

**OAK GROVE COMMUNITY
COUNCIL
LAND USE APPLICATION
REVIEW**

January 2019

OGCC LUART TEAM

Mike Schmeer
Bob Bohannon
Joseph Edge
Wallace Brown
Will Farley

LUART PHOTOGRAPHER

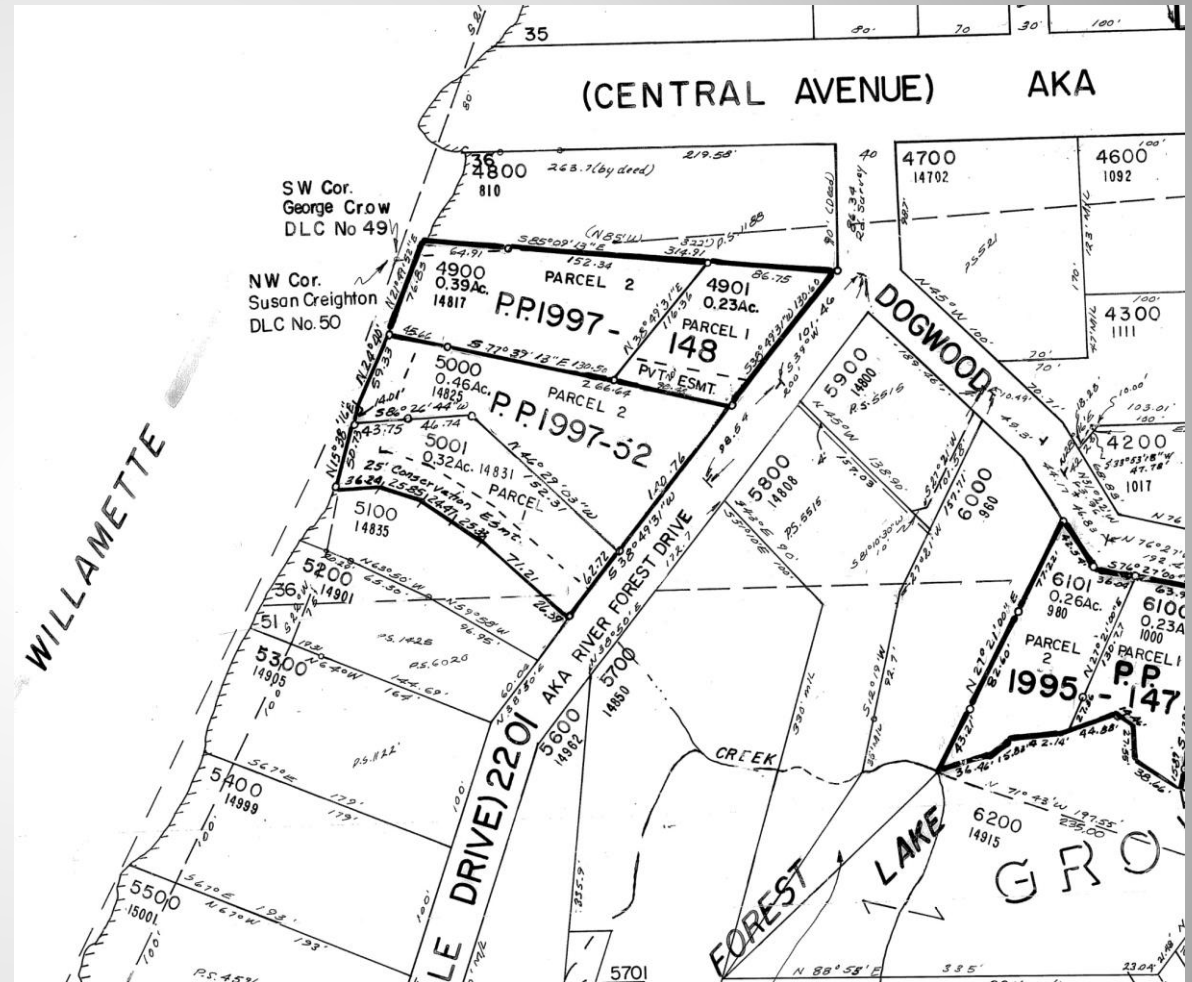
Gary Rifkin

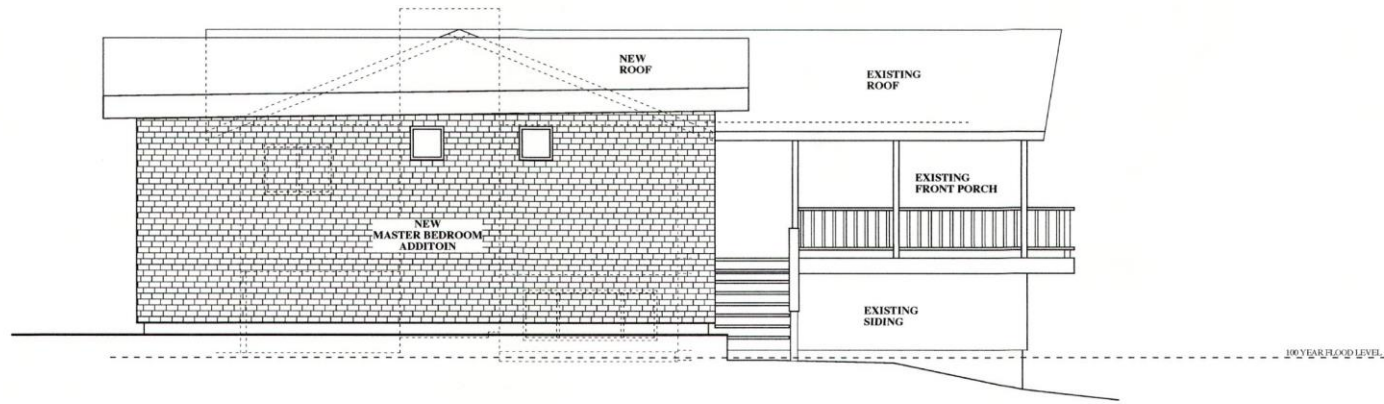
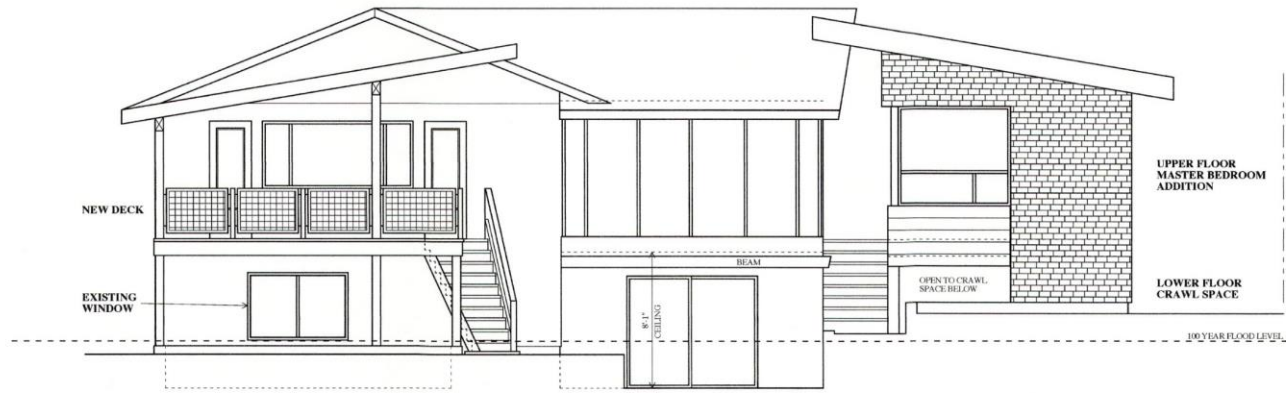
Recent Land Use Applications

- ZO450-18, ZO451-18
14901 SE River Forest Dr.
- ZO520-18, ZO521-18
14824 S.E. Kellogg Ave.
- ZO526-18 Rupert Dr. @ Courtney Ave.
- ZO543-18 15817 S.E. Oatfield Rd.
- ZO558-18 15303 S.E. Lee Ave.
- ZO561-18 2323 S.E. Creighton Ave.

Z0450-18, Z0451-18

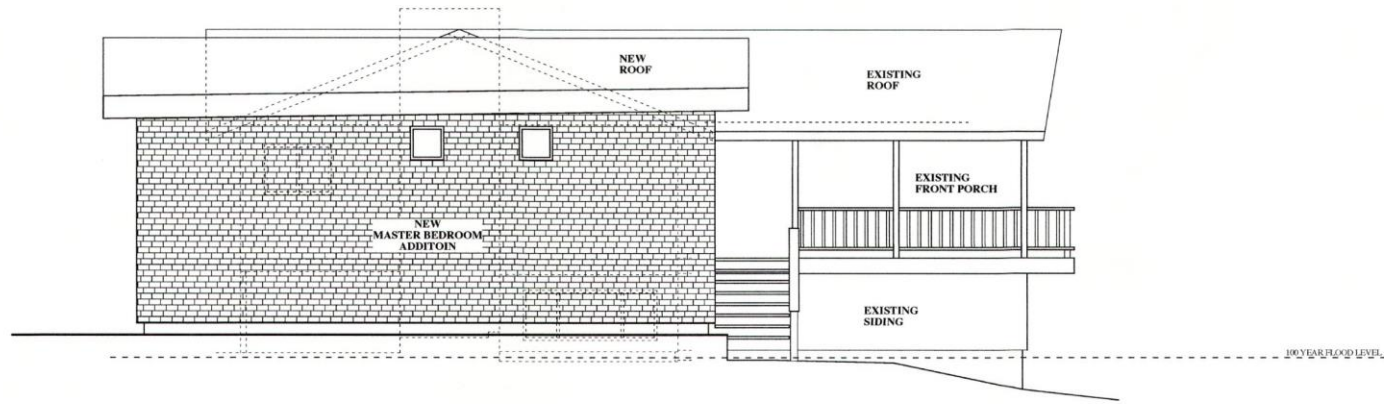
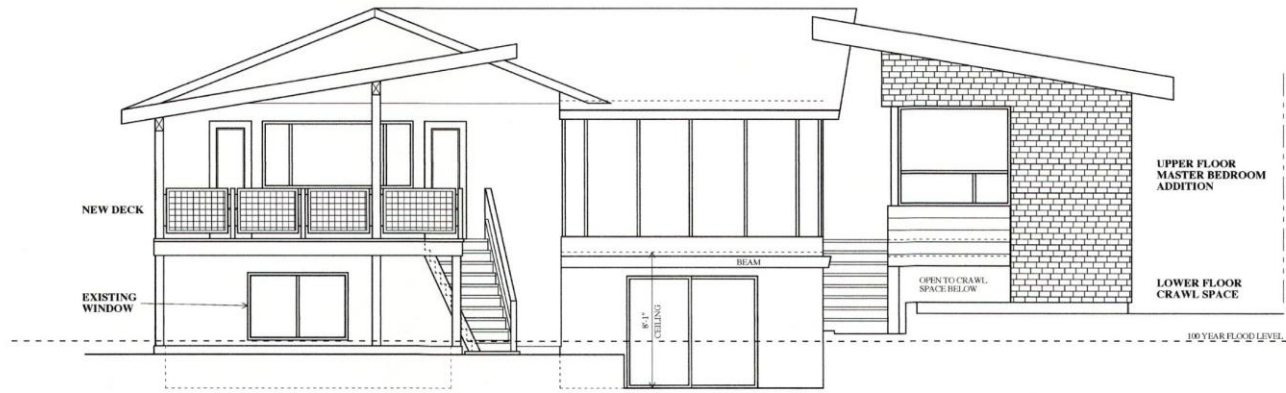
- 14901 SE River Forest Dr.
- Addition and deck within Willamette R. Greenway
- OGCC:
- Status: Approved





ELEVATIONS

1/4" = 1'-0"



