



MILWAUKIE PLANNING
 10501 SE Main St.
 Milwaukie OR 97222
 503-786-7630
 planning@milwaukieoregon.gov

Application for Land Use Action

Primary File #: **MHLD-2025-001**

Review type*: I II III IV V

CHECK ALL APPLICATION TYPES THAT APPLY:

- | | | |
|---|---|---|
| <input type="checkbox"/> Amendment to Maps and/or | <input type="checkbox"/> Land Division: | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Comprehensive Plan Map | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Residential Dwelling |
| <input type="checkbox"/> Amendment | <input type="checkbox"/> Lot Consolidation | <input type="checkbox"/> Manufactured Dwelling Park |
| <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Partition | <input type="checkbox"/> Manufactured Dwelling |
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Property Line Adjustment | <input type="checkbox"/> Temporary Dwelling Unit |
| <input type="checkbox"/> Code Interpretation | <input type="checkbox"/> Replat | <input type="checkbox"/> Transportation Facilities Review** |
| <input type="checkbox"/> Community Service Use | <input checked="" type="checkbox"/> Subdivision Middle Housing Land Div. | <input type="checkbox"/> Variance: |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Mixed Use Overlay Review | <input type="checkbox"/> Use Exception |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification to Existing Approval | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Director Determination | <input type="checkbox"/> Natural Resource Review** | <input type="checkbox"/> Willamette Greenway Review |
| <input type="checkbox"/> Downtown Design Review | <input type="checkbox"/> Nonconforming Use Alteration | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Extension to Expiring Approval | <input type="checkbox"/> Parking: | Use separate application forms for: |
| <input type="checkbox"/> Historic Resource: | <input type="checkbox"/> Quantity Determination | Annexation and/or Boundary Change |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Quantity Modification | • Compensation for Reduction in Property |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Shared Parking | • Value (Measure 37) |
| <input type="checkbox"/> Status Designation | <input type="checkbox"/> Structured Parking | Daily Display Sign |
| <input type="checkbox"/> Status Deletion | | • Appeal |

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): Alec Shah, Shah Housing Solutions, LLC

Mailing address: 4399 Kenthorpe Way, West Linn State/Zip: OR 97068

Phone(s): (971) 678-1952 Email: alec@shahhousingsolutions.com

Please note: The information submitted in this application may be subject to public records law.

APPLICANT'S REPRESENTATIVE (if different than above): Rick Givens, Planning Consultant

Mailing address: 292 W. Sunrise Vista Dr., Green Valley State/Zip: AZ 85614

Phone(s): 503-351-8204 Email: rickgivens@gmail.com

SITE INFORMATION:

Address: 5026 SE Harrison St. Map & Tax Lot(s): 12E30CD11200

Comprehensive Plan Designation: Moderate Density Zoning: R-MD Size of property: 5,580 SF

PROPOSAL (describe briefly):

Four lot Middle Housing Land Division to create separate lots for each unit of a detached quadplex.

SIGNATURE: I attest that I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by: *Alexander Shah* Date: 2/25/2025

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.

** Natural Resource and Transportation Review applications may require a refundable deposit.

WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION (excerpted from MMC Subsection 19.1001.6.A):

Type I, II, III, and IV applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

DEPOSITS:

Deposits require completion of a Deposit Authorization Form, found at www.milwaukieoregon.gov/building/deposit-authorization-form

