

MILWAUKIE PLANNING
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503.786.7600
 planning@milwaukieoregon.gov

Preapplication Request Form

File #: **21-008PA**

Meeting Date: 11/10/21 Time: 2:30 PM Location: 6101 SE Johnson Creek Blvd Today's Date: 10/26/21

Applicants and representatives are expected to present a detailed explanation of their proposal at the conference.

The purpose of the preapplication conference is to acquaint the applicant or applicant's representative with the requirements of the municipal code in preparation for submission of a land use application, including relevant approval criteria, development standards, and procedures. The preapplication conference is not an exhaustive review of all potential issues or requirements. Furthermore, the information provided by the City is not binding, and it does not preclude the City from raising new issues or identifying additional requirements during the land use review process. (MMC 19.1002 Preapplication Conference)

Although the primary purpose is as stated above, preapplication conferences may also be used as part of a due diligence process to obtain a higher degree of certainty about a property development. An applicant is not required to be the property owner to request a preapplication conference.

SITE INFORMATION:

Site Address: 4215 SE King Road Map & Tax Lot(s): 5301--1S2-30CC Zone: R-3

PROPOSAL (brief description):

Zone Change. 18-unit apartment R-2 zoning or 30-unit apartment R-1 Zoning. 2-lot partition, design exception for 48th Avenue access less than 300-feet from King Road and Desgin Review application.

APPLICANT:

Project Contact Name: Ryan O'Brien Company: Planning & Land Desgin LLC
 Mailing Address: 1862 NE Estate Drive, Hillsboro, OR Zip: 97124
 Phone(s): 503-780-4061 Email: ryanobrien1@frontier.com
 # of Expected Attendees: 4
 Owner Architect Contractor
 Representative Engineer Other: _____

REQUESTED MEETING TYPE:

- Preapplication Meeting—1st meeting free; 2nd meeting \$50; Subsequent meetings \$100/mtg.**
 - Optional meeting with 2 City staff. No meeting notes are provided by staff.
 - Staff will coordinate meeting date and time once Submittal Information (listed on reverse) is received.
- Preapplication Conference—\$200**
 - Optional or required meeting with 3 or more staff. Meeting notes are provided by staff 2 weeks after the conference.
 - City staff from the Planning, Building, Engineering, and Public Works departments usually attend. Other public agencies (such as the Fire District) may attend as necessary.
 - Appointment times are Thursdays from 10:00 a.m.–11:00 a.m.
 - Appointments are scheduled on a first-come, first-served basis. Preapplication Requests must be submitted during counter hours, and by 12:30 p.m. every Thursday for the first appointment available.
 - Appointments must be made no less than **three weeks** before the desired meeting date for **Major projects** (e.g. commercial, industrial, multi-family, subdivisions) and no less than **two weeks** in advance of the desired meeting date for **Minor projects***(e.g. single family, ADUs, partitions).
- Transportation Impact Study Review—\$100**
 - Mandatory second meeting if the project requires a Transportation Impact Study (TIS).
 - To be scheduled after completion of a TIS by the applicant's engineer.

IMPORTANT INFORMATION ON REVERSE SIDE

PREAPPLICATION REQUEST CHECKLIST:

Once submitted, application materials and applicant information become public record as well as constitute permission for staff to access the site in preparation for the meeting/conference.

Preapplication Meeting: Please submit 3 hard copies of the required information.

Minimum Requirements:

- Completed Request Form and accompanying fee (if any)
- Preliminary site plan and building plans, showing existing and proposed features. (Plans do not need to be professionally prepared, just accurate and reliable.)
- A detailed narrative description of the proposal that clearly identifies the location, existing and proposed uses, and any proposed construction.
- A list of all questions or issues the applicant would like the City to address.

Preapplication Conference: Please submit 8 hard copies and 1 electronic copy of the required information. Please refer to the Development Project Checklist for a list of items that may be applicable to your project.

