the minimum requirement. The side yard requirement for the R-10 zone is 10 feet. The church development currently encroaches into this required side yard. With the proposed adjustment, the church development will meet the side yard standard. The rear yard requirement for the R-10 zone is 20 feet, which will also be met with the proposed property line adjustment. The front yard will not be impacted by the proposed property line adjustment.
- Perimeter landscape strip for the church parking lot per Section 19.606.2. The church parking lot is required to have a minimum 6-foot wide landscape buffer where it abuts another property (western property line). As shown on Sheet C200, a minimum 6-foot wide buffer area will be maintained on the church property where the parking lot abuts the newly-created lot to the west.

2. The boundary change will allow reasonable development of the affected lots and will not create the need for a variance of any land division or zoning standard.

Response: The proposed boundary change will allow development of the larger consolidated lot to occur while maintaining the church site as a separate property. The change will not create the need for a variance of any land division or zoning standard.

3. Boundary changes shall not reduce residential density below minimum density requirements of the zoning district in which the property is located. (Ord. 1907 (Attach. 1), 2002)

Response: The proposed boundary change will not reduce residential density below minimum requirements.

Exhibit A
Sheet C200 Property Line Adjustment