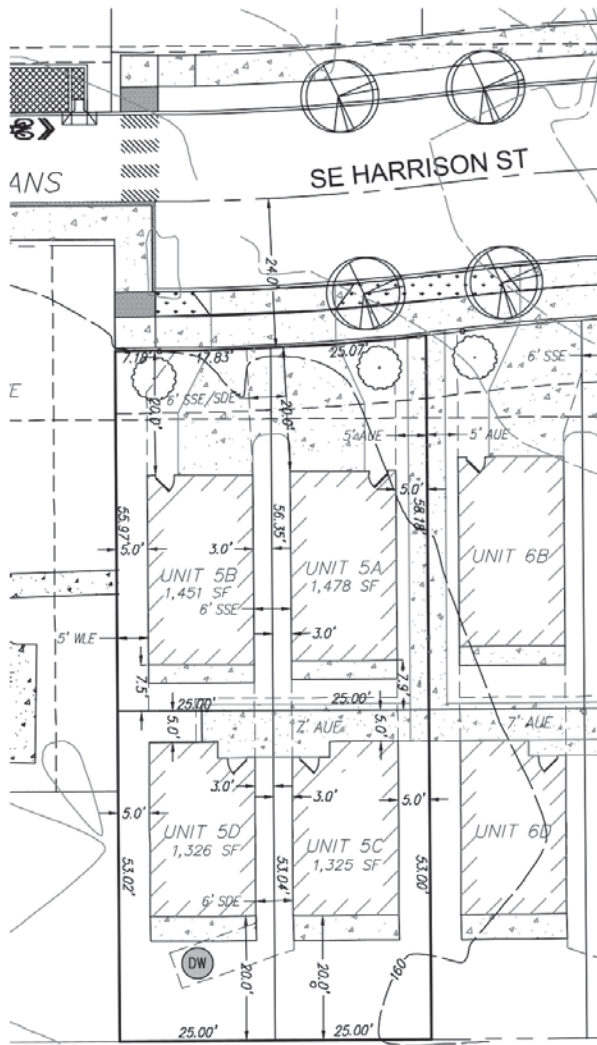
REVIEW TYPES:

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	AMOUNT <small>(after discount, if any)</small>	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP
Primary file	MHLD-2025-001	\$ 2,000			Materials submitted 2/26/2025 Payment received 3/07/2025
Concurrent application files		\$			
		\$			
		\$			
		\$			
Deposit (NR/TFR only)				<input type="checkbox"/> Deposit Authorization Form received	
TOTAL AMOUNT RECEIVED: \$ 2,000			RECEIPT #: 29893		RCD BY: BK
Associated application file #s (appeals, modifications, previous approvals, etc.):					
Neighborhood District Association(s): Hector-Campbell					
Notes:					



TAX LOT 900
MAP 1S, 2E, 31B
DEED DOC. NO.
2012-064574

TAX LOT 1000
MAP 1S, 2E, 31B
DEED DOC. NO.
2016-066055



Scale: 1" = 20'

NOTES

Owner/Applicant:
Alec Shah
Shah Housing Solutions, LLC
4399 Kenthorpe Way
West Linn, OR 97068
PH: (971) 678-1952

Legal: 12E30CD11200

Address: 5026 SE Harrison St.

Water: City of Milwaukie

Sewer: City of Milwaukie

Contours: Site Survey

Site Area: 5,580 SF

Engineer:
DL Consulting WA, Inc.
4400 NE 77th Ave, Ste 275
Vancouver WA 98662
PH: (360) 567-6466

Surveyor:
Centerline Concepts, Inc.
19376 Molalla Ave,
Oregon City, OR 97045
PH: (503) 650-0188

Zoning: R-MD

PUE = Public Utility Easement
AUE = Access & Utility Easement
SSE = Private Sanitary Sewer Easement
WLE = Private Waterline Easement
SDE = Private Storm Drainage Easement



Vicinity Map

LOT COVERAGE	
UNIT 5A	598 SQ. FT.
UNIT 5B	598 SQ. FT.
UNIT 5C	536 SQ. FT.
UNIT 5D	536 SQ. FT.
TOTAL	2,264 SQ. FT.
LOT AREA	5,580 SQ. FT.
PERCENTAGE	40.57 %
MIDDLE HOUSING 10% INCREASE	
AREAS OF STRUCTURE UNDER 20' TALL	
UNIT 5A	85 SQ. FT.
UNIT 5B	85 SQ. FT.
UNIT -5C	144 SQ. FT.
UNIT -5D	144 SQ. FT.
TOTAL	458 SQ. FT.
LOT AREA	5,580 SQ. FT.
PERCENTAGE	8.27 %
DISCOUNT REDUCTION PERCENTAGE	
TOTAL COVERAGE PERCENTAGE	40.57 %
PERCENTAGE UNDER 20'	-8.27 %
PERCENTAGE DISCOUNT TOTAL	32.3 %
MIDDLE HOUSING LOT COVERAGE	
TOTAL LOT COVERAGE	2,264 SQ. FT.
AREA UNDER 20'	-458 SQ. FT.
LOT COVERAGE	1,806 SQ. FT.
LOT AREA	5,580 SQ. FT.
LOT COVERAGE	32.3 %