Minimum Requirements

- Completed Request Form and accompanying fee.
- Narrative: A detailed description of your proposal and any specific questions you have. Include a brief description of the physical context of the site, including a map showing the site and surrounding properties.
- A list of all questions or issues the applicant would like the City to address.
- Proposed elevations
- Site/Plot Plan (8½ x 11 or 11 x 17) that includes (if applicable)
 - Parcel and building setback dimensions
 - Existing and proposed structures
 - Location and dimension of existing and proposed easements, access, and driveways
 - Location of existing and proposed utilities: storm, sanitary sewers, and water (including size of service and street location)
 - Width of adjacent right-of-way
 - Existing streets abutting the property
 - Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building)
 - Slope map (if slope is 25% or more)
 - Significant tree locations (all trees with a caliper over 6 inches)
 - Proposed stormwater detention system with topographic contours
 - Location of onsite and adjacent natural resources
 - Circulation system for vehicles, pedestrians, and bicycles

For Office Use Only:

***Project Type:** Minor Developments (e.g. single family, ADUs, partitions): 2 weeks required for review
 Major Developments (e.g. commercial, industrial, multi-family, subdivisions): **2** weeks required for review

| | | | |
|---|--|---|---|
| Routing: <input checked="" type="checkbox"/> File | <input checked="" type="checkbox"/> Planning (2) | <input checked="" type="checkbox"/> Engineering (2) | <input checked="" type="checkbox"/> Building |
| <input type="checkbox"/> Development Manager | <input checked="" type="checkbox"/> Public Works | <input checked="" type="checkbox"/> Fire | <input checked="" type="checkbox"/> CD Director (development) |

Transmittal

Planning & Land Design LLC
1862 NE Estate Drive
Hillsboro, Oregon 97124

Cell: 503-780-4061
Email: ryanobrien1@frontier.com

TO: City of Milwaukie Planning Department

FROM: Ryan O'Brien, Planning Consultant

DATE: 10-18-21

SUBJECT: Pre-Application for SE King, Tax Lot 5301, Tax Map1-2E-30CC

Nile Hagen has an option to purchase the northerly 280 feet of Tax Lot 5301 (Parcel 2) as shown by the attached Page 1 of the Exhibits. If city staff agrees with this plan, a partition application will be submitted to the city to separate the law office site (Parcel 1) from the residential portion of this property (Parcel 2).

Question 1. We request no requirements for street improvements as a condition of approval for the partition since no additional intensity of development is proposed.

An access exception in accordance with 12.16.040 will be submitted to the Milwaukie Engineering Department for approval to locate this new access across the apartment access on the east side of the 43rd Avenue. The centerline of this new access is about 280-feet from the north curb of King Road. The city requirement is 300-feet.

After recordation of the partition plat, Design Review, Zone Change and Comprehensive Plan Amendment applications will be submitted to the city. Nile wants to build apartments on Parcel 2 with maximum density. Apartments are allowed as a conditional use in the new R-3, R-2.5 and R-2 zones and permitted outright in the R-1 zone.

The attached proposed **Zoning Map** (Page 4) shows R-3 zoning will remain on the site. The attached proposed **Comprehensive Plan Map** (Page 5) shows the southerly 75% of the site will be designed High Density Residential and the northerly 25% will be designated Medium Density Residential.

Question 2. Since the property is zoned R-3, all the property should be included in the High-Density Residential designation. Does city staff agree? This would eliminate the need to submit a Comprehensive Plan Amendment.

Our intent is to rezone both Parcel 1 and 2 to R-1 so Parcel 2 can be developed with 32 multi-family units, 3 stories in height. If R-1 zoning is not possible, R-2 or R-2.5 zoning would be requested with development of 18 townhouses or multi-family units. With R-3 zoning, the maximum density is 14 units.

Question 3. We assume density for townhouses is based on gross area rather than area of the lots. Is this correct?

Page 2 shows 14 attached residential townhouse lots. The houses are in pairs. The width of the houses are 24 feet. The lots are 27 feet by 80 feet which equals 2,160 sf. The minimum lot size in the proposed new R-2 and R-1 Zones is 1,500 sf. Lot coverage would be about 1,274 sf or 60% with front porch and rear yard covered patios combined with the townhouse building. The code only allows 40% lot coverage.

Question 4. Is lot coverage for townhouses based on area of the lot or gross area of the site? Is the private street removed from the gross area to determine lot coverage?

The gross area of the residential site is 1.04 acres (45,251 sf). Lot coverage per house is 1,274 sf (17,836 sf for 14 units). This number divided by 45,251 sf equals 39% lot coverage. If only the lot is used for lot coverage, the maximum building footprint with R-3 zoning including covered patios and front porches would only be 864 sf.

