

NOTICE OF DECISION

Request: A Type III Site Design Review (DR-74-24) and Preliminary Land Partition 'One-Lot Land Partition' (LP-04-24) to redevelop a commercially zoned property for a new 4,855 SF Chick-fil-A restaurant. The new development will include a new parking lot, landscaping, vehicle drive-thru lanes, and other supporting amenities. The application also includes a preliminary land partition plat, to legally redescribe five existing tax lots, into one new lot.

Applicant: Austin Cross – 4G Development and Consulting, Inc.

Property Owner: HBH Equity LLC.

Location: 300 Baseline Street; 316 Baseline Street & 47 N 4th Avenue.

Map: T 01 N, R 03 W, Map 33CC, Tax lot# 2400, 2500, 2600, 2700 & 3000.

Zone: Highway Commercial, (C-2)

ACTION TAKEN: On December 10, 2024, the Cornelius Planning Commission held a public hearing and based upon the staff report, facts, findings, conclusions, exhibits, testimony, evidence, and conditions of approval presented at the public hearing, the Planning Commission **approved** the following applications; Type III Site Design Review (DR-74-24) and Preliminary Land Partition 'One-Lot Land Partition' (LP-04-24).

This decision and a copy of the approved materials have been prepared in written form and placed in the file of City records at the Development & Operations building located at 1300 S Kodiak Circle, Cornelius, on this **12th day of December, 2024** and are available for public inspection.

RIGHT OF APPEAL: Parties of record may appeal a decision of the Planning Commission to City Council by filing an appeal to the city within 10 days of the date the notice of decision is mailed, pursuant to the City Code. The notice of appeal shall indicate the decision that is being appealed and include all required contents pursuant to Chapter 18.15.090. The appeal period ends at the close of business on **December 23, 2024**.

For further information, please contact us at (503) 357-3011.



Tim Franz
Senior Planner

12/12/24

Date