DESIGNED	REG.	DATE	NO.	REVISION
DRAWN	REG.			
SCALE:	1" = 20"			
DATE:	February 2025			
FILE:	25-SHA-100			

Richard E. Givens, Planning Consultant
292 W Sunrise Vista Dr.
Green Valley, Arizona 85614
PH: (503) 351-8204

APPLICANT: Alec Shah, Shah Housing Solutions LLC
4399 Kenthorpe Way
West Linn, OR 97068
PH: (971) 678-1952

MHLD - Lot 5 Shah & Trip Estates
Preliminary Plan

SHEET:
1/1

DL
DL CONSULTING WA INC.
4400 NE 77TH AVENUE
Suite 275
Vancouver, WA 98662
(360) 567-6486

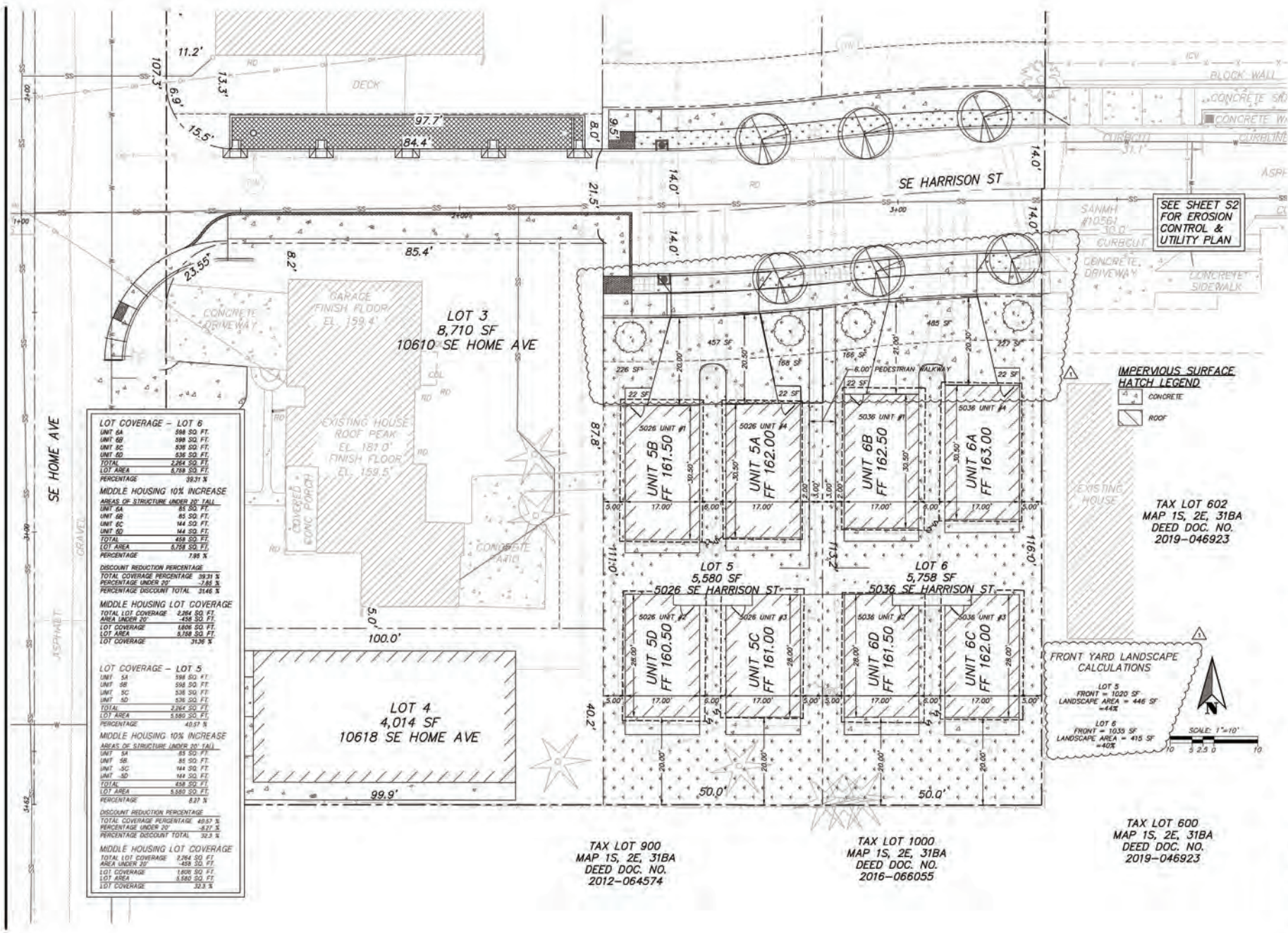
REGISTERED PROFESSIONAL
LANDSCAPE ARCHITECT
DAVID L. DAWSON
EXPIRES 12-31-23

SHAH & TRIPP ESTATES SUBDIVISION
MILWAUKIE OREGON
SITE PLAN
LOTS 5 & 6

REV.	DATE	BY
1	2/26/2025	

PROJECT NUMBER: SHA002
Date: 11/25/2024
Scale: 1" = 10'
Drawn By: SAD
Designed By: CID
Checked By: CID

S1



LOT COVERAGE - LOT 6

UNIT 6A	598 SQ. FT.
UNIT 6B	598 SQ. FT.
UNIT 6C	536 SQ. FT.
UNIT 6D	536 SQ. FT.
TOTAL	2,264 SQ. FT.
LOT AREA	8,788 SQ. FT.
PERCENTAGE	25.77 %

MIDDLE HOUSING 10% INCREASE

AREAS OF STRUCTURE UNDER 20' TALL	85 SQ. FT.
UNIT 6A	85 SQ. FT.
UNIT 6B	85 SQ. FT.
