

Cornelius

Oregon's Family Town

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Cornelius Planning Commission on Tuesday, **June 28, 2022 at 7:00 pm** in-person at 1355 N. Barlow St. in the Cornelius Council Chambers and online via the Zoom meeting platform at <https://zoom.us/j/88657023542>. Participants may also join by phone by calling +1 253 215 8782 US (Tacoma) and using meeting ID 886 5702 3542.

Request: A Type III Site Design Review (DR-81-22) for a new mixed-use development with 330 apartment units in 15 3-story buildings, 16 live-work units and stand-alone commercial space, and a Type II 3-lot Preliminary Land Partition (LP-01-22) within the Gateway Mixed Use (GMU) Zoning District. The project includes Public Right-of-Way dedication and roadway improvements for N Davis Street, interior common spaces, parking, landscaping, sidewalks and pathways, outdoor dining areas and plaza seating, a dog park, a sport court, and a club house with pool.

Applicant: Calida Residential, LLC
Property Owner: Tom Moyer Theaters, LLC
Location: 2300 Baseline Street, Cornelius OR 97113
Map: Map 1N334CD, Tax Lots #100, #200, & #600
Zone: Gateway Mixed Use (GMU)

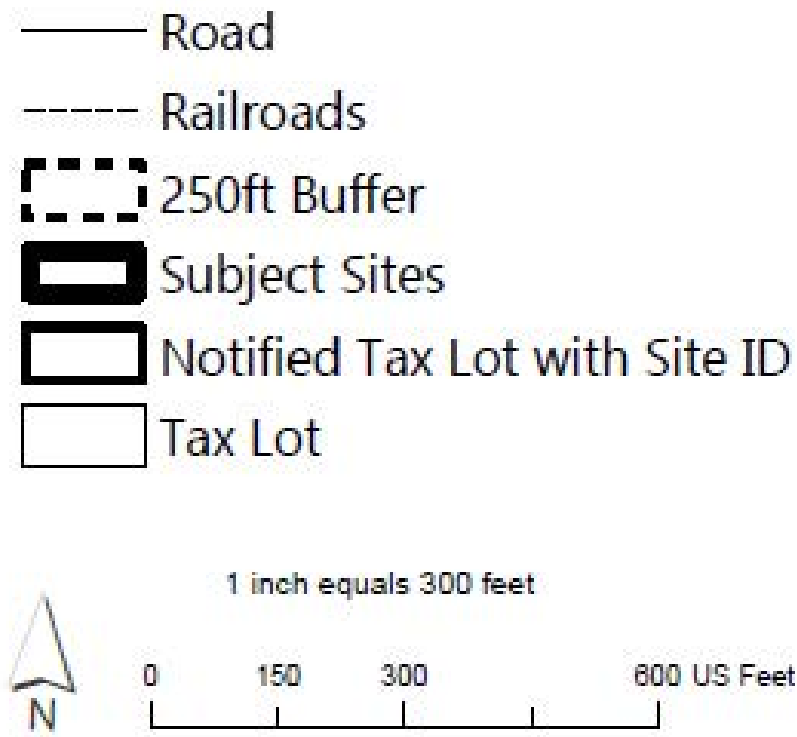
Applicable Criteria: CMC Title 17: Subdivisions: Chapter 17.05 Land Divisions, CMC Title 18 Zoning: Chapter 18.75 Gateway Mixed Use, Chapter 18.100 Site Design Review, Chapter 18.145 Off-Street Parking and Loading, Chapter 18.143 Transportation Facilities, and Chapter 18.155 Solar Access for New Development.

At the time and place listed above all persons will be given a reasonable opportunity to give testimony either for or against the proposal. Testimony may be either in oral or written form and must be relevant to the criteria listed above on which the proposal will be evaluated. At the public hearing, the Chair will open the public hearing, a staff report will be presented, interested persons will be allowed to speak for or against the proposal or to ask questions, Commission members will ask any general questions, and the public hearing will be closed.