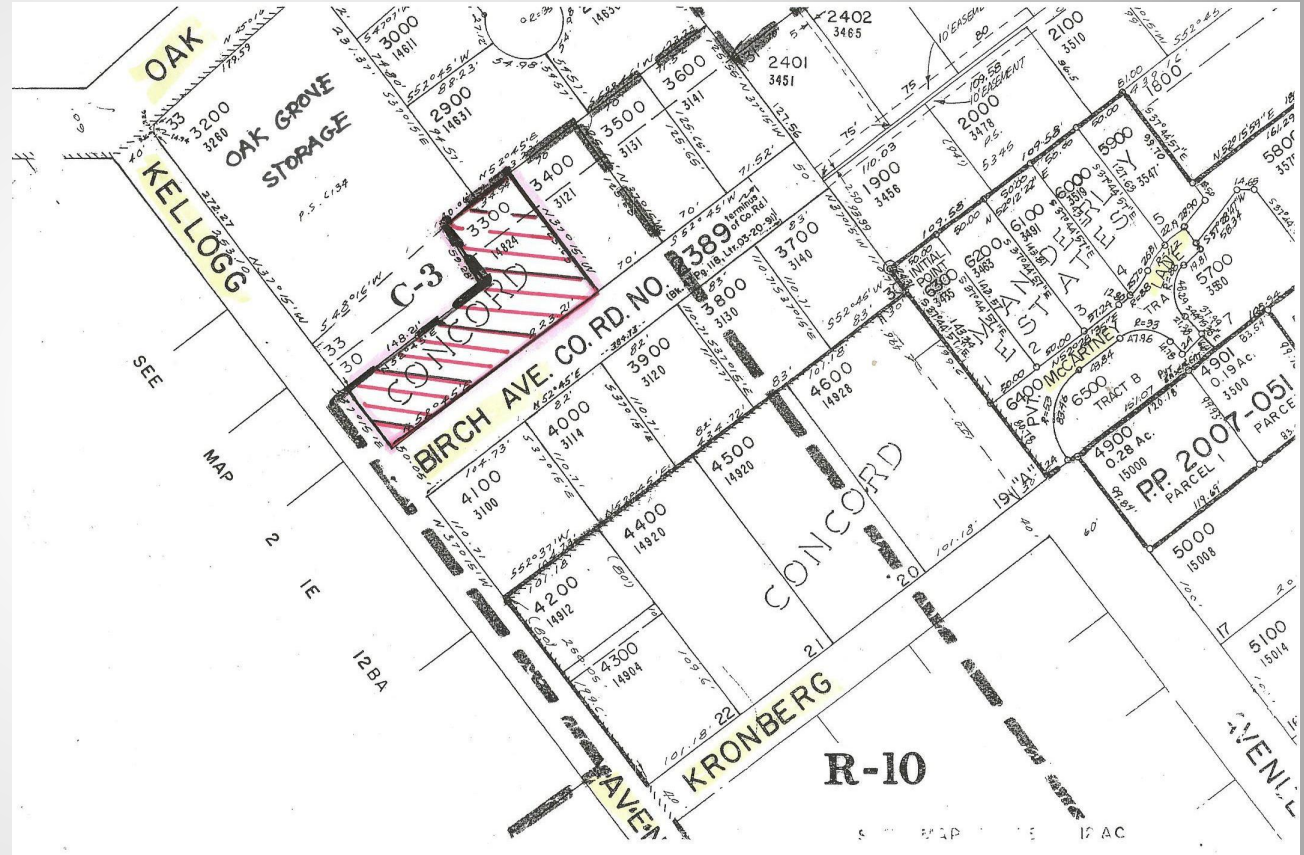
ELEVATIONS

1/4" = 1'-0"

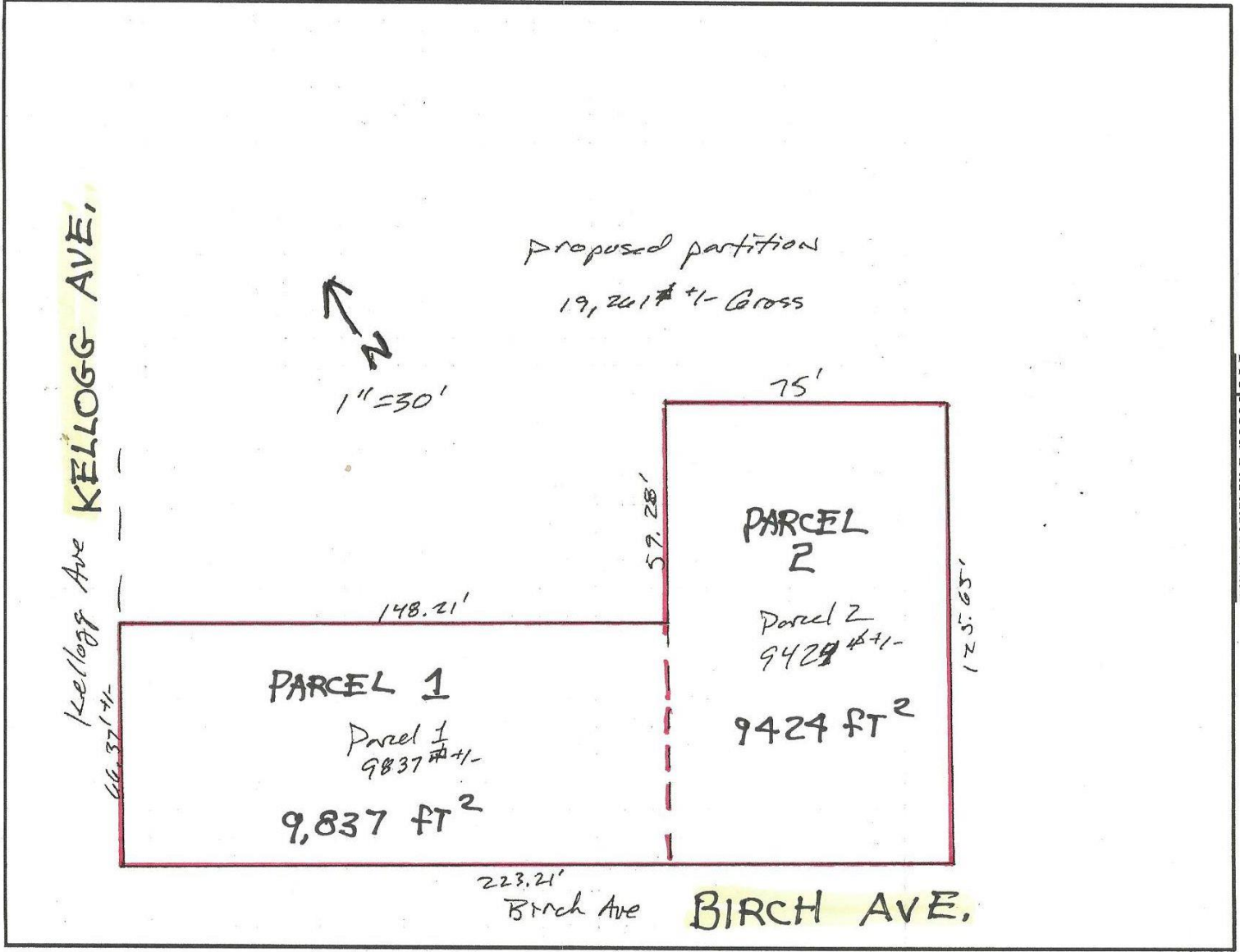
Z0520-18

Z0521-18

- 14821 SE Kellogg Ave.
- Zone change R-10 to R-7; Partition to two
- Hearing Dec. 6th
- OGCC:
- Status: Still Pending





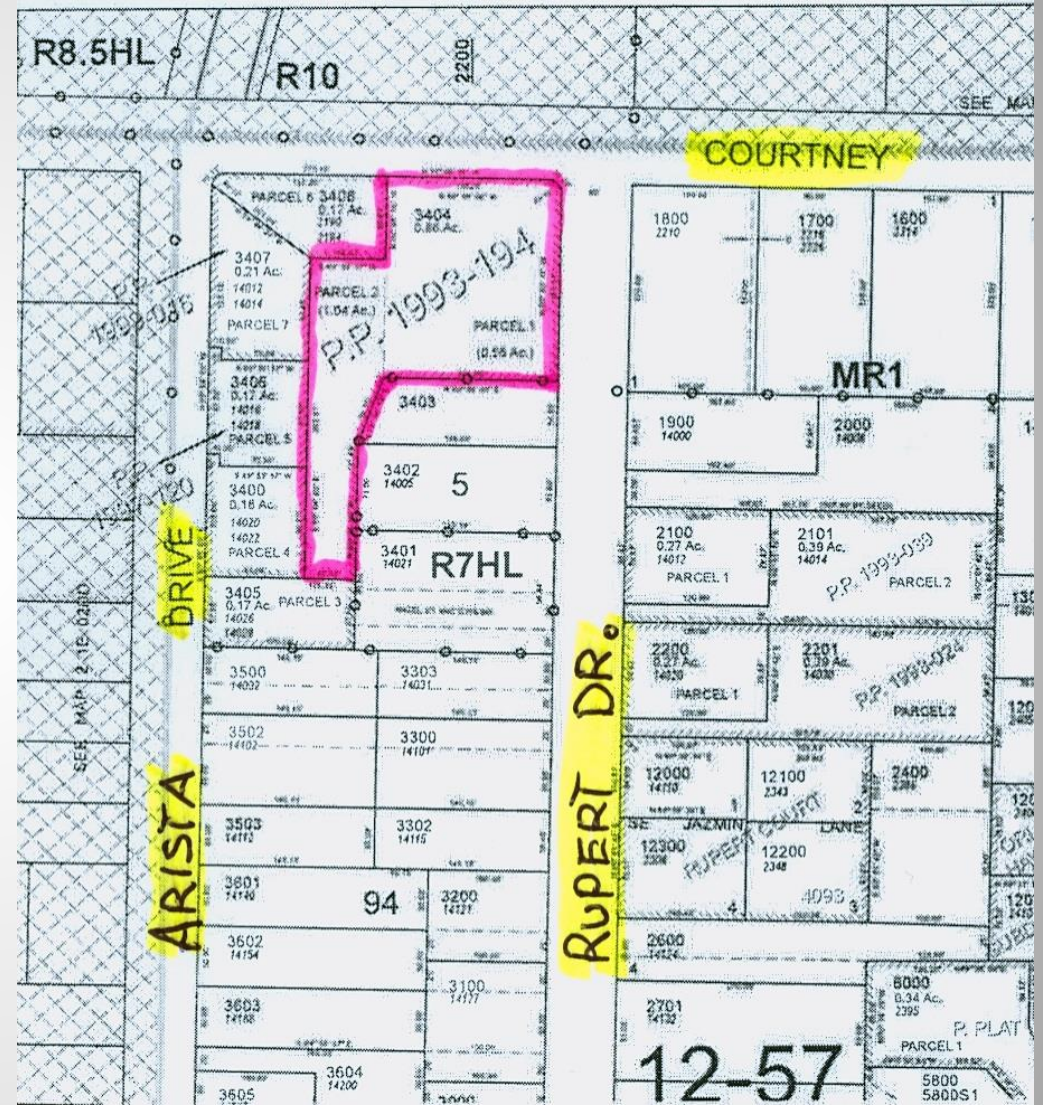


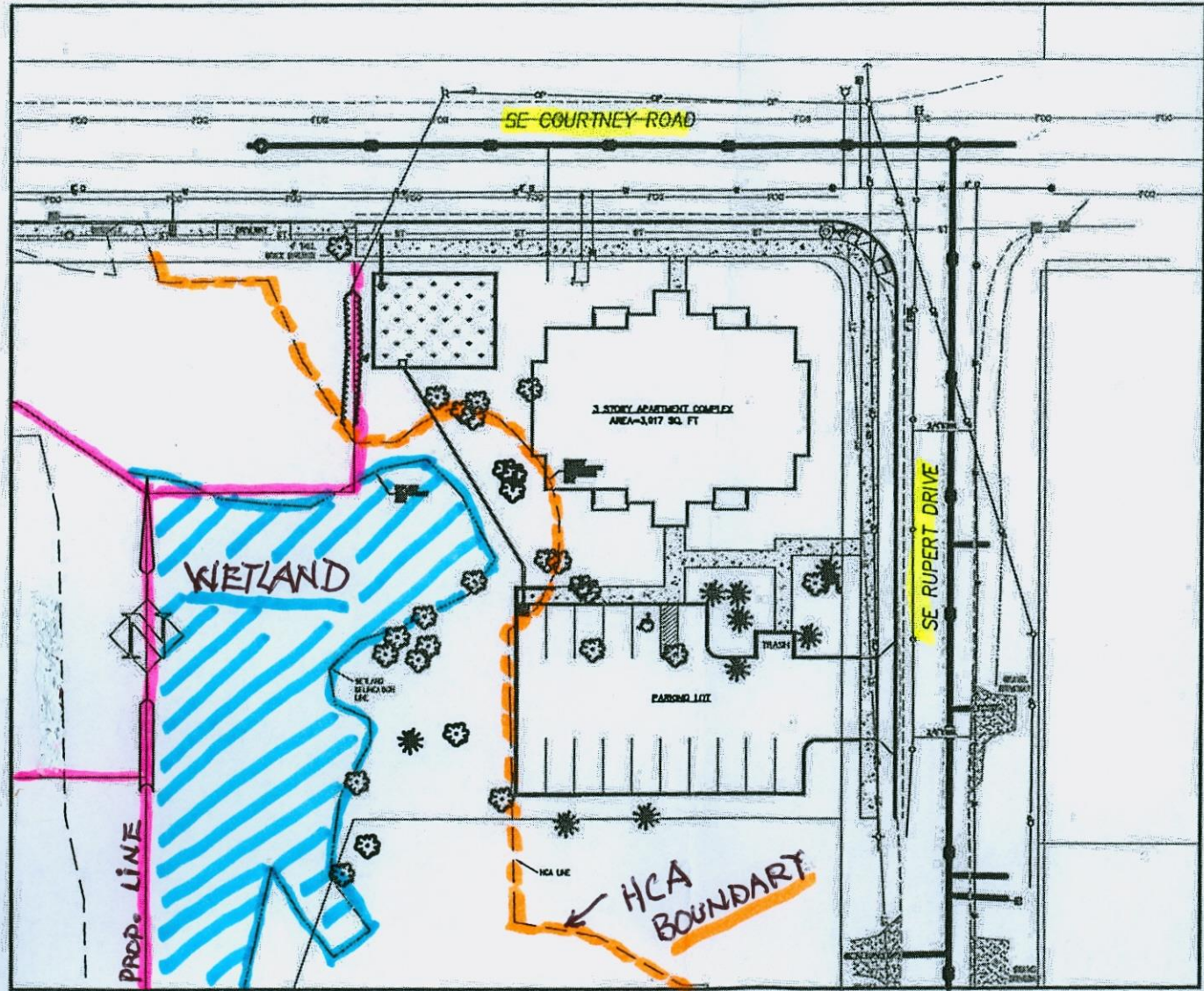
Proposed Partition Plan

2

Z0526-18

- Rupert Dr. @ Courtney Ave.
- Design Review Modification
Apartment building
- OGCC:
- Status: Approved





