

# 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, **May 24, 2022 at 7:00 pm.** You may participate in the meeting in person at the Cornelius City Council Chambers at 1355 N Barlow Street, online via the Zoom meeting platform at <https://us02web.zoom.us/j/88657023542>, or by phone by calling 1- (253) 215-8782 and using Meeting ID: 886 5702 3542, to consider the following:

**Request:** A Type III Site Design Review (**DR-17-22**) application to redevelop a commercially zoned property by building a new storage building for Hybrid Heating and Air Conditioning. The development will include a modification of an existing building to office space, adding a new indoor storage facility, a new parking and loading area, vehicular and pedestrian circulation, landscaping, and a water quality facility.

<b><u>Applicant</u></b>	Greta Holmstrom Ardor Consulting 3296 NW 13 <sup>th</sup> Place Hillsboro, OR 97124	<b><u>Property Owner</u></b>	Kuntz Enterprises, LLC. PO Box 329 Cornelius, OR 97113
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**Site:** 230 Baseline Street  
**Map:** Township 1 South, Range 3 West, Map 33 CC, Tax Lot #02900.  
**Zone:** Highway Commercial, C-2

**Applicable Criteria:** CMC Title 18 Zoning: Chapter 18.45 Highway Commercial (C-2), Chapter 18.100 Site Design Review, Chapter 18.143 Transportation Facilities, Chapter 18.145 Off-Street Parking and Loading, Chapter 18.150 Special Use Regulations, and Chapter 18.155 Solar Access for New Development.

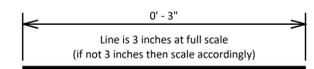
At the time and place listed above, all persons will be given a reasonable opportunity to testify either for or against the proposal. Testimony may be either in oral or written form and must be relevant to the applicable criteria, cited above, upon which the proposal will be evaluated. At the public hearing, the Planning Commission Chair will open the public hearing, a staff report will be presented, the applicant will be given the opportunity to make a presentation, interested persons will be called on to speak for or against the proposal, Commissioners will ask questions, the applicant will be given the opportunity to rebut testimony, staff will be given the opportunity to provide closing remarks and the public hearing will be closed. At this point, all testimony is complete and the planning commission will deliberate on the facts and findings in the staff report and testimony.

In order for an issue to be considered for appeal, it must be raised before the close of the record of the public hearing. 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. If no continuance is granted at the hearing, any participant in the hearing may request the record remain open for at least seven days after the hearing.

A copy of the application, all documents and evidence relied upon by staff and applicable criteria are available for review at the Community Development Department, 1300 S. Kodiak Circle. 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 Tim Franz, Senior Planner, at (503) 357-3011, or [tim.franz@corneliusor.gov](mailto:tim.franz@corneliusor.gov).

# HYBRID HEATING & AIR CONDITIONING WAREHOUSE/OFFICE BUILDING



PREPARED FOR:

HYBRID HEATING & AIR  
CONDITIONING  
230 W BASELINE ST. CORNELIUS, OR  
97113

PROJECT NAME & ADDRESS:  
**WAREHOUSE/OFFICE  
BUILDING**

**HYBRID HEATING & AIR  
CONDITIONING**  
230 W BASELINE ST.  
CORNELIUS, OR 97113



**KERRY W. VANDERZANDEN  
ARCHITECT, P.C.**

13981 NW MAIN STREET  
BANKS, OREGON 97106  
(503) 324-0533 / (503) 324-0883 FAX

REVISIONS:

No.	Date	Description

PROJECT NUMBER: 211298  
DATE: 2022-03-16

**DEVELOPMENT REVIEW**

SHEET TITLE:

**DR DRAWINGS**

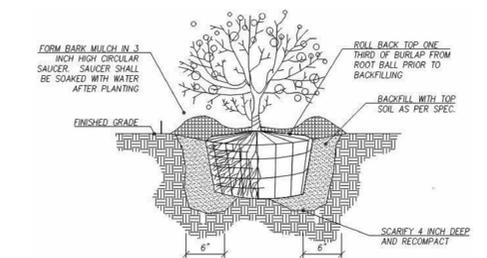
SHEET NUMBER:

