



**MILWAUKIE PLANNING**  
 10501 SE Main St  
 Milwaukie OR 97222  
 503.786.7630  
 planning@milwaukieoregon.gov

# Application Referral

<b>DATE SENT: March 13, 2025</b>	<b>ADMINISTRATIVE DECISION</b>
<b>COMMENTS DUE: March 27, 2025</b>	<b>TENTATIVE DATE: March 28, 2025</b>
<b>Site location:</b> 5026 & 5036 SE Harrison St	<b>Review type:</b> Type II
<b>Applicant:</b> Alec Shah (Shah Housing Solutions)	<b>File #(s):</b> MHL-2025-001 & -002
<b>Applicant phone:</b> 971-678-1952	<b>Application type(s):</b> Middle housing land division
<b>Application webpage:</b> <a href="https://www.milwaukieoregon.gov/planning/mhld-2025-001">https://www.milwaukieoregon.gov/planning/mhld-2025-001</a> (5026 site) <a href="https://www.milwaukieoregon.gov/planning/mhld-2025-002">https://www.milwaukieoregon.gov/planning/mhld-2025-002</a> (5036 site)	

## TO:

- CD Director
- Engineering Dev. Rev.
- Building Official
- PW Director
- City Manager
- NDA Chair (email)\* & all LUC members:  
Hector Campbell
- Clackamas County Engineering Review
- Metro: Land Use Notifications
- ODOT: ODOT R1 Development Review
- TriMet: Transit Development Group
- Planning Manager
- Police Chief
- City Attorney
- CFD# 1: Shawn Olson
- NDA Program Mgr.

## FROM:

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 Milwaukie OR 97222  
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 planning@milwaukieoregon.gov

- Other: NW Natural
- Other: North Clackamas School District

\*All referrals are sent by email only unless otherwise noted.

## PROPOSAL:

**ZONE: R-MD**

Each of the two "parent" lots will be developed with a detached quadplex (4 separated dwelling units), as is allowed by right in the underlying Moderate Density Residential (R-MD) zone. The proposed action will place each new dwelling on its own sub-lot, but each parent lot will remain a quadplex development for purposes of zoning.

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

- Milwaukie Municipal Code (MMC) Chapter 12.16 Access Management
- MMC Title 17 Land Division, including:
  - MMC Chapter 17.12 Application Procedure
  - MMC Chapter 17.16 Application Requirements and Procedures
  - MMC Chapter 17.20 Preliminary Plat
  - MMC Chapter 17.26 Middle Housing & Expedited Land Divisions
- MMC Section 19.301 Moderate Density Residential zone (R-MD)
- MMC Subsection 19.505.1 Building Design—One to Four Unit Development
- MMC Chapter 19.600 Off-Street Parking and Loading
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.1005 Type II Review