A 20-foot by 75-foot interior townhouse equals 1,500 sf. This is the minimum lot size for townhouses. At 40% lot coverage, the building could only be 600 sf (20-foot by 30-foot building). This is too small for a townhouse.

The proposed interior side yards are 3 feet on the Page 2 plan. The new code requires 5 feet. The interior side yard code for townhouses should be changed to 3-feet.

Question 5. Will city staff support an interior variance to allow 3 foot-side yards? Minimum and Maximum Density of 4 High Density Residential Zones are as follows:

Zoning Density Per Acre

R-3 - 11.6 to 14.5

R-2.5 - 11.6 to 17.4

R-2 - 11.6 to 17.4

R-1 - 25 to 32

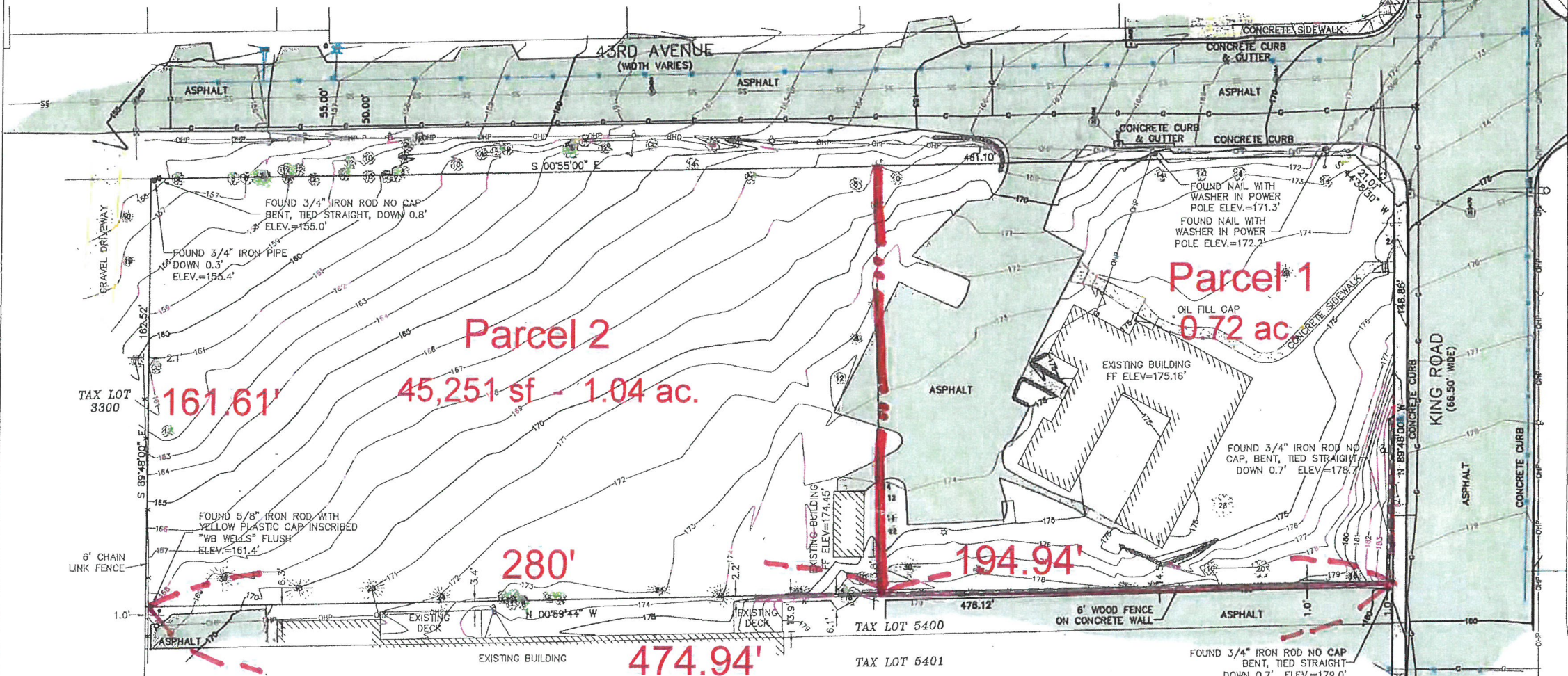
Questions 6. Page 3 shows the boundary for the King Road Neighborhood Center. If the subject property was included in the Neighborhood Center boundary, would R-1 Zoning be easier for city staff to support?