UNIT 6C	144 SQ. FT.
UNIT 6D	144 SQ. FT.
TOTAL	458 SQ. FT.
LOT AREA	8,788 SQ. FT.
PERCENTAGE	5.21 %

DISCOUNT REDUCTION PERCENTAGE

TOTAL COVERAGE PERCENTAGE	29.97 %
PERCENTAGE UNDER 20'	2.86 %
PERCENTAGE DISCOUNT TOTAL	32.83 %

MIDDLE HOUSING LOT COVERAGE

TOTAL LOT COVERAGE	2,264 SQ. FT.
AREA UNDER 20'	458 SQ. FT.
LOT COVERAGE	1,806 SQ. FT.
LOT AREA	8,788 SQ. FT.
LOT COVERAGE	20.55 %

LOT COVERAGE - LOT 5

UNIT 5A	598 SQ. FT.
UNIT 5B	598 SQ. FT.
UNIT 5C	536 SQ. FT.
UNIT 5D	536 SQ. FT.
TOTAL	2,264 SQ. FT.
LOT AREA	5,580 SQ. FT.
PERCENTAGE	40.57 %

MIDDLE HOUSING 10% INCREASE

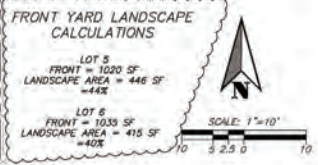
AREAS OF STRUCTURE UNDER 20' TALL	85 SQ. FT.
UNIT 5A	85 SQ. FT.
UNIT 5B	85 SQ. FT.
UNIT 5C	144 SQ. FT.
UNIT 5D	144 SQ. FT.
TOTAL	458 SQ. FT.
LOT AREA	5,580 SQ. FT.
PERCENTAGE	8.21 %

DISCOUNT REDUCTION PERCENTAGE

TOTAL COVERAGE PERCENTAGE	48.77 %
PERCENTAGE UNDER 20'	8.21 %
PERCENTAGE DISCOUNT TOTAL	32.5 %

MIDDLE HOUSING LOT COVERAGE

TOTAL LOT COVERAGE	2,264 SQ. FT.
AREA UNDER 20'	458 SQ. FT.
LOT COVERAGE	1,806 SQ. FT.
LOT AREA	5,580 SQ. FT.
LOT COVERAGE	32.3 %



