



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

# Application Referral

<b>DATE SENT:</b> January 15, 2019	<b>PLANNING COMMISSION HEARING</b>
<b>COMMENTS DUE:</b> January 29, 2019	<b>TENTATIVE DATE:</b> February 26, 2019
<b>Site location:</b> 13333 SE Rusk Rd	<b>Review type:</b> Type III
<b>Applicant:</b> Bonaventure Senior Living	<b>File #(s):</b> CU-2018-003 (master file), CSU-2018-019, NR-2018-006, VR-2018-017, P-2018-003, TFR-2018-002, PLA-2018-001, LC-2018-002, CSU-2018-020
<b>Applicant phone:</b> 503-373-3154 (Dan Dobson)	<b>Application type(s):</b> Conditional Use, Community Service Use (major & minor modifications), Natural Resource Review, Variance Request, Parking Determination, Transportation Facilities Review, Property Line Adjustment, Lot Consolidation
<b>Application webpage:</b> <a href="https://www.milwaukieoregon.gov/planning/cu-2018-003">https://www.milwaukieoregon.gov/planning/cu-2018-003</a>	

- TO:**
- CD Director (email)
  - Engineering Dept.
  - Building Official (email)
  - City Attorney (cover)
  - On-Call NR Consultant (Sarah Hartung, ESA)
  - CFD#1: Mike Boumann and Izak Hamilton (email)
  - NDA Chair & LUC: Lake Road
  - NDA Program Manager (email)
  - Environmental Svcs. Coord. (Jere Sonne) (email)
  - Clackamas County: Kenneth Kent (email)
  - Metro: Paulette Copperstone (email)
  - ODOT: ODOT R1 Development Review (email)
  - Planning Director
  - Police Chief (email)
  - PW Director (email)

- 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
- Oak Grove Community Council (County CPO) (email)
  - North Clackamas School District (cover sheet)
  - Kathryn Krygier, NCPRD (email)
  - TriMet: Transit Development Group (email) (email)

**PROPOSAL:** Construct a 170-unit senior living facility, with independent living units, assisted living units, and memory care suites. The project includes a single stair-stepped building (up to 4 stories) and associated off-street parking. The development is being reviewed as a Conditional Use (independent & assisted units) and a Community Service Use (memory care), with Natural Resource review for disturbance to the delineated wetland and adjustment of the Habitat Conservation Area (HCA) boundary on the site. Variances are requested to the height limit to allow 4 stories as well as to specific requirements for pedestrian and vehicular access. A parking determination is requested to validate the number of proposed off-street spaces. A property line adjustment and lot consolidation will establish the adjacent Turning Point Church and the new senior living facility on their own separate lots, with a minor modification to the church's CSU for the boundary change.

**ZONE:** R-10 / R-3 (split)

**IMPORTANT INFORMATION ON REVERSE**

**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) Chapter 19.1000 Review Procedures (incl. MMC Section 19.1006 Type III Review)
- MMC Section 19.301 Low Density Residential Zones (including R-10)
- MMC Section 19.302 Medium and High Density Residential Zones (including R-3)
- MMC Section 19.402 Natural Resources
- MMC Chapter 19.500 Supplementary Development Regulations
- MMC Chapter 19.600 Off-Street Parking and Loading
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.904 Community Service Uses
- MMC Section 19.905 Conditional Uses
- MMC Section 19.911 Variances
- MMC Title 17 Land Division
- MMC Title 18 Flood Hazard Regulations