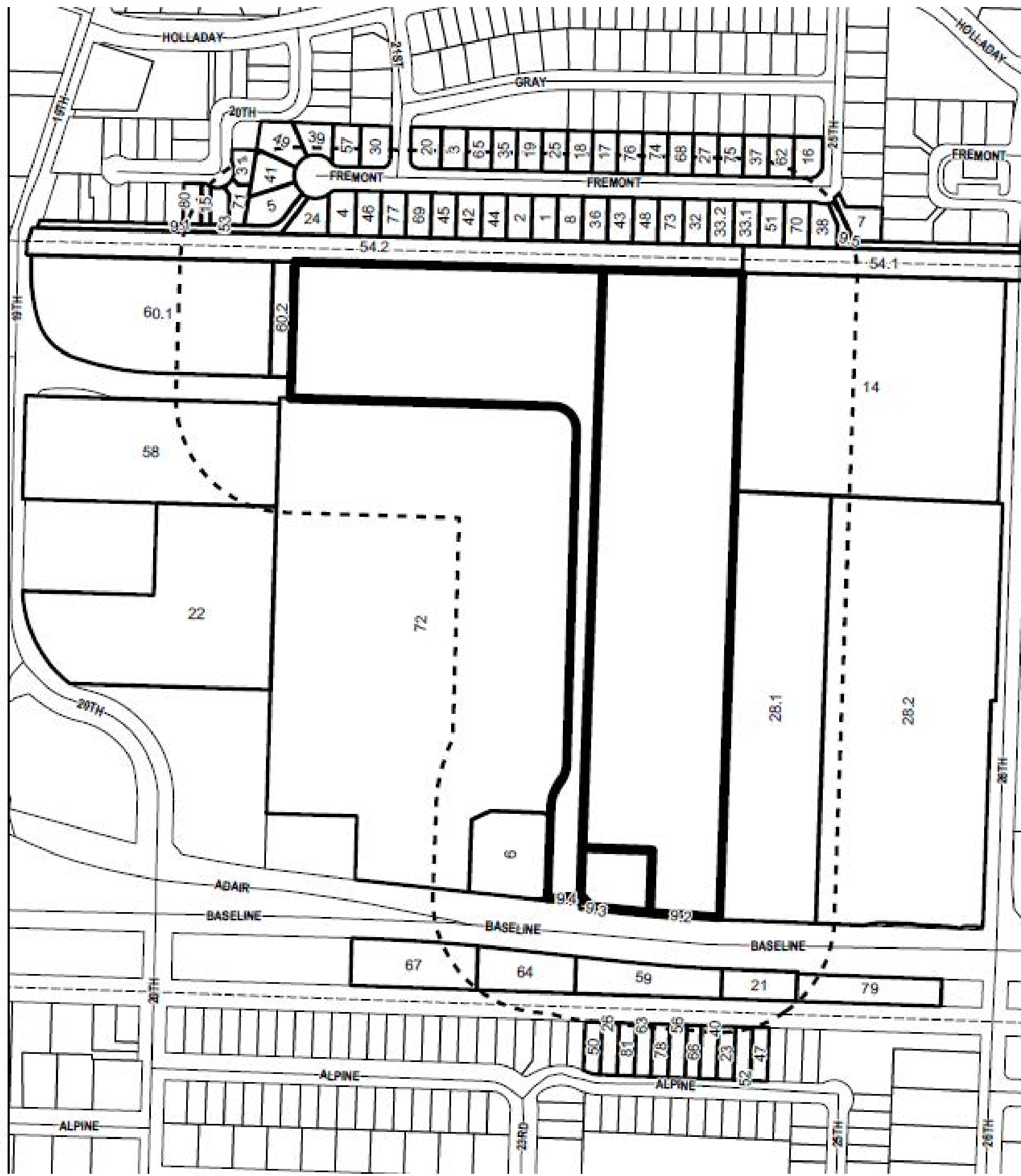
In order for an issue to be considered for appeal to the City Council, it must be raised before the close of the record of the public hearing before the Planning Commission. Such issues must be raised with sufficient specificity so as to afford the hearing body and the parties an adequate opportunity to respond to each issue.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for review at the Community Development Department, 1300 S. Kodiak Circle during regular business hours. A Staff Report will be available at least seven (7) days prior to the scheduled public hearing. Copies may also be purchased at a reasonable cost of 25 cents per page. If you have questions regarding the application or would like to submit written comments you may contact Heather Austin, Consulting Planner at (503) 887-2130 or heather.austin@3j-consulting.com. You may also contact Tim Franz, Senior Planner at (503) 357-3011 or tim.franz@corneliusor.gov, or Barbara Fryer, Community Development Director at (503) 357-3011 or barbara.fryer@corneliusor.gov.