Question 7. Pages 4 and 5 show Proposed Zoning and Comprehensive Plan destinations. Can the city include all of the subject property in the High Density Residential Comprehensive Plan Map so a Comprehensive Plan Amendment would not be required in the future? Split Comprehensive Plan Designations will make development of this site difficult.

Proposed Partiton - Tax Lot 5301, Tax Map 1S2E-30CC

SCALE 1" = 30'

10-13-21



LEGEND

- | | |
|---|-------------------------------|
| EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER) | EXISTING UNDERGROUND GAS LINE |
| EXISTING CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER) | EXISTING CATCH BASIN |
| EXISTING SIGN | EXISTING SANITARY MANHOLE |
| EXISTING TRAFFIC SIGNAL POLE | EXISTING STORM MANHOLE |
| EXISTING ELECTRIC METER | EXISTING SANITARY SEWER LINE |
| EXISTING POWER POLE | EXISTING STORM SEWER LINE |
| EXISTING GUY ANCHOR | EXISTING UTILITY RISER |
| EXISTING LIGHT POLE | EXISTING FENCE |
| EXISTING UNDERGROUND POWER LINES | EXISTING CONCRETE WALL |
| EXISTING OVERHEAD POWER LINES | EXISTING ROCK WALL |
| EXISTING FIRE HYDRANT | FOUND MONUMENTS |
| EXISTING WATER METER | EXISTING GRAVEL |
| EXISTING WATER VALVE | EXISTING CONCRETE |
| EXISTING UNDERGROUND WATER | EXISTING ASPHALT |
| EXISTING GAS VALVE | |

NOTES

1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 4215 S.E. KING ROAD.
2. THE BASIS OF BEARINGS WAS PER SURVEY NO. 21140 MULTNOMAH COUNTY RECORDS.
3. LOCAL DATUM WAS ESTABLISHED BY CITY OF MILWAUKIE BENCHMARK NO. 59. "O" IN "WORKS" ON THE FIRE HYDRANT ON THE SOUTHWEST CORNER OF THE INTERSECTION OF S.E. KING ROAD & S.E. 42ND AVENUE. ELEVATION=181.396
4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF LIIRAA DEVELOPMENT.
5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED BOUNDARY SURVEY WILL BE FILED AT A DATE TO BE DETERMINED.
6. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES AND LOCATION OF PAINT MARKS SUPPLIED BY THE LOCAL UTILITY COMPANIES. CMT TAKES NO RESPONSIBILITY OF UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-332-2344.