TAX LOT 900
MAP 1S, 2E, 31BA
DEED DOC. NO.
2012-064574

TAX LOT 1000
MAP 1S, 2E, 31BA
DEED DOC. NO.
2016-066055

TAX LOT 600
MAP 1S, 2E, 31BA
DEED DOC. NO.
2019-046923

SEE SHEET S2
FOR EROSION
CONTROL &
UTILITY PLAN



**Middle Housing Land Division
Lot 5, Shah and Tripp Estates
Shah Housing Solutions, LLC**

Owner/Applicant: Alec Shah, Shah Housing Solutions LLC
Location(s): 5026 SE Harrison St.
Tax Lot: 12E30CD11200
Application Type: Middle Housing Land Division
Review Criteria: Milwaukie Zoning Ordinance:

- MMC Section 19.301 Moderate Density Residential Zone
- MMC Chapter 19.600 Off-Street Parking and Loading
- MMC Chapter 19.700 Public Improvements
- MMC Section 19.1005 Type II Review

Milwaukie Municipal Code:

- MMC Chapter 12.16 Access Management
- MMC Section 17.26.010 Middle Housing Land Divisions

The applicant, Shah Housing Solutions LLC, is applying for approval of a Middle Housing Land Division (MHLD) to divide the subject property to create a total of four lots. A separate application for Design Review to construct four Middle Housing units on the property and previously been filed and is awaiting approval. The subject property is located at 5026 SE Harrison Street and is zoned Moderate Density Residential (R-MD).

The subject property is approximately 5,580 sq ft and is vacant. The proposed development would create two detached dwellings fronting directly onto SE Harrison Street with new driveway curb cuts proposed. Two additional detached dwellings are to be constructed to the rear of the front dwellings. These dwellings would be accessed via a shared pedestrian walkway, as shown on the preliminary plan. The applicant is also developing a mirror image four lots MHLD on Tax Lot 12E30CD11300 immediately east of the subject property. The shared walkway will be sited along the common lot line of these two tax lots. The proposed lots vary from 1,325 to 1,478 sq. ft. in area.

This application is being submitted pursuant to Milwaukie Municipal Code (MMC) Chapter 17.08 and 17.26 and ORS 92.031, a state statute approved to implement Oregon Senate Bill 458

and House Bill 2001 (HB 2001). The adopted MMC provisions and state statute allow lot divisions for middle housing that enable them to be sold or owned individually.

The proposed MHLD is subject to the following provisions of the MMC:

- MMC Chapter 12.16 Access Management
- MMC Title 17 Land Division o MMC Chapter 17.26 Middle Housing and Expedited Land Divisions
- MMC Section 19.301 Moderate Density Residential zone (R-MD)
- MMC Chapter 19.600 Off-Street Parking and Loading
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.1005 Type II Review

These provisions are addressed in the following sections of this narrative as well as in the plans and exhibits submitted with our application. Note that pursuant to MMC 17.26.010, *“the units of land created in a middle housing land division, the sublots or subparcels, will be collectively considered a single lot or parcel for all but platting and property transfer purposes under City code and state rules and statutes, including:*

1. *Lot standards such as size, setback, lot coverage, and lot width and depth;*
2. *Definition of unit types (e.g., a detached quadplex development where each unit is on its own lot through a middle housing land division would still be considered a detached quadplex development rather than four lots with single detached units);*
3. *Allowed number of dwelling units and accessory dwelling units; and*
4. *Compliance with middle housing rules and statutes in ORS 197 and OAR 660-046.”*

MMC Chapter 12.16 Access Management

MMC 12.16 regulates access to public streets from private property and establishes standards in MMC Section 12.16.040, for access spacing, location, number, design, and size. For example, MMC Subsection 12.16.040.B.4 requires that the nearest edge of the driveway apron must be at least 5 ft from the side property line in residential districts, and MMC Subsection 12.16.040.E requires that accessways for detached dwelling units have a minimum driveway apron width of 12 ft and a maximum width of 20 ft. The driveway approaches for Units 5A and 5B are shown on the preliminary plan and exceed the minimum distance from side property lines. The apron width at the sidewalk is 20 feet. There are no double frontage lots. There are no collector or arterial streets that would affect proposed accesses. The nearest intersection street, SE Home Street, is a local street and is approximately 115 feet from the proposed driveway approach. The proposed access will be shared, as permitted for MHLD.