Notification for Parcels:
1N334CD 00100
1N334CD 00200
1N334CD 06700
May 2022



Disclaimer: The Information on this map was derived from Metro RLIS data and rendered in GIS. City of Cornelius cannot accept any responsibility for errors, omissions, or positional accuracy. Therefore there are no warranties which accompany this product.



1 OVERALL SITE PLAN
1" = 80'-0" @ FULL SIZE



SITE PLAN GENERAL NOTES

- A. SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED TO THE FOLLOWING REQUIREMENTS:
- MAXIMUM CROSS SLOPE OF SIDEWALKS & LANDINGS: 1:50
 - MAXIMUM SLOPE OF SIDEWALKS 1:20
 - MAXIMUM SLOPE OF RAMPS: 1:12
 - MAXIMUM SLOPE OF DISABLED PARKING STALLS: 2% IN ANY DIRECTION
 - 2% MAXIMUM SLOPE FOR 5'-0" IN DIRECTION OF TRAVEL AT ALL BUILDING ENTRANCES.
- B. LIMITS OF WORK: THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS.
- C. STAGING AREA: THE CONTRACTOR AND SUBCONTRACTORS SHALL LIMIT STORAGE OF MATERIALS AND PORTABLE FIELD OFFICES WITHIN THE AREAS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- D. GENERAL CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE OR DISRUPT EXISTING UTILITIES, INCLUDING DRAINS, WHILE EXCAVATING OR GRADING DURING CONSTRUCTION. CONFIRM LOCATION OF EXISTING UTILITIES ON ADJACENT PROPERTIES.
- E. PRIOR TO START OF WORK THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE GOVERNING AUTHORITY IN VERIFYING THE LOCATION (INVERT ELEVATIONS, HORIZONTAL CONTROLS, EASEMENTS) OF EXISTING SANITARY AND STORM SEWER, WATER, NATURAL GAS, ELECTRICAL, FIBER OPTIC, TELEPHONE, OVERHEAD POWER LINES AND OTHER UTILITY SYSTEMS, BOTH ONSITE AND OFFSITE. THE CONTRACTOR SHALL COMPARE UTILITY INFORMATION WITH THE CONTRACT DOCUMENTS. IF A CONSTRUCTION CONFLICT IS DISCOVERED BETWEEN THE UTILITY INFORMATION OBTAINED AND THE CONTRACT DOCUMENTS NOTIFY THE ARCHITECT IMMEDIATELY.
- F. EMERGENCY VEHICLE ACCESS: THE CONTRACTOR SHALL MAINTAIN FIRE TRUCK ACCESS TO THE SITE THROUGHOUT THE CONSTRUCTION PROCESS UNLESS AN ALTERNATE PLAN IS APPROVED BY THE FIRE DEPARTMENT.

LEGEND

- COMMERCIAL SPACE
- COMMERCIAL: LIVE-WORK - GROUND FLOOR / OFFICE W/ 2- BEDROOM RESIDENTIAL ABOVE
- RESIDENT AMENITIES: LEASING, FITNESS, ETC.
- STUDIO APARTMENT UNIT
- 1-BEDROOM APARTMENT UNIT
- 2-BEDROOM APARTMENT UNIT
- 3-BEDROOM APARTMENT UNIT
- BALCONY OR PATIO
- CORRIDOR/STAIR
- MAINTENANCE BUILDING
- TRASH ENCLOSURE (TE)
- LANDSCAPE AREA
- PLAZA, POOL DECK, SPORT COURT AND SIMILAR HARDSCAPED AREAS
- POOL, HOT TUB, OR OTHER WATER FEATURE
- SIDEWALK
- PRIVATE OR PUBLIC DRIVEWAYS, ROADS, ETC.
- CARPORT/ COVERED PARKING
- FENCE OR GATE
- LINE OF STORMWATER (SW) AREA
- PROPERTY LINE
- BUILDING NUMBER
- BUILDING TYPE
- # UNITS

ABBREVIATIONS
SW STORMWATER
TE TRASH ENCLOSURE

BLRB Architects

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OR 97101
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Stamp

DRAWING REVISIONS
Date Description

CORNELIUS MULTIFAMILY

CALIDA RESIDENTIAL, LLC

LAND USE SUBMITTAL

OVERALL SITE PLAN

Sheet No.

A1.01

BLRB ARCHITECTS, P.S.