SITE PLAN



1 SOUTH ELEVATION - currently approved
SCALE : 1/16" = 1' - 0"



2 SOUTH ELEVATION - proposed
SCALE : 1/16" = 1' - 0"

changed window layout
and window types



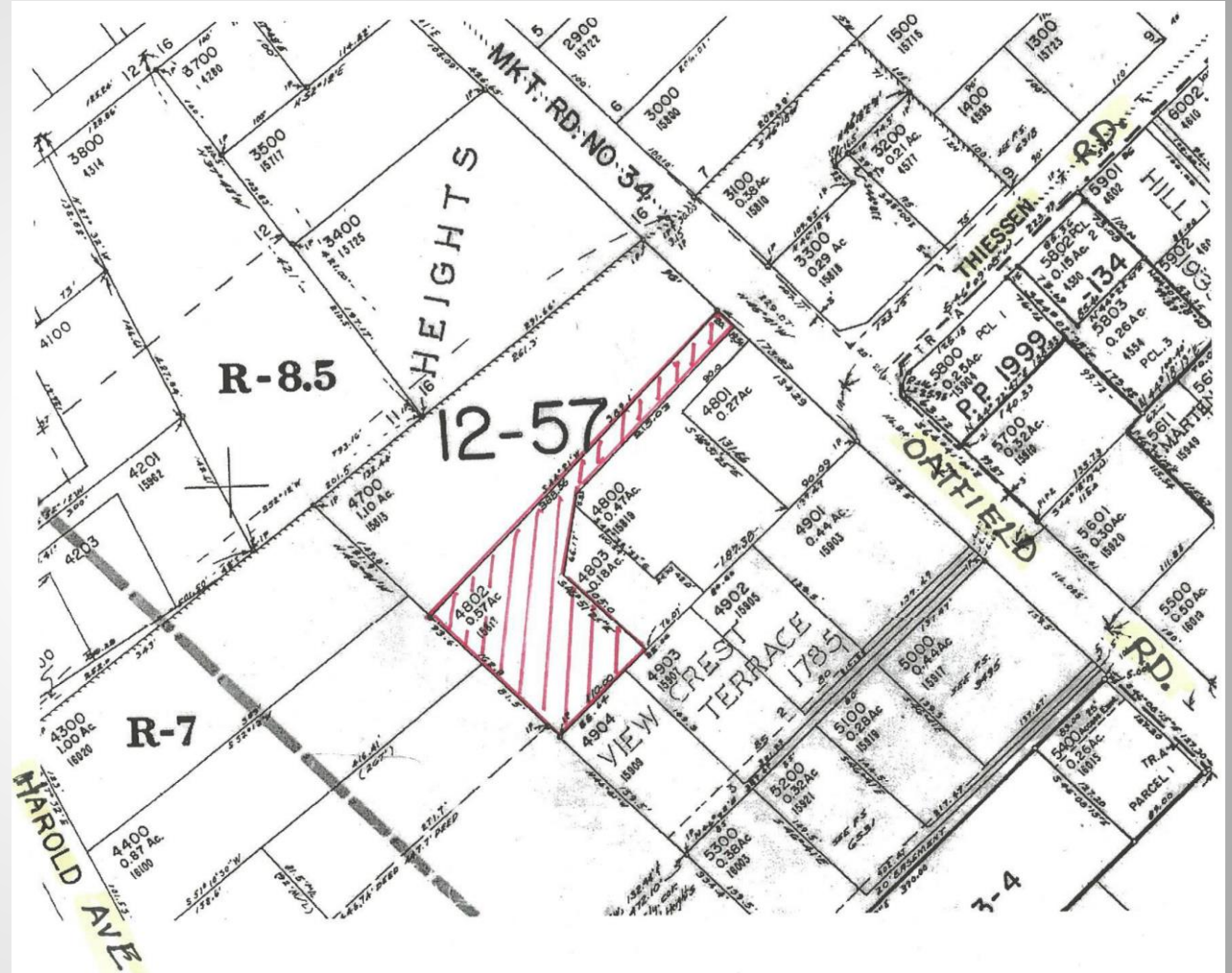
1 RENDER - Southeast Corner
SCALE : NTS



2 RENDER - Window/Siding Detail
SCALE : NTS

Z0543-18

- 15817 S.E. Oatfield Rd.
- Home Occupation
- Bed & Breakfast, lower level
- OGCC:
- Status: Still Pending





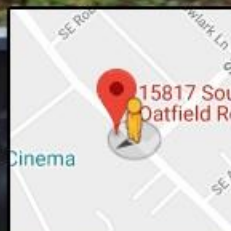
https://www.google.com/maps/place/15817+SE+Oatfield+Rd,+Milwaukie,+OR+97267/@45.4084265

Search...



15818 Oatfield Rd - Google... x

15818 Oatfield Rd
Portland, Oregon
Google, Inc.
Street View - Sep 2017



Google

Image capture: Sep 2017 © 2018 Google United States Terms Report a problem

Windows taskbar with search bar and application icons.

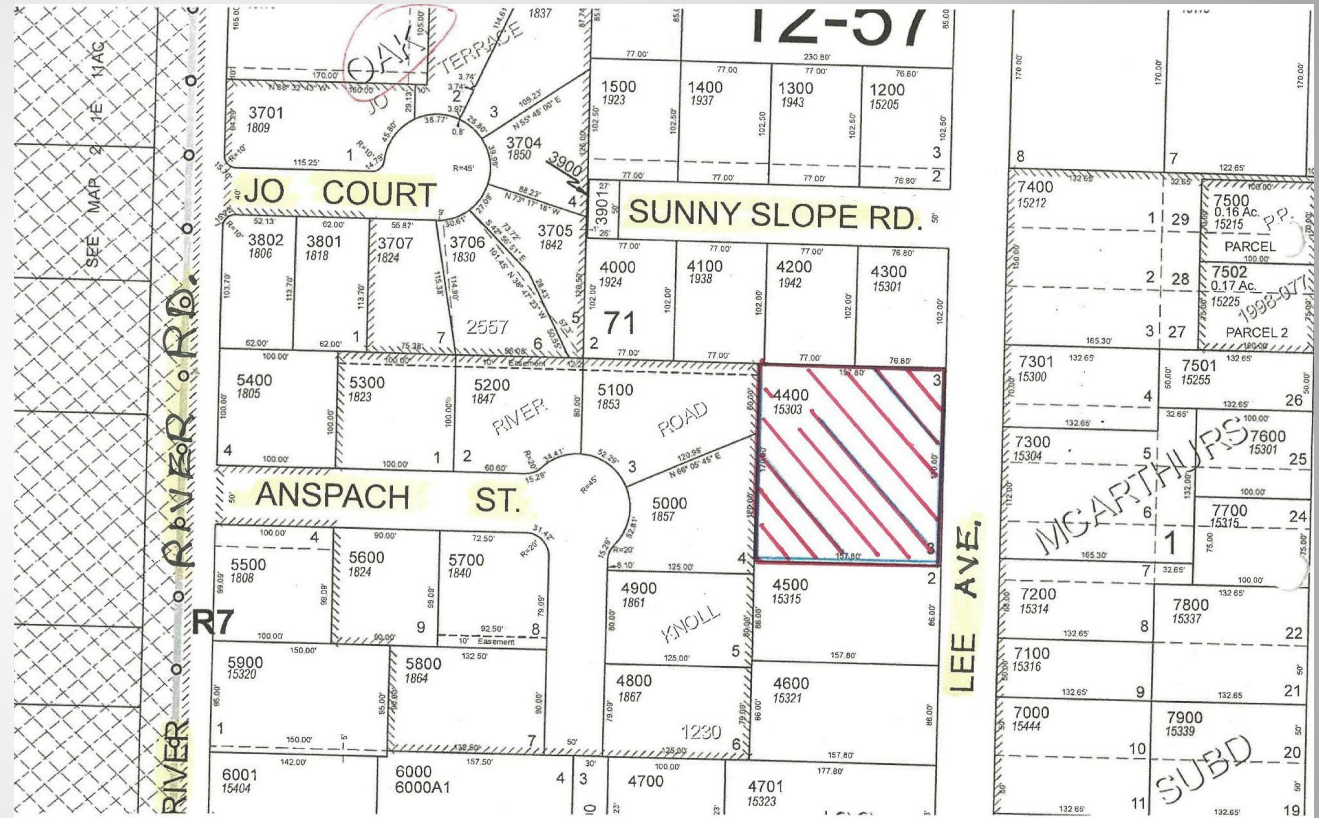
Type here to search

Taskbar icons: File Explorer, Edge, PowerPoint, Excel, Paint, etc.