**A01**

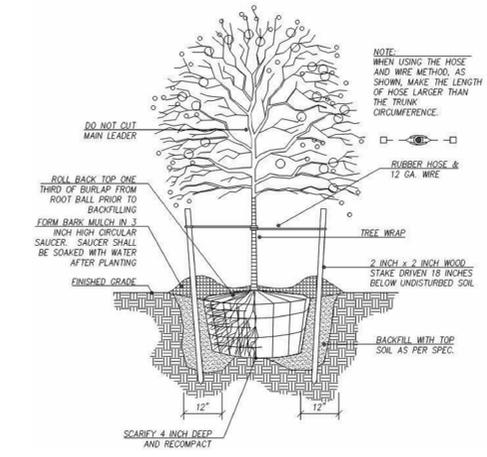
**PLANTING LEGEND**

KEY	COMMON NAME	SIZE	QUAN	COMMENTS
A	GROUND COVER - GRASS			
B	'EVERSHEEN' SEDGE	1 GAL	52	WELL BRANCHED
C	WIRELESS ZELKOVA	2 1/2" CAL	3	WELL BRANCHED
D	'GOLD FLAME' SPIREA	2 GAL	5	WELL BRANCHED
E	'KELSEY' RED TWIG DOGWOOD	2 GAL	18	WELL BRANCHED
F	DWARF FOUNTAIN GRASS	1 GAL	29	WELL BRANCHED
G	GROUND COVER - BARK			

- LANDSCAPING NOTES**
- SEE CIVIL DRAWINGS FOR ADD'L REQ'S
  - ALL LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR IN CONFORMANCE TO LOCAL CITY AND STATE CODES. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER
  - SEE ENGINEERING DRAWINGS FOR EROSION CONTROL FENCING AND DETAILS
  - NOTE: EXISTING TREES TO REMAIN - PROTECT WITH ORANGE PLASTIC SNOW FENCING AROUND DRIFLINE DURING CONSTRUCTION (NEITHER TOPSOIL STORAGE OR CONSTRUCTION MATERIAL SHALL BE LOCATED WITHIN THE DRIFLINE OF THE TREE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND THE EXISTING CONDITIONS THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY
  - IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION
  - TOPSOIL: LANDSCAPE CONTRACTOR IS TO USE EXISTING STOCKPILED TOPSOIL FOR ALL LANDSCAPE BEDS AND LAWN AREAS, AND PLACED AT A DEPTH OF 6" (KEEP TOPSOIL WEED FREE). TOPSOIL SHALL BE OVER ROCK-FREE SUBGRADE. TOPSOIL TO BE RIPPED AND TILLED 6" INTO SUBGRADE.
  - MOUND PLANTING BED AREAS 3% GRADE FOR POSITIVE DRAINAGE AND AESTHETICS.
  - SOIL AMENDMENTS: ADD 2" "GARDEN CARE" COMPOST (OR APPROVED EQUAL) TO TOPSOIL (TILL IN 6") FOR ALL PLANT BEDS.
  - BARK MULCH: SPREAD 2" DEEP FINE HEMLOCK BARK OVER ALL SHRUB BEDS. KEEP BARK CLEAR OF SHRUB STEM BASE.
  - PROVIDE A 36" DIAMETER LAWN CUT-OUT AROUND TRUNKS OF ALL TREES. PUT BARK MULCH IN TREE CUTOUT.
  - PLANTING POCKETS: REPLACE 1/3 OF EXISTING SOIL FROM PLANTING HOLES WITH "GARDEN CARE" COMPOST (OR APPROVED EQUAL). MIX THOROUGHLY BEFORE BACK FILLING.
  - PLANT QUANTITIES SHOWN ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS. IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES AND SYMBOLS SHOWN ON THE PLAN, USE THE LARGER OF THE TWO AMOUNTS. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES.



**PLANTING DETAIL SHRUB**



**PLANTING DETAIL TREE**

**ZONING DATA**

**PROPERTY INFORMATION:**  
Tax Lot #: 1N333CC02900  
Zone: C2 - Hwy Commercial  
Site Area: 0.46 acres (19,946 sq ft)

**SETBACKS:**  
Setbacks Req'd/Provided (feet):  
Front: 10 / 82  
East Side: 0 / 54  
West Side: 0 / 6  
Rear: 0 / 6

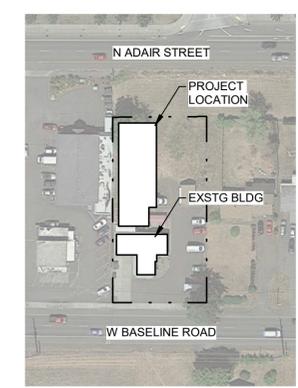
**PARKING:**  
Req'd per City: 5  
Provided: 8 total  
Standard: 7  
ADA Van Accessible: 1  
ADA Standard: 0  
Total: 8