MMC Title 17 Land Division

MMC Title 17 establishes the standards and procedures for land divisions, including Middle Housing Land Divisions.

MMC Chapter 17.24 Requirements for Tracts and Easements

(1) *Ownership of Tracts*

(a) *Tracts must be owned as follows unless otherwise specified in this title or the land use decision:*

- 1) *The owners of property served by the tract, or by any other individual or group of people. When the tract is owned by more than one person it must be held in common with an undivided interest;*
- 2) *The Homeowners' Association, or similar entity, for the area served by the tract;*
- 3) *A public or private non-profit organization; or 4) The City or other jurisdiction.*

Applicant Response: No tracts are proposed in the proposed land division.

(2) *Maintenance Agreement*

The applicant must record with the County Recorder a maintenance agreement that commits the owners or owners' designee to maintain all elements of the tract or easement; however, facilities within the tract or easement that will be maintained by a specified City agency may be recorded in a separate maintenance agreement. The maintenance agreement must be approved by the City in advance of Final Plat approval and must be submitted to the County Recorder to be recorded with the Final Plat.

Applicant Response: Not applicable as no tracts are proposed.

MMC Chapter 17.26 Middle Housing and Expedited Land Divisions

MMC 17.26 specifies the process, procedures, and approval criteria for middle housing and expedited land divisions.

The subject property is a 5,580 sq ft lot that is presently vacant. A Design Review application to construct 4 detached dwelling units on the property is presently under review by the City of Milwaukie Planning Department. The proposed land division will create a total of four new lots for a detached quadplex development. This action constitutes a middle housing land division and is subject to Type II review as set forth in MMC Table 17.26.010.

MMC Section 17.26.010.D establishes the approval criteria for a middle housing land division. The proposed partition meets these criteria as described below.

- (1) *The proposed preliminary plat complies with Title 19 and other applicable ordinances, regulations, and design standards.*

Applicant Response: As demonstrated by this narrative and other supporting plans and documents in the applicant's submittal materials, the proposed replat complies with all applicable standards of MMC Titles 17 and 19. As proposed, this criterion is met.

- (2) *The proposed division will allow reasonable development and will not create the need for a variance of any land division or zoning standard.*

Applicant Response: The proposed subdivision will establish four lots, one for each of the detached quadplex units. The proposed subdivision does not create the need for any variances. As proposed, this criterion is met.

- (3) *The proposed subdivision plat name is not duplicative and the plat otherwise satisfies the provisions of Oregon Revised Statutes (ORS) 92.090(1).*

Applicant Response: The proposed subdivision name will be reviewed by the Clackamas County Surveyor to meet this criterion. As required for the final plat submittal, the plat will meet all applicable provisions of the ORS. As proposed, this criterion is met.

- (4) *The streets and roads are laid out so as to conform to the plats of subdivisions already approved for adjoining property as to width, general direction, and in all other respects unless the City determines it is in the public interest to modify the street or road pattern.*

Applicant Response: No new streets or roads are included in the proposed partition. This standard is not applicable.

- (5) *A detailed narrative description demonstrating how the proposal conforms to all applicable code sections and design standards.*

Applicant Response: This narrative complies with the requirements of this subsection in that it addresses all applicable code sections and design standards.

- (6) *Approval of a preliminary plat for a middle housing land division will be granted if the Planning Manager finds that the applicant has met all of the following criteria:*

- (a) *The middle housing development complies with the Oregon Residential Specialty code and the applicable middle housing regulations in this code. To demonstrate compliance with this criterion, the applicant must submit approved building permits or concurrent building permits demonstrating that existing or proposed structures comply with the Oregon Residential Specialty Code and middle housing regulations in Titles 12 and 19;*

Applicant Response: The proposed detached quadplex units are presently under review by the City of Milwaukie. The Building Department permits

will be obtained prior to commencement of construction. This standard will be met.