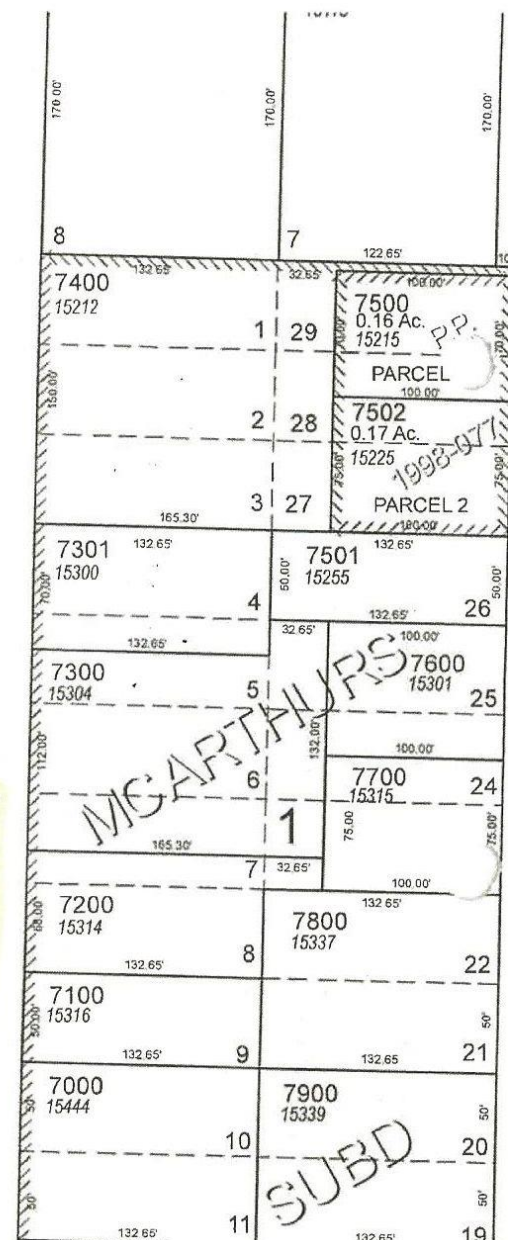
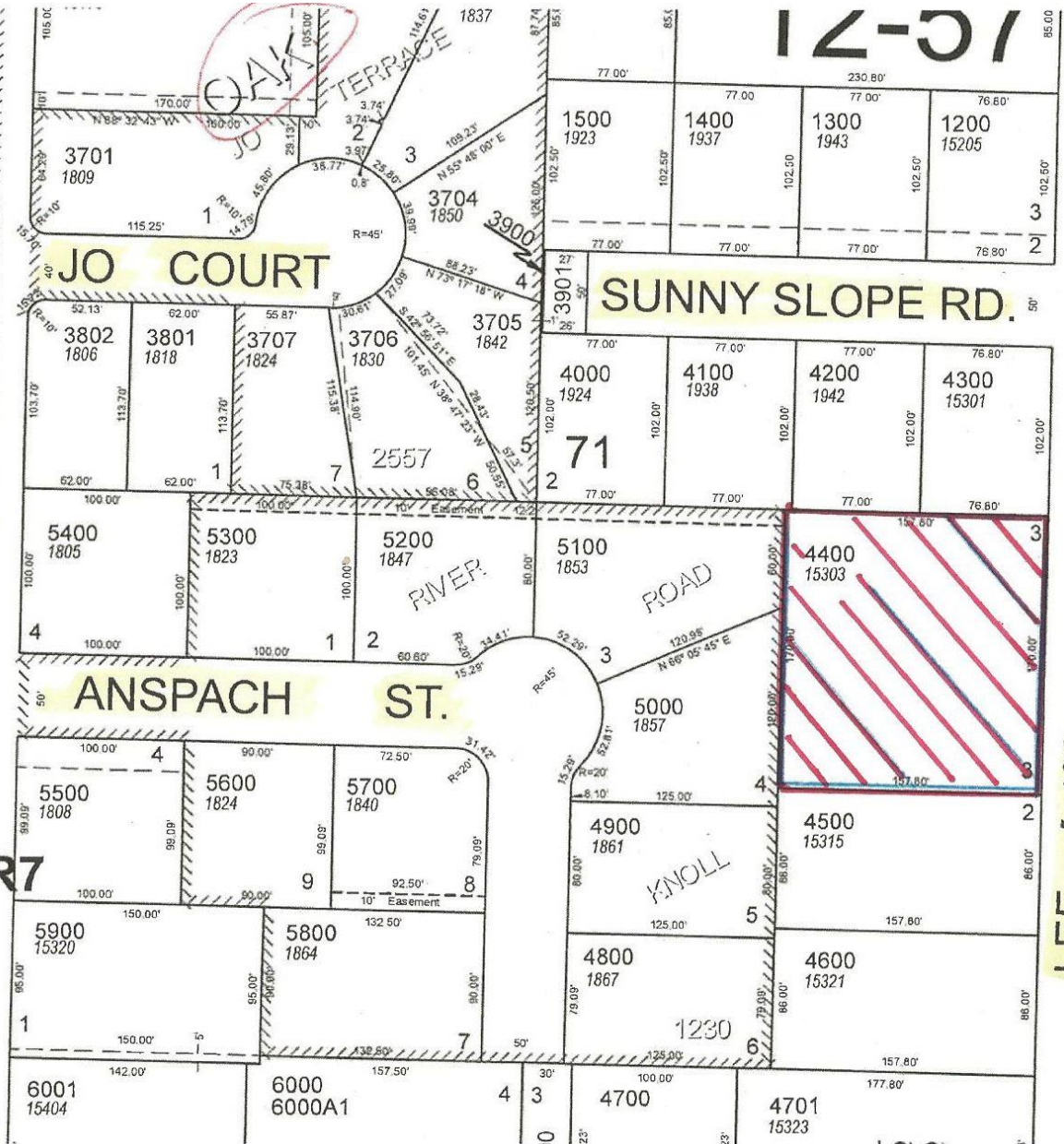
System tray: 1:03 PM, 12/4/2018, notification icon with '2'.

Z0558-18

- 15303 S.E. Lee Ave.
- Partition into 3 parcels
- Zoning: R-7
- OGCC:
- Status: Approved

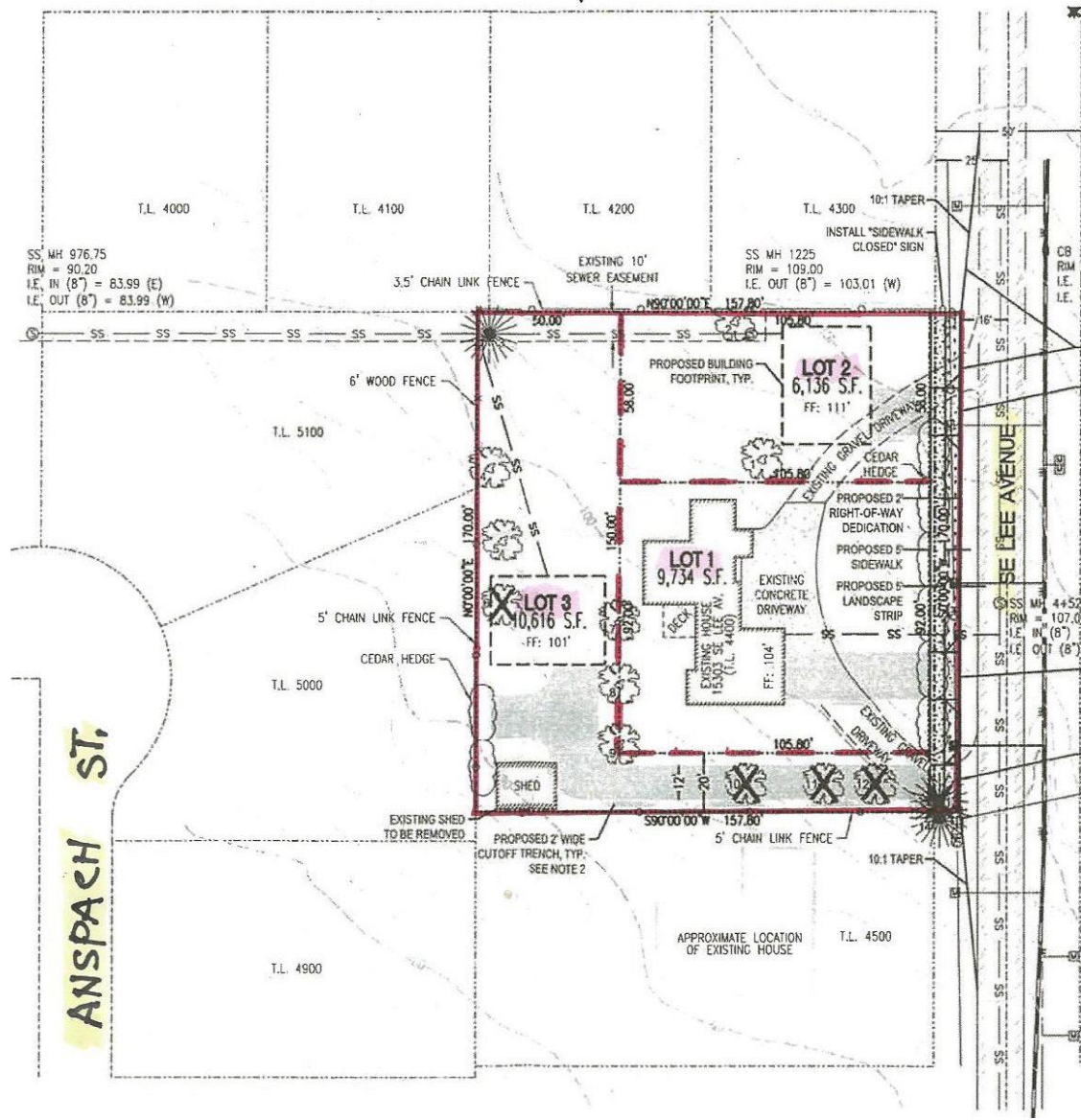


SEE MAP 2 1E 11AC
RIVER RD.





SE SUNNYSLOPE ROAD



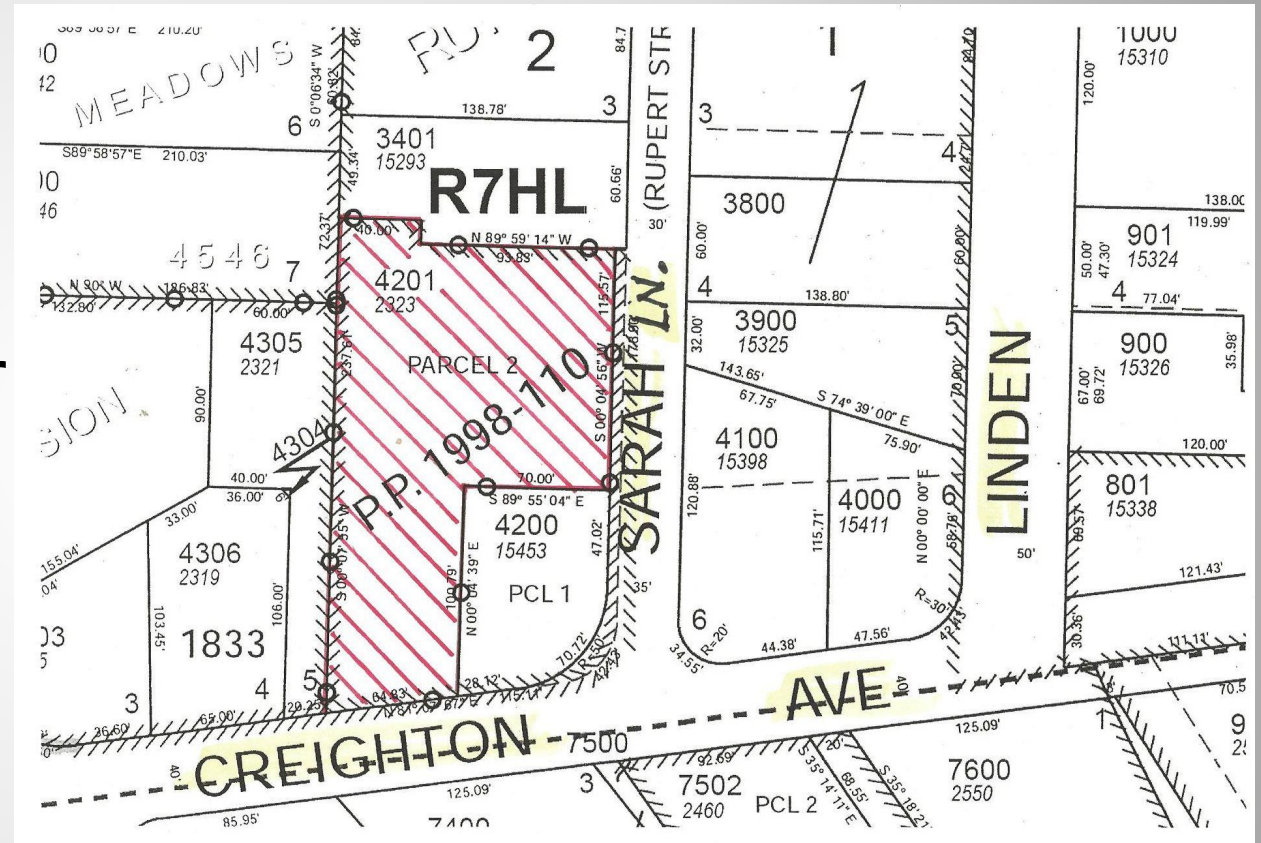
ANSPACH ST.