**BUILDING AREA:**  
Proposed: 4,240 sq ft (21% of site sq ft)

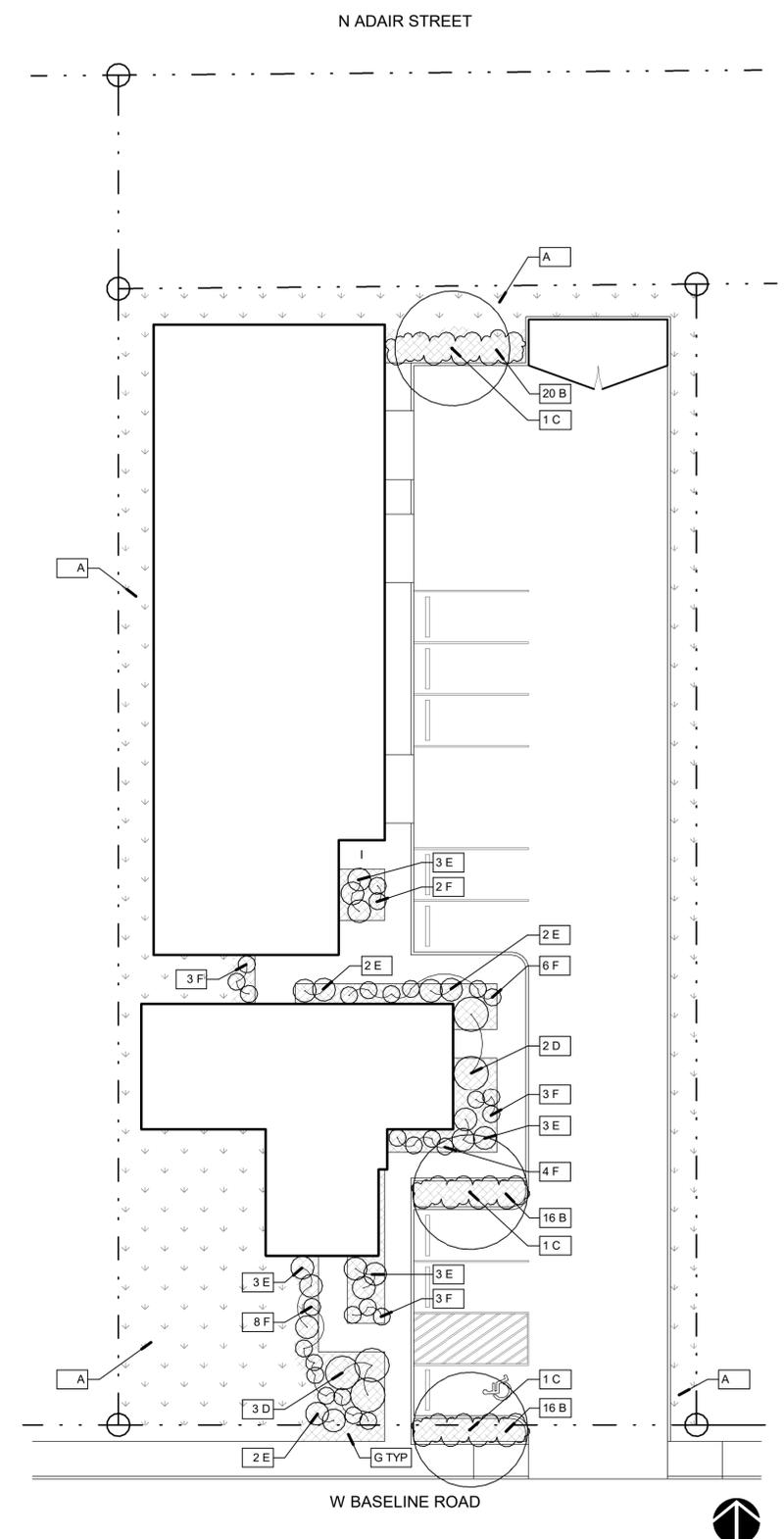
**LANDSCAPE AREA:**  
Proposed: 4,401 sq ft (22% of site sq ft)