REGISTERED PROFESSIONAL LAND SURVEYOR
Michael R. Gates
 OREGON
 JULY 25, 1990
 MICHAEL R. GATES
 2449

EXPIRES: 6-30-19

EXISTING CONDITIONS

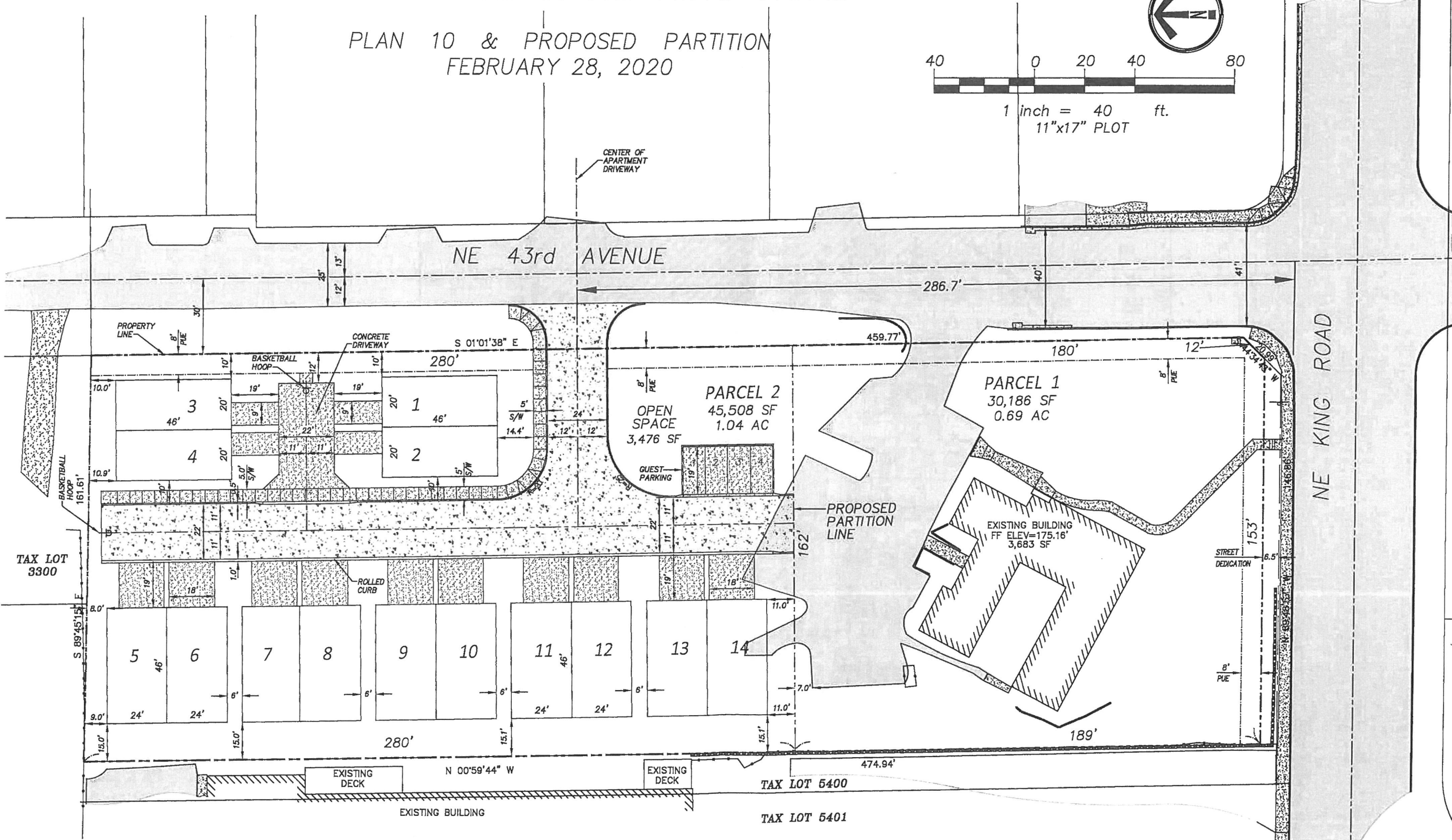
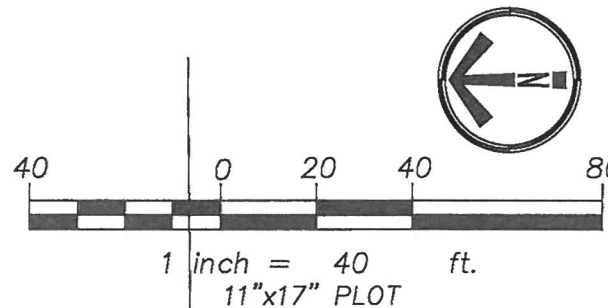
| | |
|-----------------------------------|--------------|
| 4215 SE KING RD | |
| TAX LOT 5301, 1 2 E 30 CC | |
| SW 1/4 SEC 30, T 1 S, R 2 E, W.M. | |
| CITY OF MILWAUKIE | |
| CLACKAMAS COUNTY, OREGON | |
| APRIL 18, 2019 | |
| DRAWN: RLMc | CHECKED: MRG |
| SCALE 1"=30' ACCOUNT # 500-689 | |
| Y:\500-689\DWG\500689BASE.DWG | |