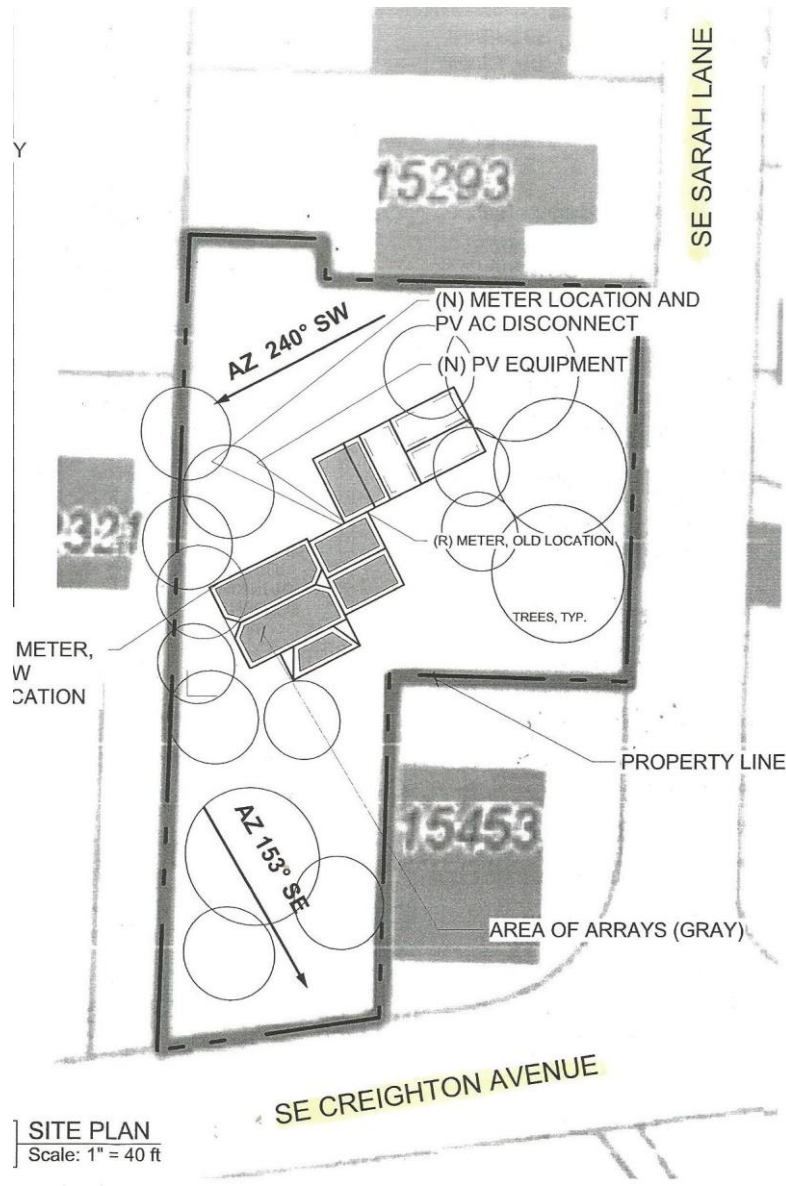


15303 SE LEE AVE.

Z0561-18

- 2323 S.E. Creighton Ave.
- Major modification to Historic Landmark – solar panels
- OGCC: Recommended denial
- Status: Still Pending





SITE PLAN
Scale: 1" = 40 ft









2323 SE CREIGHTON AVE.



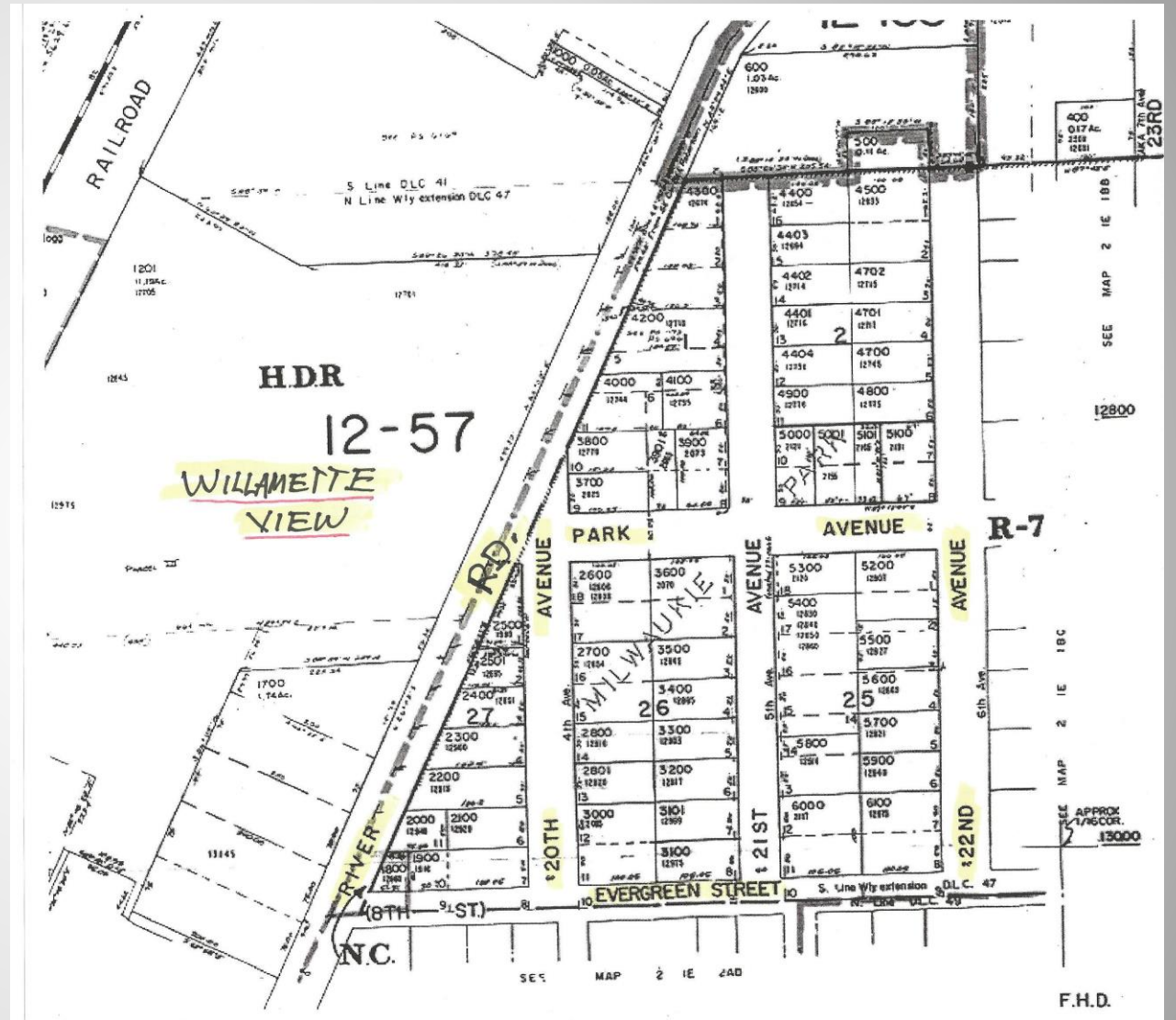
2323 SE CREIGHTON

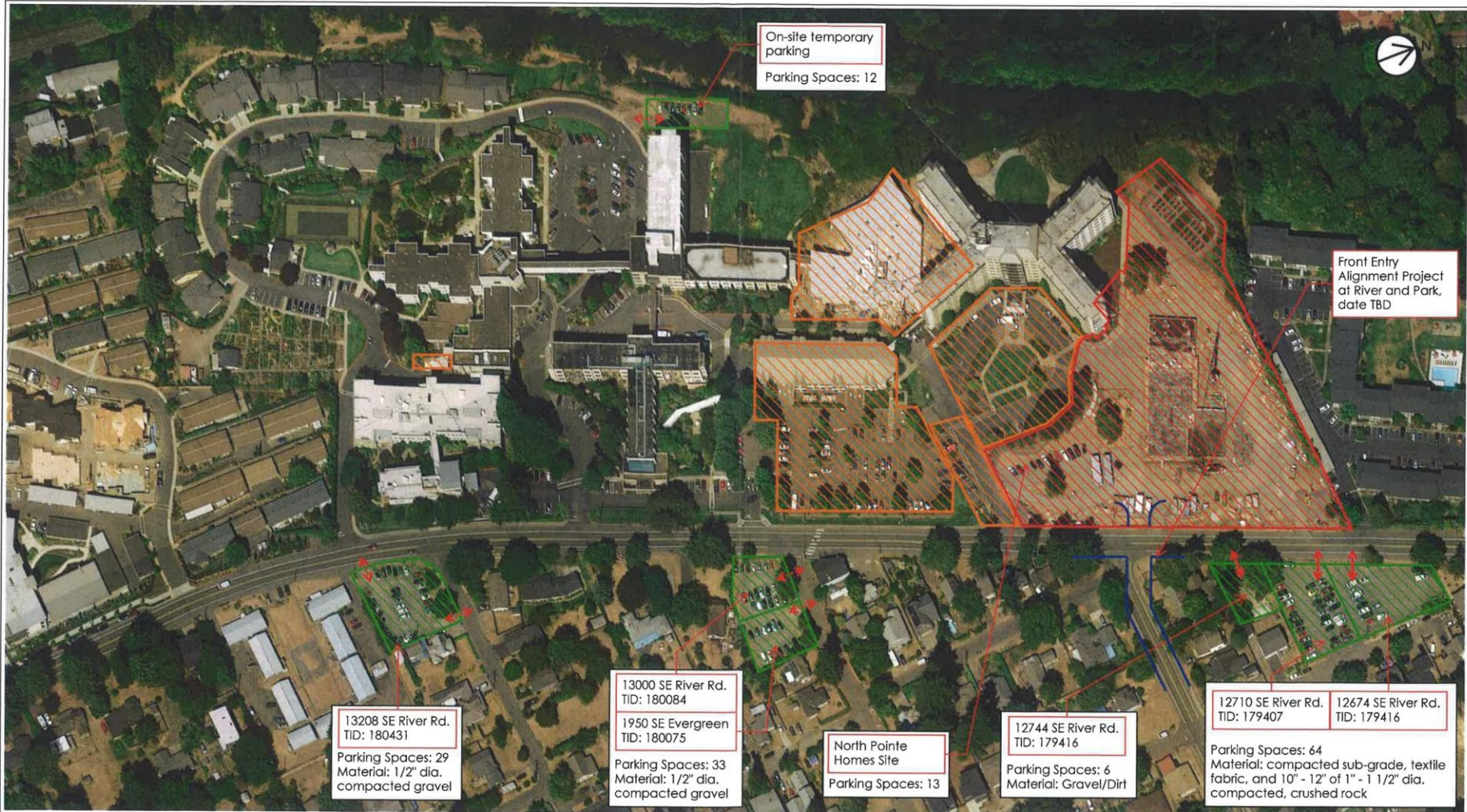
Newest Land Use Applications

- ZO566, ZO570, ZO571-18
River Rd. @ Park, Silver Springs, Evergreen
- ZO556, ZO557-18 14919 SE Woodland Way
- ZO574-18 14010 SE Douglas Fir Ct.
- ZO589-18 2420 SE Mulberry Dr.
- ZO622-18 16013 SE Oatfield Rd.

Z0566, 570, 571-18

- River Rd. @ Park, Silver Spgs., Evergreen
- Temp. parking for Willamette View construction
- OGCC:
- Status: Pending



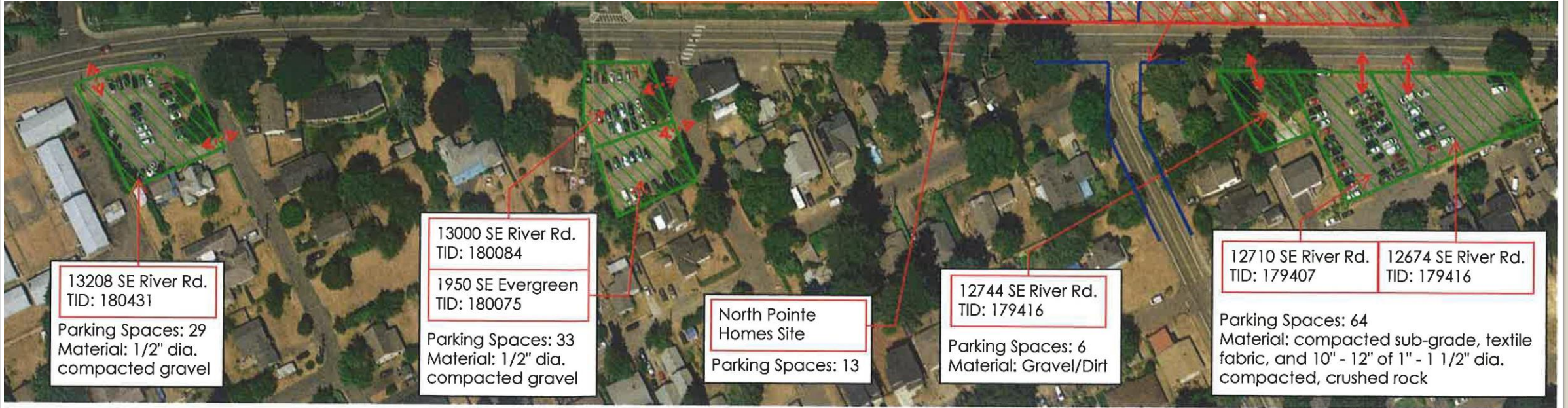


Parking Plan - Construction Impact Diagram

November 13, 2018

Legend:

- Construction Zone
- Intermittent Construction Zone
- Temporary Parking
- ↔ Gravel Parking Entrance/Exit
- ↔ Paved Parking Entrance/Exit