**SITE PLAN LEGEND**

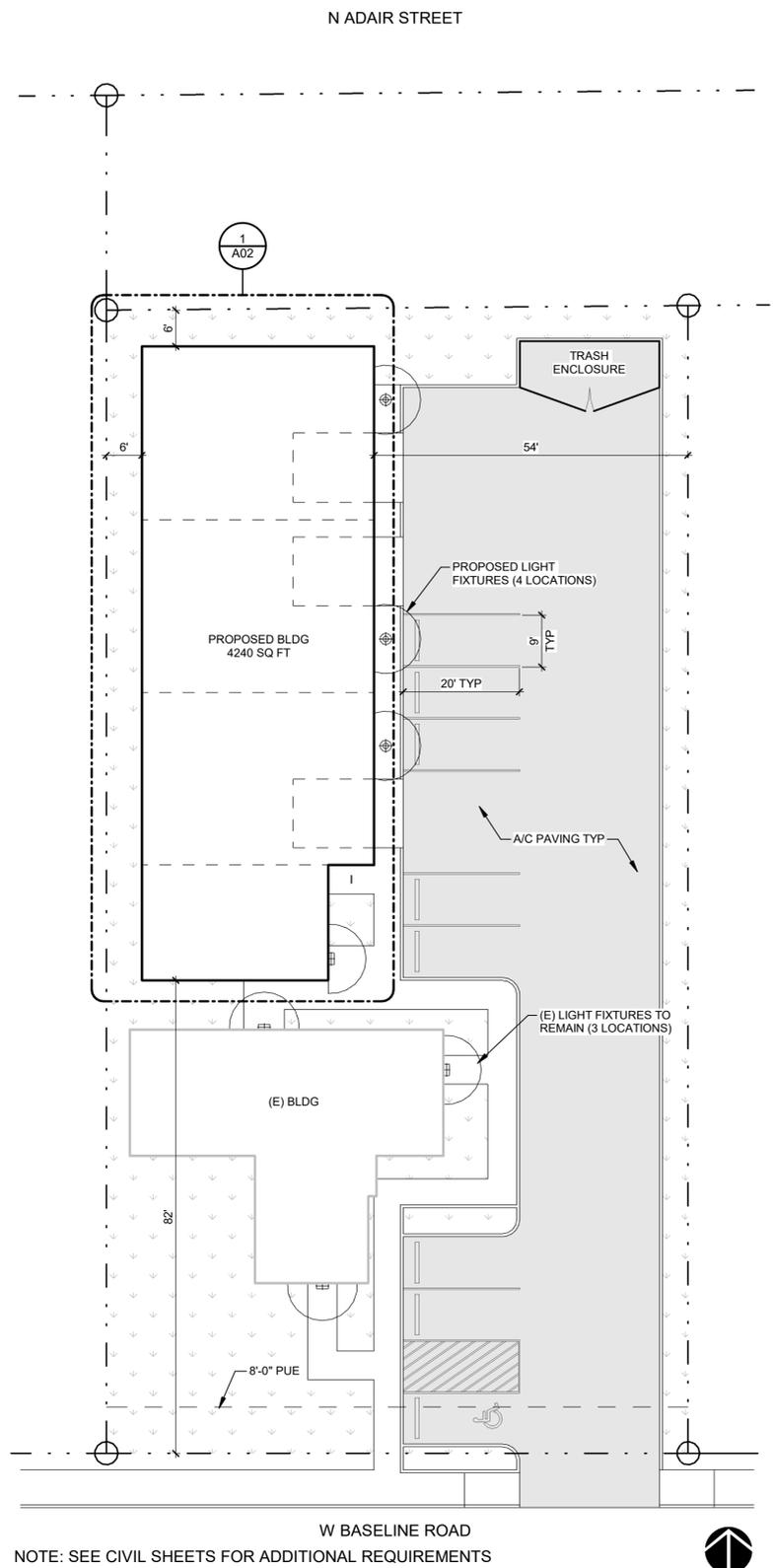
- PROPOSED STRUCTURE
- EXISTING STRUCTURE
- PROPOSED CONCRETE WALKS
- PROPOSED ASPHALTIC PAVING
- LANDSCAPE AREA
- PROPERTY LINE
- EASEMENT LINE