CMT SURVEYING AND CONSULTING
 20330 SE HIGHWAY 212
 DAMASCUS, OR 97089
 PHONE (503) 850-4672 FAX (503) 850-4590

Previous Development Plan Submitted to the City of Milwaukie

NE 43RD AVE & NE KING ROAD

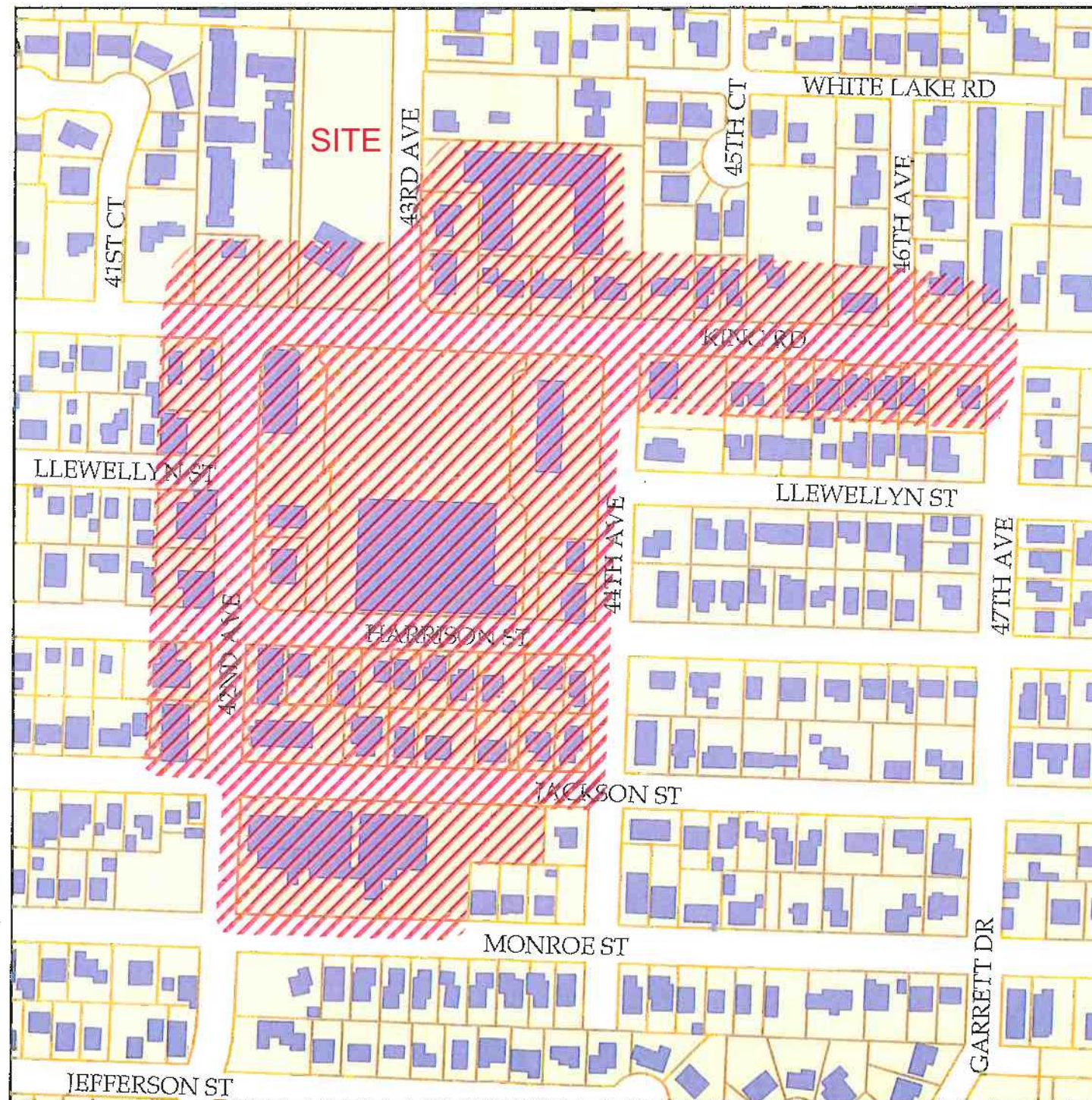
PLAN 10 & PROPOSED PARTITION
FEBRUARY 28, 2020