- (b) *The middle housing development is in compliance with the land use regulations applicable to the parent lot allowed under ORS 197.758(5);*

Applicant Response: The proposed subdivision will result in four lots, each with one dwelling unit, for a detached quadplex development. Middle housing is an outright permitted use in the R-MD zone. This standard is met.

- (c) *Separate utility service connections for public water, sewer, and stormwater will be provided for each dwelling unit;*

Applicant Response: As shown on the Preliminary Plan, the subdivision proposes utility easements to provide for sewer, water, and storm drainage to each lot. This standard is met.

- (d) *Easements will be provided as necessary for each dwelling unit on the site for:*

- 1) *Locating, accessing, replacing, and servicing all utilities;*
- 2) *Pedestrian access from each dwelling unit to a private or public road;* 3) *Any common use areas or shared building elements;*
- 4) *Any dedicated driveways or parking; and*
- 5) *Any dedicated common area.*

Applicant Response: The proposed subdivision will include utility easements for all four lots. Shared access easements for Units 5C and 5D are provided. There are no dedicated common areas or shared building elements for the detached quadplex units. This standard is met.

- (e) *Exactly one dwelling unit will be located on each subplot except for lots or tracts used as common areas, on which no dwelling units will be permitted.*

Applicant Response: As proposed, the subdivision will result in four lots; each containing one dwelling unit. This standard is met.

- (f) *Buildings or structures on a subplot will comply with applicable building code provisions relating to new property lines.*

Applicant Response: Applications for four detached quadplex units will be obtained prior to final plat approval. Design Review for these units is presently pending approval. This standard will be met.

- (g) *Structures or buildings located on the sublots will comply with the Oregon Residential Specialty Code.*

Applicant Response: All dwelling units on sublots will be reviewed for approval under the Oregon Residential Specialty Code as a part of the

City's building permit approval. Please refer to plans submitted with the Design Review application. This standard will be met.

- (h) *Where a resulting lot abuts a street that does not meet City standards, street frontage improvements will be constructed and, if necessary, additional right-of-way will be dedicated, pursuant to Chapter 19.700.*

Applicant Response: Not applicable. Street improvements and right-of-way dedication required to meet City standards were conditioned as a part of the previously approved and platted Shah and Tripp Estates subdivision that created the subject property. These improvements have been constructed.

- (i) *The proposed middle housing land division will not cause any existing improvements on the sublots to be inconsistent with applicable standards in this land use code.*

Applicant Response: The proposed subdivision will result in four sublots that are consistent with the applicable standards.

The criteria for middle housing land division are met.

c. MMC Chapter 17.28 Design Standards

Applicant Response: MMC 17.28, particularly MMC Section 17.28.040, establishes standards for lot design for land divisions and boundary changes. These standards do not apply to units of land that are created for purposes other than land development. In the four subunits of land are being created to allow for individual ownership of the quadplex units. The development those units and associated improvements will be authorized by the pending Design Review and Building Permit applications. No changes to the dimensional characteristics of the parent lot will be changed in this subdivision process. For these reasons, the design standards established in MMC 17.28 do not apply to the proposed subdivision.

d. MMC Chapter 17.32 Improvements

MMC 17.32 establishes procedures for public improvements, including a requirement that work will not begin until plans have been approved by the City. In this instance, the public improvements are being reviewed in conjunction with the pending Design Review application. For this reason, the provisions of MMC 17.32 do not apply to the proposed subdivision.

MMC Section 19.301 Moderate Density Residential Zone (R-MD)

MMC 19.301 establishes standards for the Moderate Density Residential (R-MD) zone. The application meets the applicable standards of this section as described below.

a. MMC Subsection 19.301.2 Allowed Uses

Applicant Response: This subsection lists the uses allowed in the R-MD zone, including single detached dwellings, middle housing types (duplexes, triplexes, quadplexes, townhouses, and cottage clusters), accessory dwelling units (ADUs), and residential homes as outright permitted uses. The proposed development will be a detached quadplex, which is permitted as an allowed use in the R-MD zone.

b. MMC Subsections 19.301.4 and 19.301.5 Development Standards

MMC 19.301.4 and 19.301.5 establish development standards for the R-MD zone. For a middle housing land division, the standards apply to the parent lot as a whole, not to the individual sublots. For the parent lot, the applicable standards are addressed and met as described in Table 6-b below.