**VICINITY MAP**  
1/16" = 1'-0"



**LANDSCAPE PLAN**  
1/16" = 1'-0"



**SITE PLAN / LIGHTING PLAN**  
1/16" = 1'-0"

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**WARELIGHT**  
 PROJECT NAME: \_\_\_\_\_ CATALOG NUMBER: \_\_\_\_\_  
 NOTES: \_\_\_\_\_ FIXTURE SCHEDULE: \_\_\_\_\_

**Full Cutoff Wall Pack**

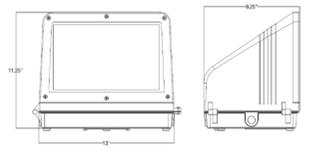
The Full Cutoff Wall Pack is designed to cast the light down and reduce light spread. It has a tempered glass lens that will resist yellowing over time. It is wet location rated for mounting outside along the sides of buildings, schools, garages and other structures.



- Features:**
- Tempered glass lens, non-yellowing
  - 0-10V dimming standard
  - ETL, DLC Listed
  - IP65 Rated
  - 120-277V
  - CRF: >90
  - CCT: 4000K or 5000K
  - Life: 50000 Hours
  - Warranty: 5 Years
  - Lumens:
    - 45W = 5500
    - 60W = 6900
    - 75W = 8800
    - 90W = 11000
- Applications:**
- Building façade
  - Carports
  - Loading areas
  - Driveways
  - Parking areas

Model	Wattage	CCT	Voltage	Generation
WLFC	45W	4000K	MV (120-277V)	G2
	60W	5000K		
	75W			
	90W			

**Dimensions**  
 Length: 13" (330mm)  
 Width: 11.25" (280mm)  
 Height: 9.25" (230mm)



Warehouse-Lighting.com  
 2750 South 163rd St  
 New Berlin, WI 53151  
 Warehouse-Lighting.com  
 Phone: 888-454-4480  
 info@warehouse-lighting.com

**2 CUTOFF WALL PACK**  
 1" = 1'-0"

**PEEPERS Wall Sconce / Ceiling Mount**  
 Universal Voltage: 32-601-xx



FIXTURE TYPE \_\_\_\_\_ LOCATION \_\_\_\_\_  
 PROJECT \_\_\_\_\_ DATE \_\_\_\_\_

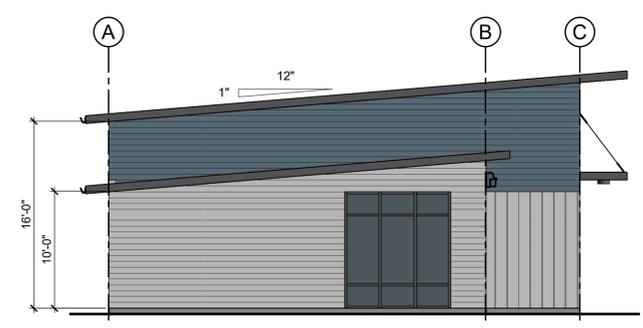


- LIGHT SOURCE:** 1 x 18.2W LED, 3000K, CRI 90  
**LUMINAIRE POWER:** 21.2W at 120V  
**RATED LIFE:** 60000 hr. RL  
**OPTIONAL COLOR TEMPERATURES:** 2700K, 3500K, 4000K  
**LUMEN OUTPUT:** Delivered: 1110 lm (LM-79)  
**INPUT VOLTAGE:** Universal Voltage 120V-277V  
**DRIVER OUTPUT:** 600mA  
**DIMMING:** 0-10V - 50/60Hz 100% to 10% Dimming  
**CONSTRUCTION:** Plated Steel and Acrylic  
**DIFFUSER:** - Matte White Acrylic  
**FINISHES:** Polished Nickel (-20), Satin Nickel (-24), Aged Brass (-40)  
**MOUNTING:** 4" Octagonal J-Box, 4" Square J-Box, 2"x3" J-Box  
**STANDARDS:** ETL Dry/Damp listed, ADA compliant, Conforms to UL STD 1098, Certified CAN/CSA, STD C22.2 no.250.0
- DIMENSIONS:**  
 Dia.: 10.25"  
 Ext.: 3.375"  
 M.C.: 5.125" From top of fixture