13208 SE River Rd.
TID: 180431

Parking Spaces: 29
Material: 1/2" dia.
compacted gravel

13000 SE River Rd.
TID: 180084

1950 SE Evergreen
TID: 180075

Parking Spaces: 33
Material: 1/2" dia.
compacted gravel

North Pointe
Homes Site

Parking Spaces: 13

12744 SE River Rd.
TID: 179416

Parking Spaces: 6
Material: Gravel/Dirt

12710 SE River Rd.
TID: 179407

12674 SE River Rd.
TID: 179416

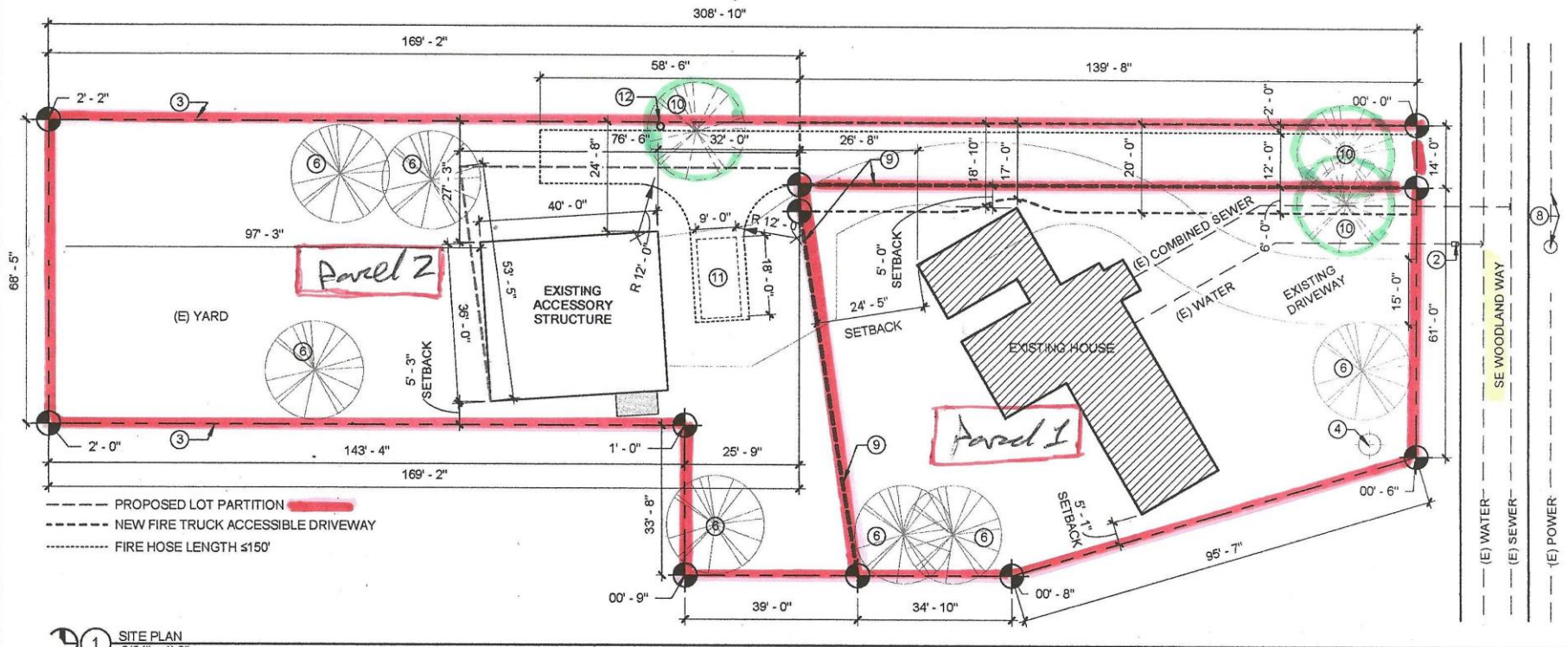
Parking Spaces: 64
Material: compacted sub-grade, textile
fabric, and 10" - 12" of 1" - 1 1/2" dia.
compacted, crushed rock

Z0556, Z0557-18

- 14919 SE Woodland Wy
- Partition to two & Zone Change R-20 to R-7
- OGCC:
- Status: Hearing Jan. 24th
Staff recommends approv.







1 SITE PLAN
3/64" = 1'-0"

SITE PLAN NOTE BLOCK

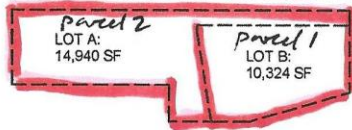
- 2 (E) WATER METER
- 3 PROPERTY LINES & (E) FENCE
- 4 (E) DRYWELL
- 6 (E) TREE
- 8 EXISTING POWER POLE & POWER LINE
- 9 PROPOSED NEW LOT PARTITION
- 10 (E) TREE TO BE REMOVED
- 11 (N) 9'x18' REQUIRED PARKING STALL
- 12 (E) POWER POLE
Rose M. Ojeda

CPO/Hamlet: ZPAC0102-18

SUMMARY

ZONE: R-20
 TAX LOT: 21E12BC, LOT 101
 (E) LOT AREA: 25,264 SF (0.68 ACRES)
 OAK LODGE SERVICE DISTRICT FOR UTILITIES

PROPOSED LOT PARTITION AREAS:



- FIRE APPARATUS ACCESS ROAD
- 12' CLEAR DRIVEWAY
- DISTANCE FROM THE BUILDING TO FIRE APPARATUS ACCESS ROAD = 129'-11" < 150'
- LOT PARTITION



14919 SE WOODLAND WAY



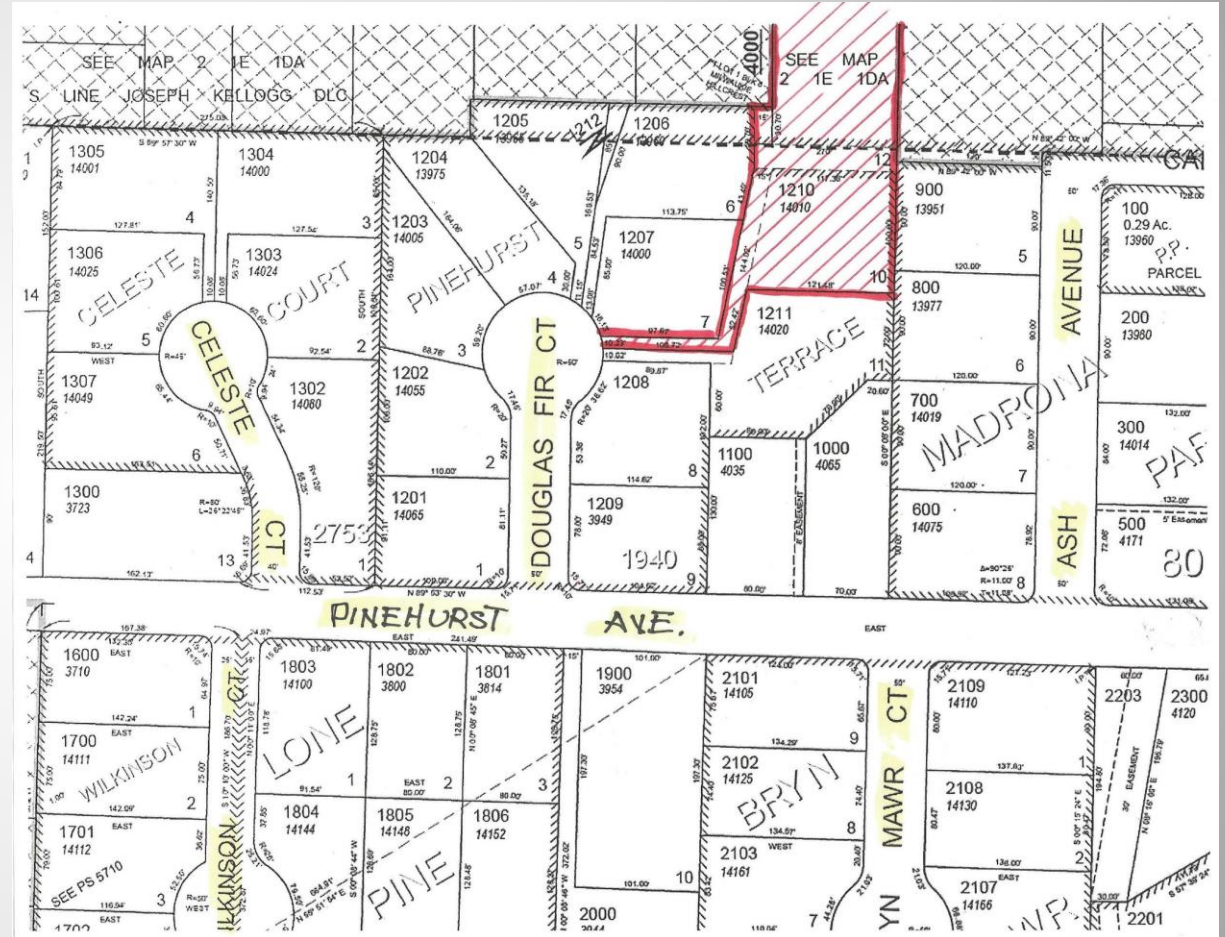
14919 SE WOODLAND WAY

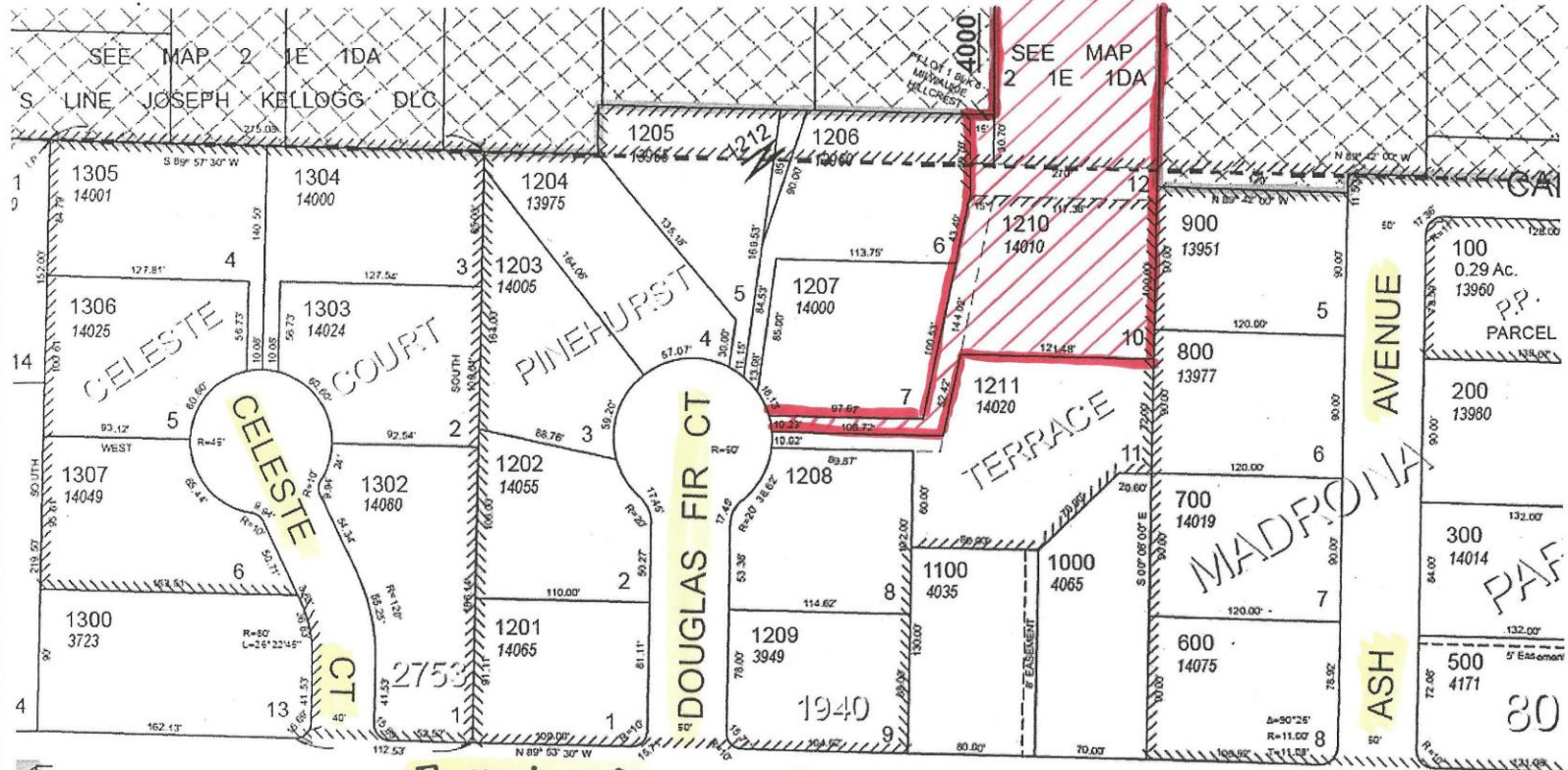


14919 SE WOODLAND WAY

Z0574-18

- 14010 S.E. Douglas Fir Ct.
- Partition/Existing + Duplex R-10
- OGCC:
- Status: Hearing Jan. 24th
Staff recommends approv.