KING ROAD NEIGHBORHOOD CENTER


Milwaukie Comprehensive Plan

Map 9



Revised Ord. # 2110, effective February 13, 2016



 Area of Neighborhood Center Plan



Data Sources: City of Milwaukie GIS, Metro Data Resource Center

2/5/2016

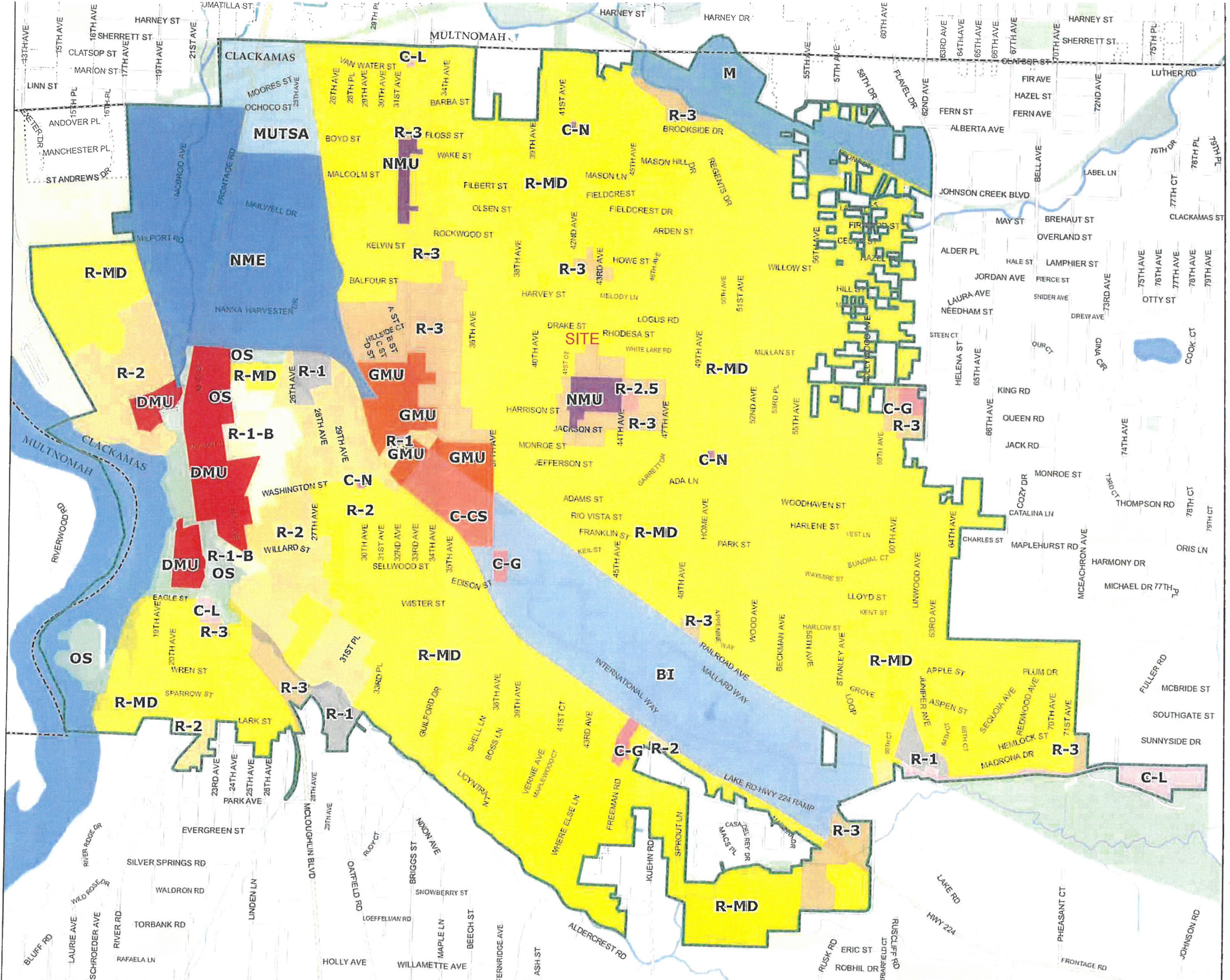
The information depicted on this map is for general reference only. The City of Milwaukie cannot accept any responsibility for errors, omissions or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of errors would be appreciated.

Please check with Planning Department for most up-to-date information.
503-786-7630
planning@milwaukieoregon.gov



**Milwaukie Comprehensive Plan
Zoning Proposed
Designations**

-  City of Milwaukie
-  County Boundary
-  MUTSA
-  BI
-  GMU
-  C-CS
-  DMU
-  C-G
-  C-L
-  C-N
-  NMU
-  OS
-  M
-  NME
-  R-MD
-  R-1
-  R-1-B
-  R-2
-  R-2.5
-  R-3













Data Sources: City of Milwaukie GIS, Clackamas County GIS, Metro Data Resource Center
Date: Thursday, July 22, 2021