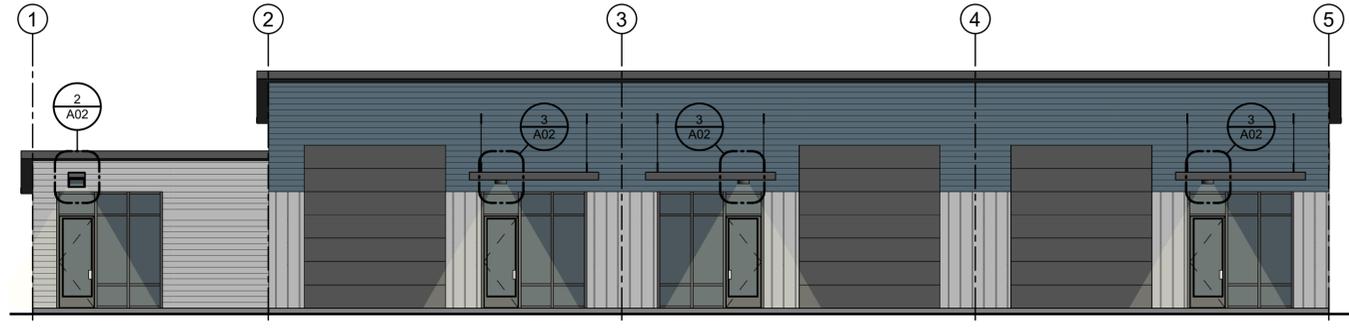
Order example for standard fixture:  
 32-601-24 (v. Voltage - xxx-Sequence # - xx-Finish)  
 32: Universal Voltage  
 Order example for optional color temperatures: 32-601-2724  
 27: 2700K, 35: 3500K, 40: 4000K

201 Railroad Road, Fort Worth, TX 76106 - Tel. (877) 607-0202 - www.oxygenlighting.com

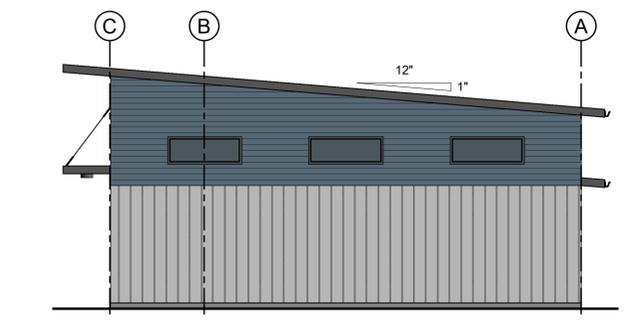
**3 CANOPY CEILING MOUNT LED**  
 1" = 1'-0"



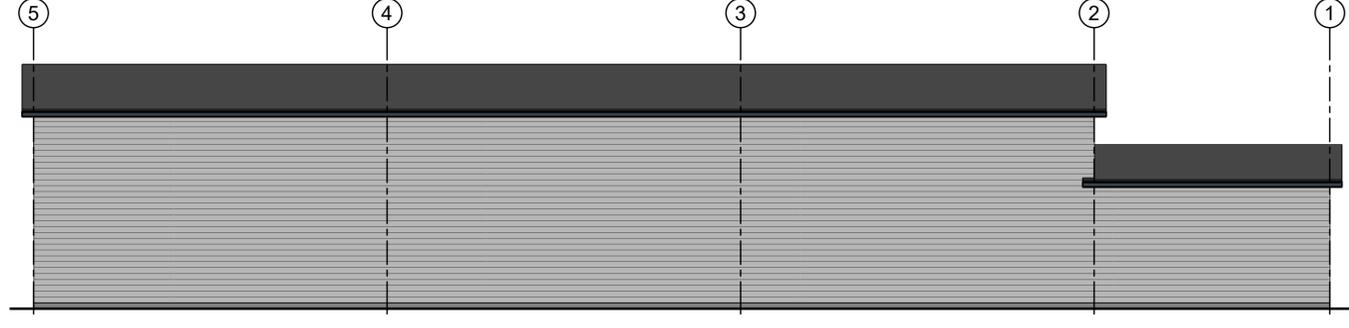
**SOUTH ELEVATION**  
 1/8" = 1'-0"