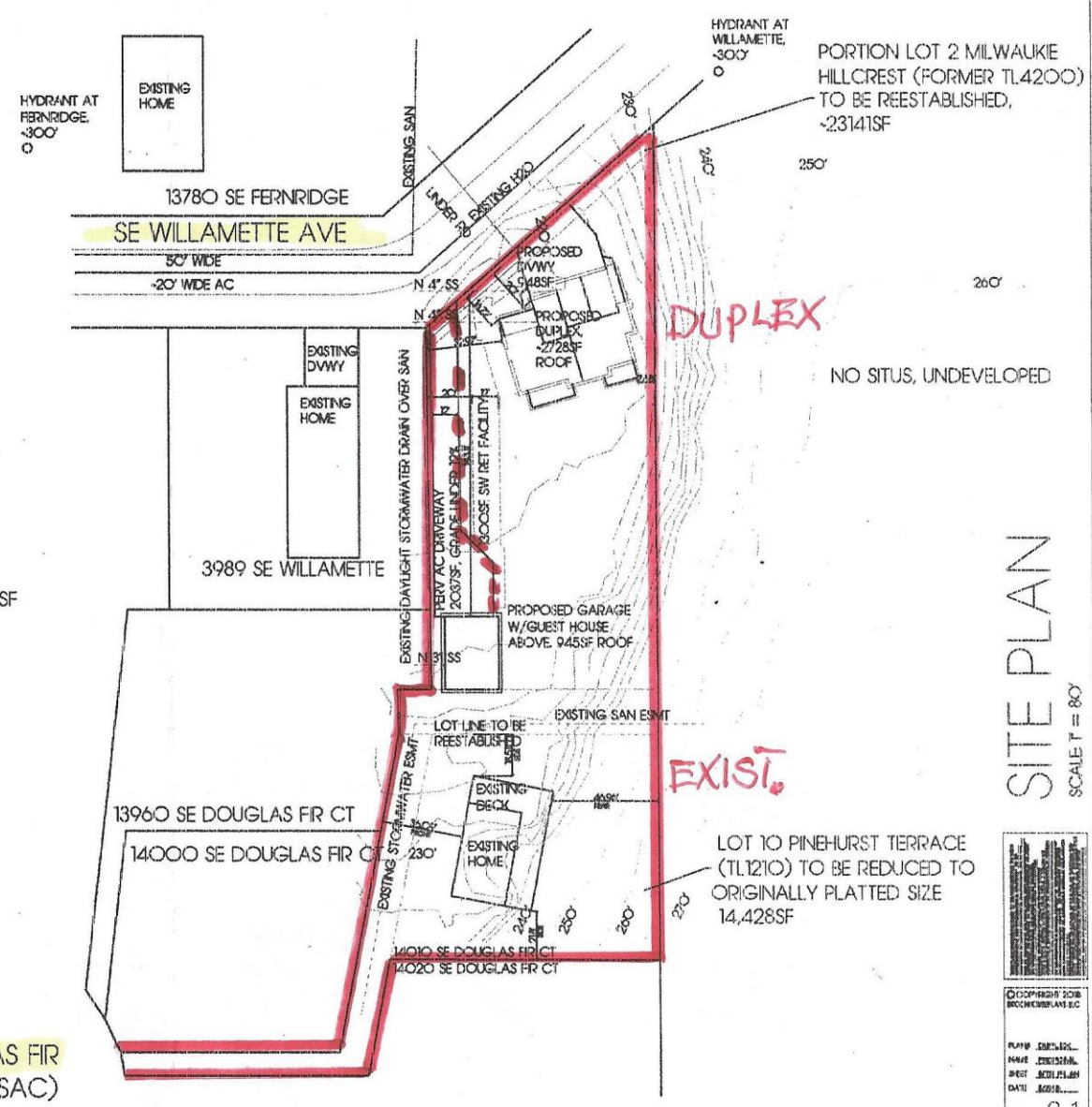


BRIAN D'AGOSTINE
 INFO@ISTOCKHOUSEPLANS.COM
 503.765.6776

SCOPE OF WORK:
 A NEW DUPLEX PLUS A FUTURE HOME AND DETACHED GARAGE.

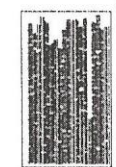
SITE CONDITIONS:
 BUILDING SITE IS CLEAR.
 MAJORITY OF SLOPE IN DENSE TREE COVER.

IMPERVIOUS AREA:
 DUPLEX ROOF: 2728SF
 UNCOVERED PERVIOUS DRIVEWAY: 948SF
 SHOP ROOF: 945SF
 PERVIOUS DRIVEWAY: 2037SF
 TOTAL ROOF: 3673SF
 TOTAL PERVIOUS DRIVEWAY: 2985SF



SE DOUGLAS FIR CT (CULDESAC)

SITE PLAN
 SCALE T = 80'



© COPPERHILL 2018
 BECKENBERG AND SO

PLAN DATE: 10/1/2018
 HAVE DESIGNER
 BEST AVAILABLE
 DATA SOURCE:
 DATE: 10/1/2018
 SCALE: 0.1

40 YEAR COMP ASPHALT
SHINGLES OVER
UNDERLAYMENT OVER
3/8" MIN RATED
SHEATHING

HARDI-PANEL SIDING
(8 1/4" x 4") OVER
BUILDING WRAP OVER
1/2" RATED SHEATHING

5/4x4" WINDOW TRIM

5/4x6" CORNER TRIM

4x4 COL W/1" WRAP

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATIONS



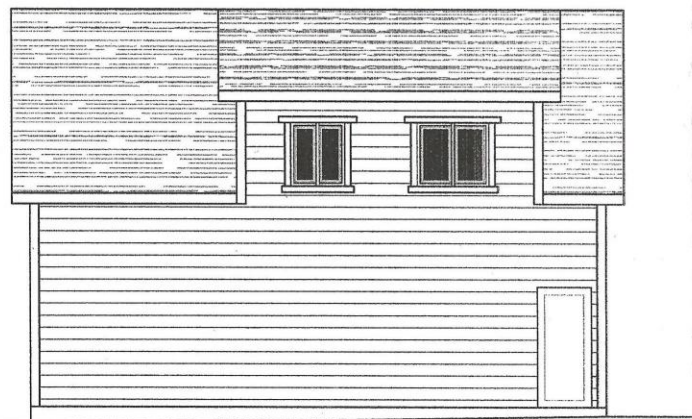
© COPYRIGHT
stoolhousepla

PLAN# 2848:
NAME DOUG F
SHEET ELEV:
DATE 11/15/18



LEFT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

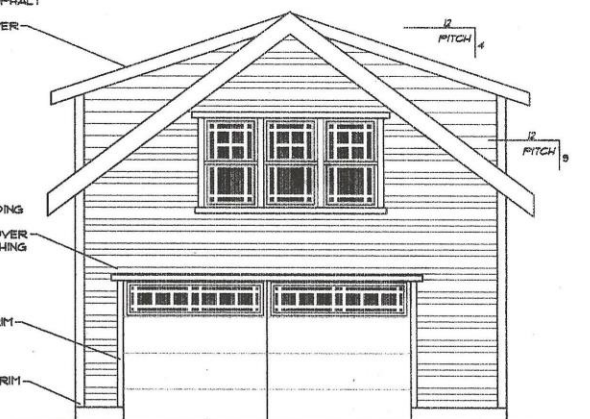
SCALE 1/4" = 1'-0"

40 YEAR COMP ASPHALT
SHINGLES OVER
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3/8" MIN RATED
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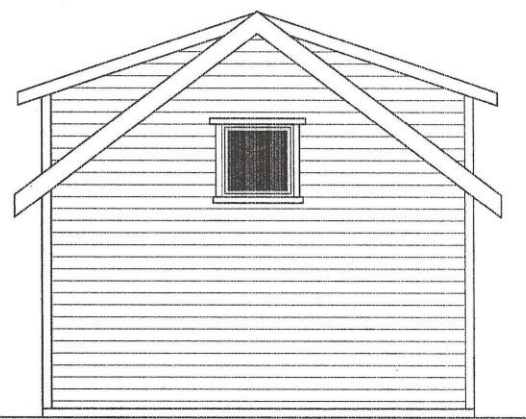
5/4x4" WINDOW TRIM

5/4x6" CORNER TRIM



FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

ELEVATIONS

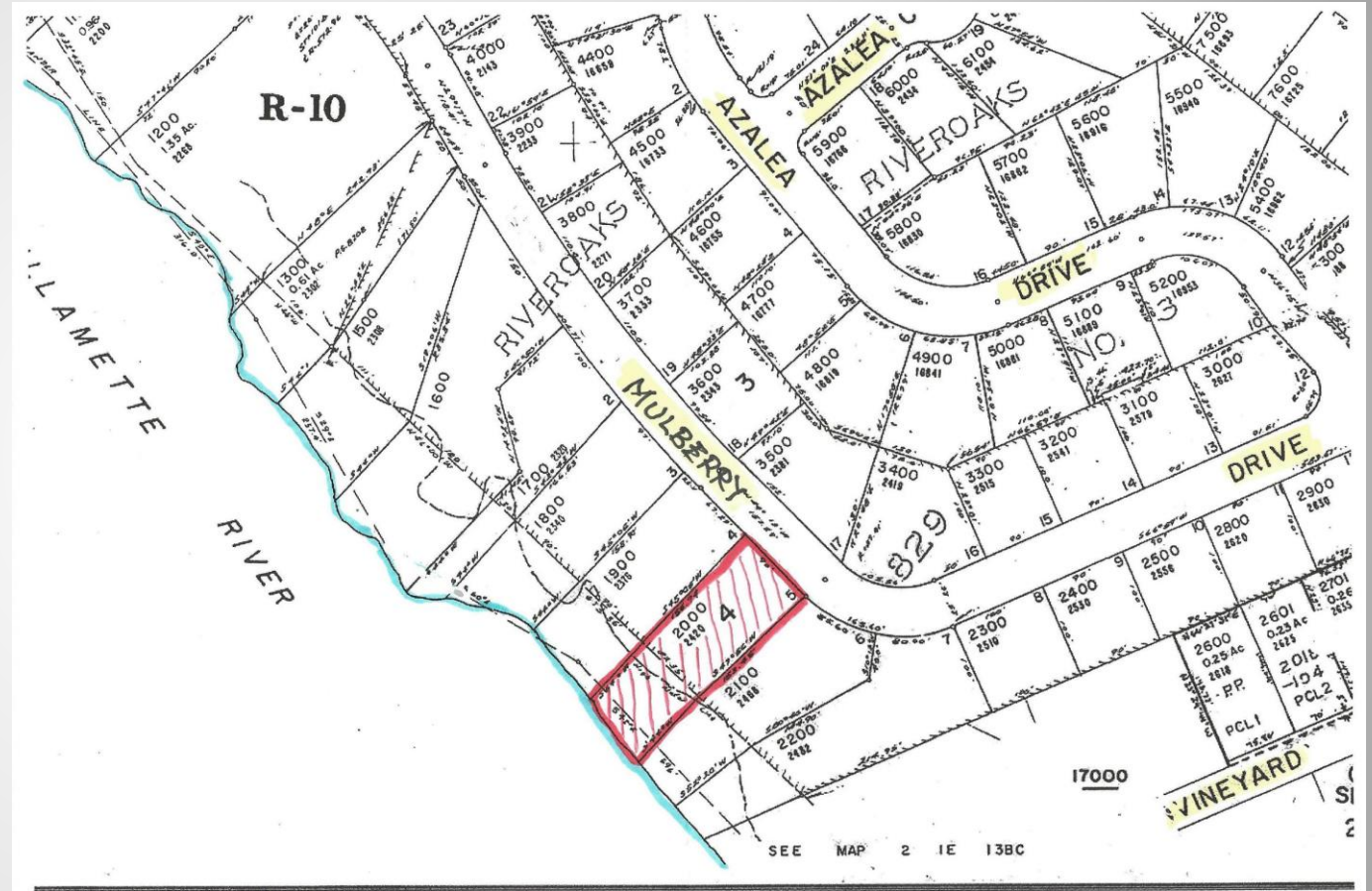


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istockhouseclia

PLAN: 01/21/20
NAME: JINL.C
SHEET: ELEV.1
DATE: 12/09/20

Z0589-18

- 2420 SE Mulberry Dr.
- Private dock
- OGCC:
- Status: Criteria not stated; Pending