Table 19.301.4 Moderate Density Residential Development Standards		
Standard	R-MD Requirement – Parent lot	Proposed (Existing)
Lot Area	5,000 to 6,999 sq ft	5,580 sq ft
Minimum Lot Width	50 ft	50 ft
Lot Depth	80 ft	111 ft
Public Street Frontage (for standard lot)	35 ft	50 ft
Front Yard	20 ft	20 ft
Side Yard (interior)	5 ft	5 ft
Street Side Yard	15 ft	N/A No Street Side Yards Exist or are Proposed
Rear Yard	20 ft	20 ft

Side Yard Height Plane	20 ft / 45°	See DR App
Maximum lot coverage	35%	See DR App
Minimum vegetation	30%	See DR App
Front Yard Minimum Vegetation	40%	See DR App
Density requirements (Note: Maximum density does not apply to duplexes and other middle housing development.)	N/A – middle housing proposed.	

MMC Chapter 19.600 Off Street Parking & Loading

MMC 19.600 regulates off-street parking and loading areas on private property outside the public right-of-way. The purpose of these requirements includes providing adequate space for off-street parking, minimizing parking impacts to adjacent properties, and minimizing environmental impacts of parking areas.

MMC 19.602 establishes the applicability of the provisions of MMC 19.600. The proposed subdivision simply creates four sub-parcels for detached quadplex units that will be authorized through the pending Design Review application. No change of use or site development is directly connected with the subdivision application so Chapter 19.600 does not apply in its entirety. Please refer to the Design Review application for parking requirements.

MMC Chapter 19.700 Public Facility Improvements

MMC 19.700 establishes provisions requiring development to provide public facilities that are consistent with City standards.

MMC Section 19.702 Applicability

This section requires that land divisions, as well as other types of development, provide public facilities and improvements consistent with MMC 19.700. This application proposes to divide the subject property into a total of 4 parcels, one for each of the four units in a detached quadplex. The proposed subdivision is subject to the requirements of MMC 19.700.

MMC Section 19.703 Review Process

MMC 19.703 establishes the review process for development that is subject to MMC 19.700, including requiring a preapplication conference, establishing the type of application required, and establishing approval criteria. The Design Review application has already been prepared

based on staff information. The applicant requests that the pre-application conference requirement be waived as nothing new is proposed in this application other than to create the individual lots for the detached quadplex units.

MMC Section 19.704 Transportation Impact Evaluation

MMC 19.704 says that the City Engineer will determine whether a proposed development has sufficient impacts on the transportation system to require a Traffic Impact Study (TIS). The City Engineer did not require a TIS for the Design Review application as the development will not create a significant increase in trips. The subdivision application does not create any additional transportation impacts since it only creates four lots for the detached quadplex units approved through the Design Review application.

MMC Section 19.705 Rough Proportionality

MMC 19.705 requires that transportation impacts of the proposed development be mitigated in proportion to its potential impacts. In this instance, frontage improvements to SE Harrison Street were provided in conjunction with the Shah and Tripp Estates subdivision. No further improvements are required so this standard is met.

MMC Section 19.708 Transportation Facility Requirements

MMC 19.708 establishes the City's requirements and standards for improvements to public streets, including pedestrian, bicycle, and transit facilities. MMC Subsection 19.708.1 requires compliance with MMC Chapter 12.16. All of these requirements were reviewed with the Shah and Tripp Estates subdivision. No further street improvements are required so this standard is met.

MMC Section 19.709 Public Utility Requirements

MMC 19.709 establishes the City's requirements and standards to ensure the adequacy of public utilities to serve a proposed development. The proposed development does not present any new impacts to existing public utilities as it simply creates lots for 4 detached quadplex units that will be authorized pursuant to the ongoing Design Review Application. All required sewer, water and storm sewer services are available to serve the proposed four lots as demonstrated by engineering plans submitted with the Design Review application. Please refer to those plans for further information.