**EAST ELEVATION**  
 1/8" = 1'-0"



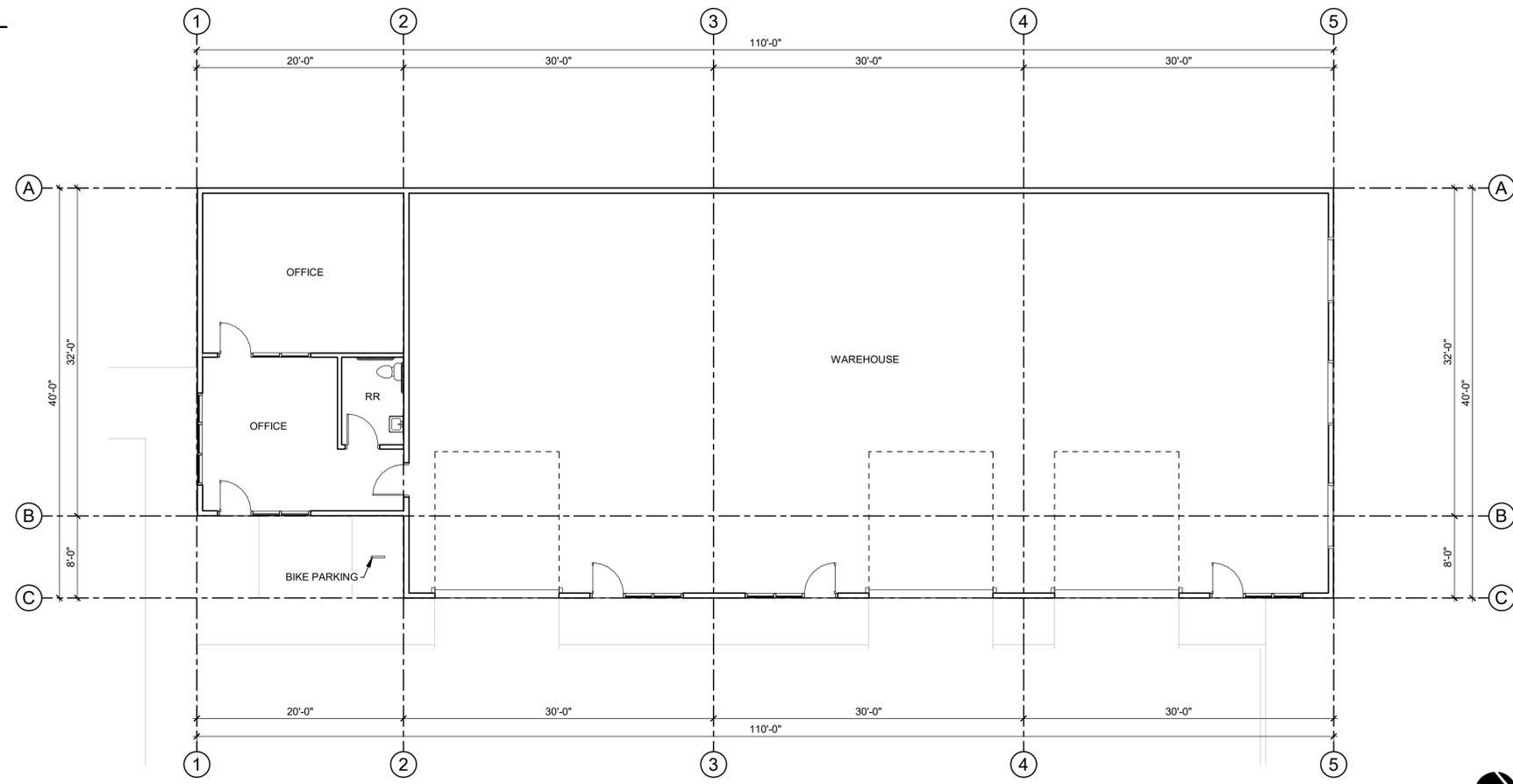
**NORTH ELEVATION**  
 1/8" = 1'-0"



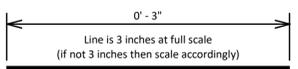
**WEST ELEVATION**  
 1/8" = 1'-0"

**MATERIAL LEGEND**

- COMPOSITION SHINGLE ROOF
- 6" REVEAL CEMENTITIOUS HORIZONTAL LAP SIDING
- CEMENTITIOUS BOARD & BATTEN SIDING



**1 FLOOR PLAN**  
 1/8" = 1'-0"



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**A02**

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