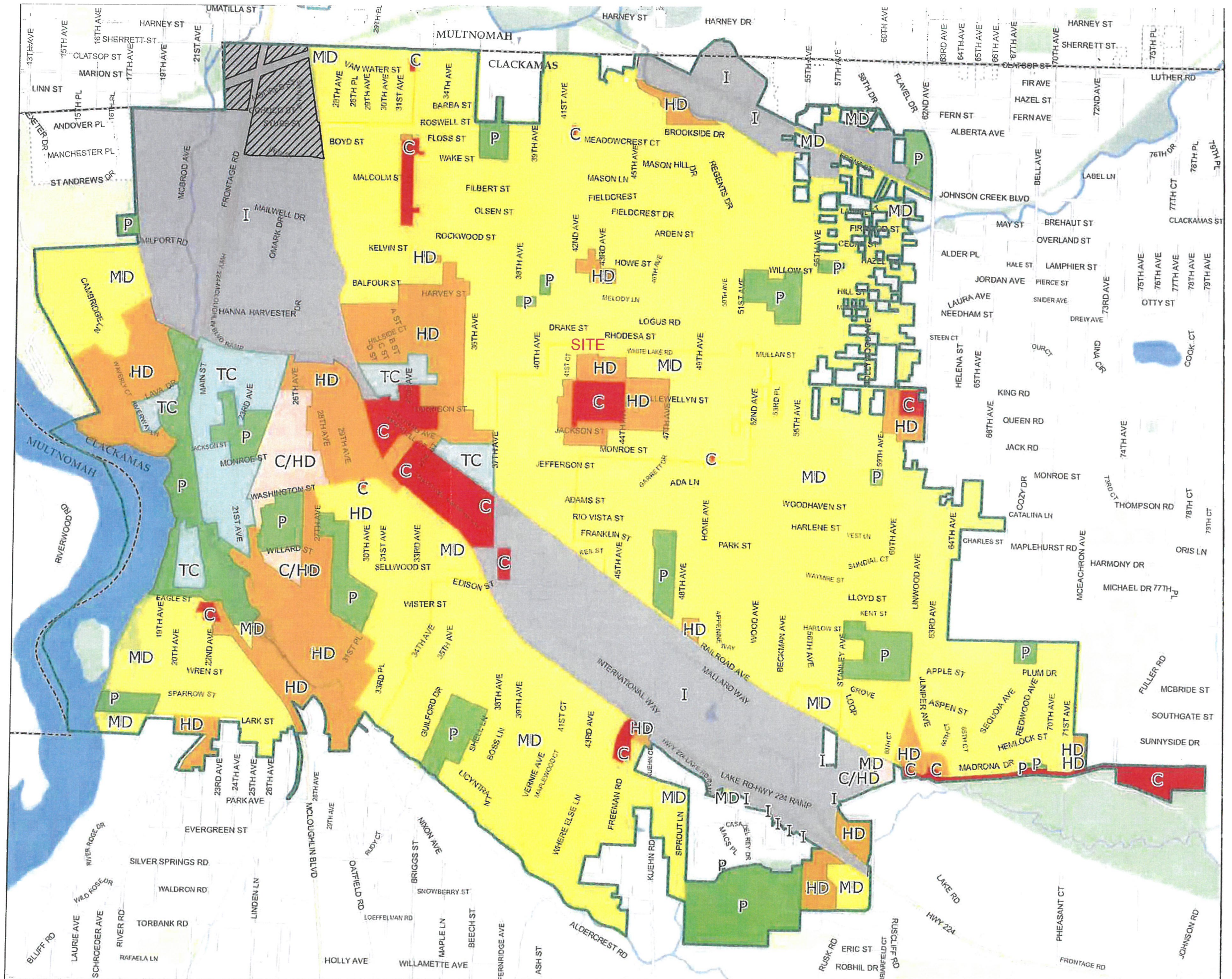
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GIS Coordinator
City of Milwaukie
6101 SE Johnson Creek Blvd.
Milwaukie, OR 97206
(503) 786-7687



**Milwaukie Comprehensive Plan
Proposed Landuse**

-  City of Milwaukie
-  County Boundary
-  Tacoma Station Area
-  C - Commercial
-  C/HD - Mixed Use
-  HD - High Density
-  I - Industrial
-  MD - Moderate Density
-  P - Public
-  TC - Town Center



Data Sources: City of Milwaukie GIS, Clackamas County GIS, Metro Data Resource Center

Date: Wednesday, June 9, 2021

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