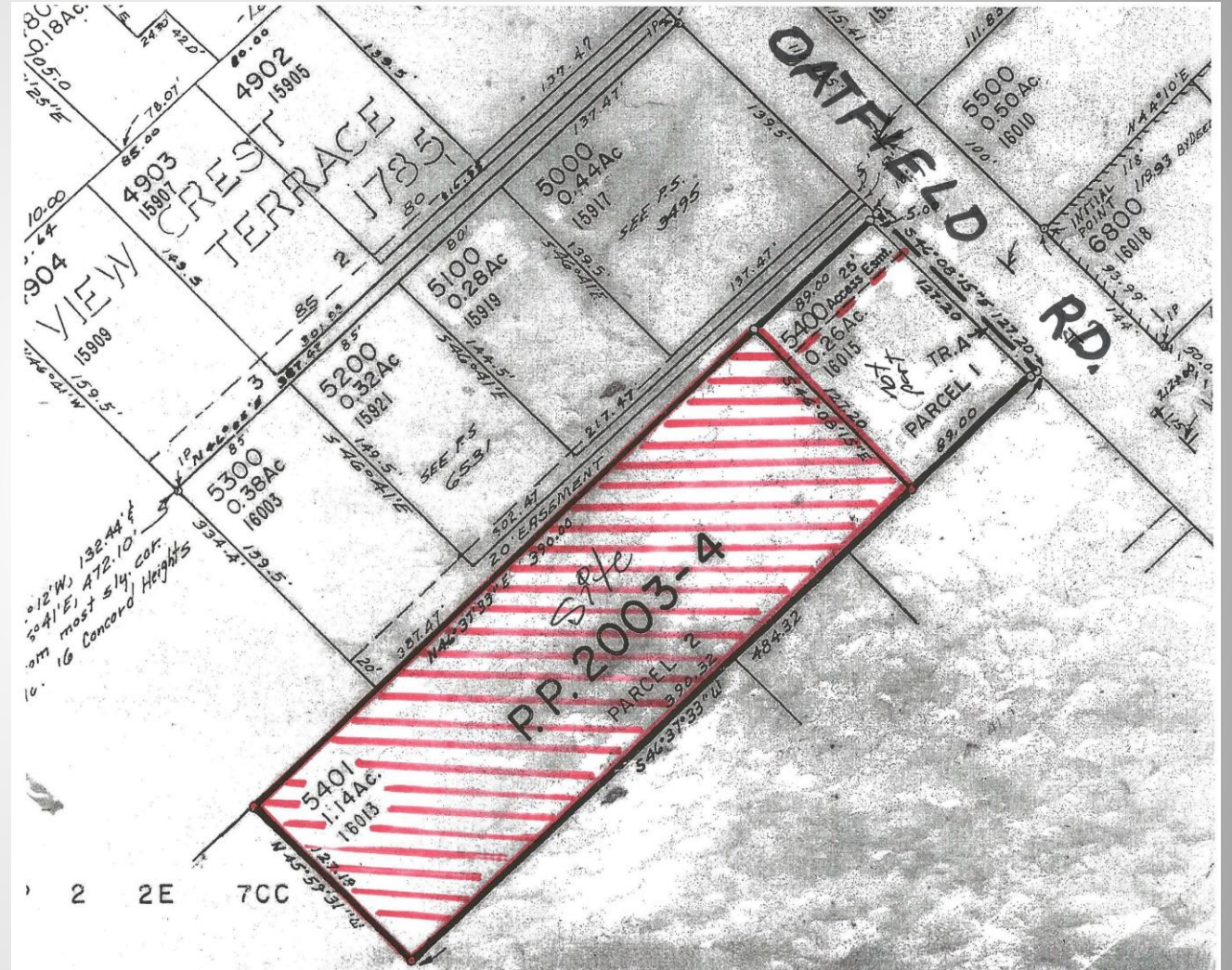




2420 SE MULBERRY DRIVE

Z0622-18

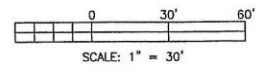
- 16013 S.E. Oatfield Rd.
- 3 Parcel Partition
- Zoned R-8.5
- OGCC:
- Status: Pending



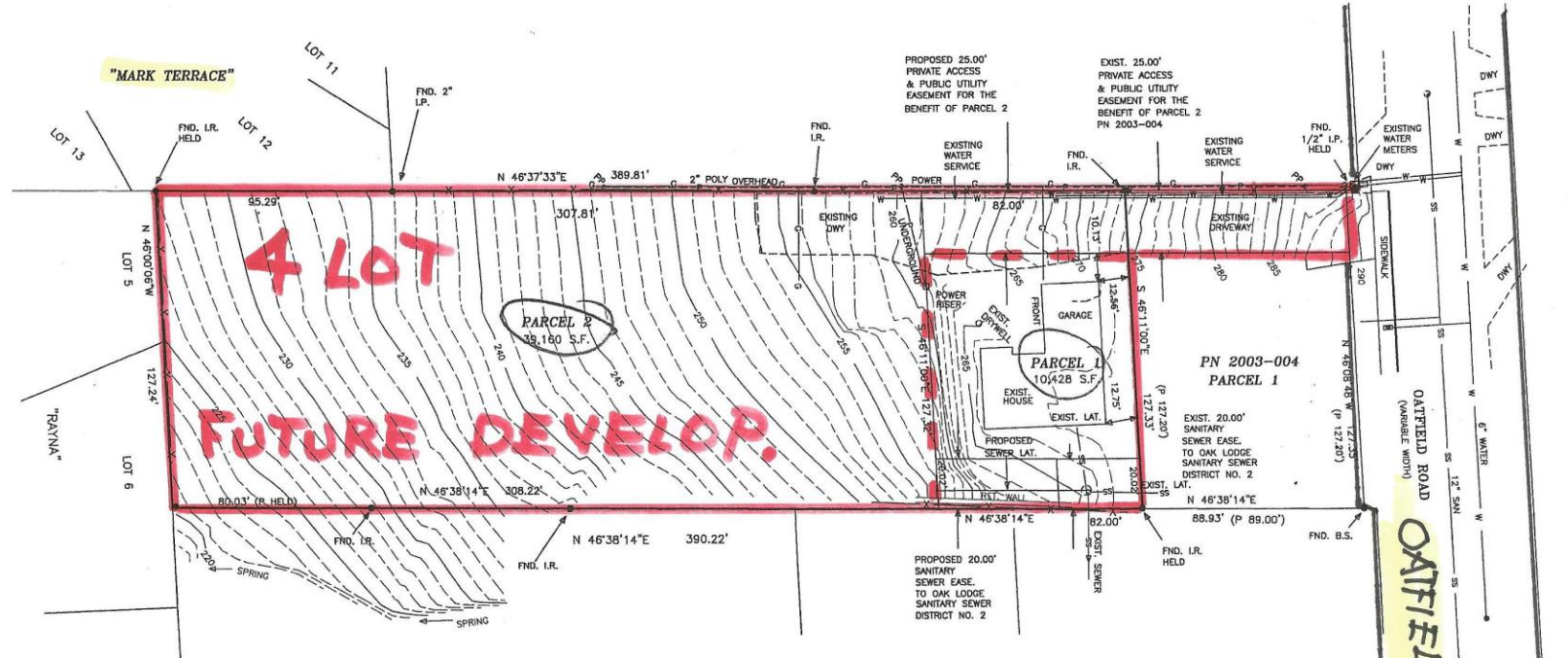
PARTITION PLAT NO. _____

REPLAT OF PARCEL 2
PF PARTITION PLAT NO. 2003-004
LOCATED IN THE SW 1/4 OF SECTION 7,
TOWNSHIP 2 SOUTH, RANGE 2 EAST, W.M.,
CLACKAMAS COUNTY, OREGON

DATE: NOVEMBER 26, 2018 SCALE: 1" = 30'



NARRATIVE



LEGEND

- FND. MONUMENT AS NOTED
- FND. FOUND
- I.R. IRON ROD
- I.P. IRON PIPE
- SN SURVEY NUMBER
CLACKAMAS COUNTY SURVEY RECORDS
- () RECORD DATA AS INDICATED
- (P) DATA PER PARTITION PLAT NO. 2003-004
- (P2) DATA PER PLAT OF "LAMANDA PARK"
- (P3) DATA PER PLAT OF "BONNE HOMES ADDITION"
- S.F. SQUARE FEET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael Manwell

OREGON
BIRMINGHAM & 200
MICHAEL S. MANWELL
57148

EXPIRES: 12-31-18

*Proposed
Partitions*

MLM JOB #17-0371NPN DATE: 11/26/2018

MICHAEL MANWELL
Land Surveying, LLC.

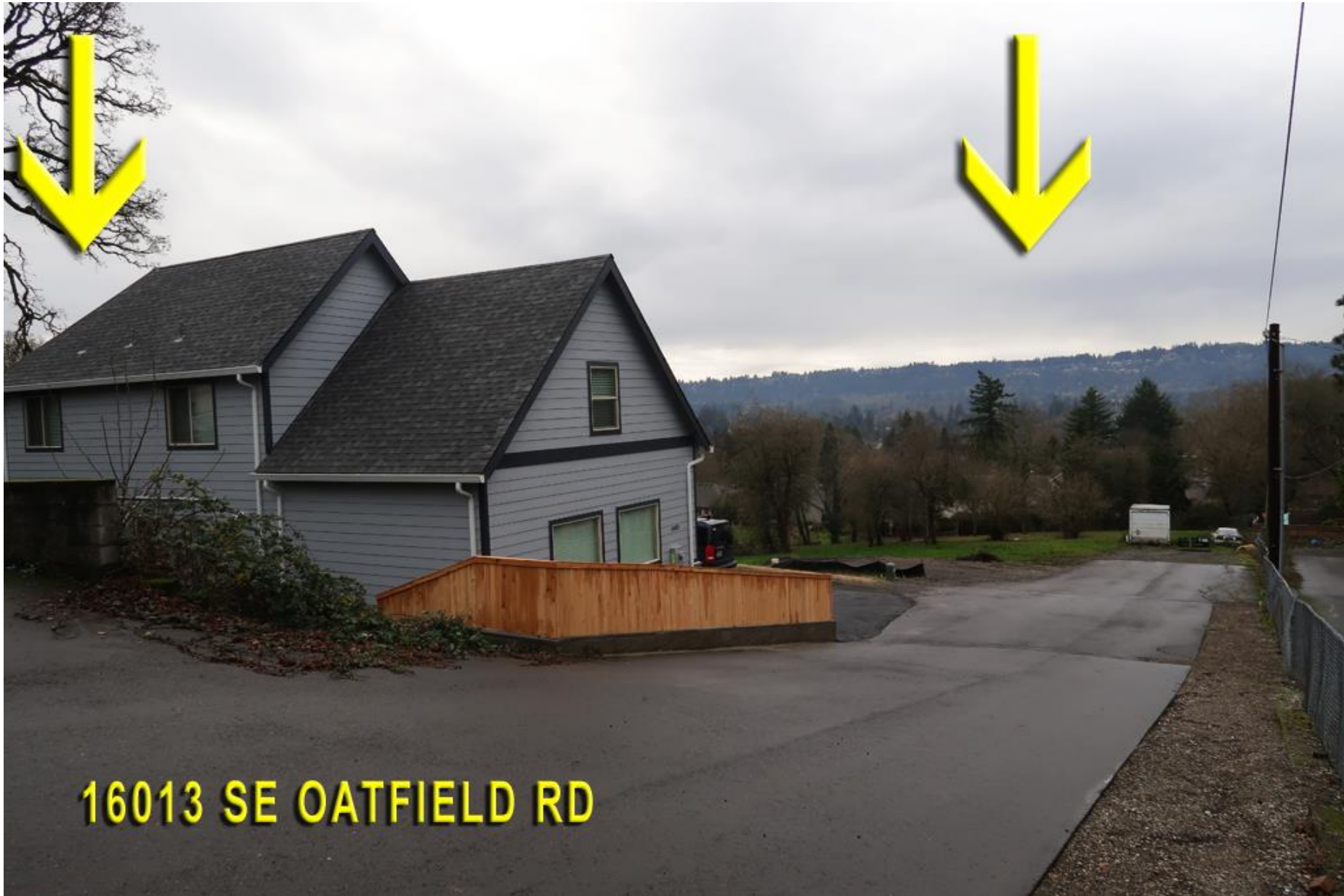
2847 SE 18TH CIRCLE
GRESHAM, OREGON 97080
(503) 661-5270
email: mmanpls@aol.com



16013 SE OATFIELD RD



16013 SE OATFIELD RD



16013 SE OATFIELD RD

The End

