



# CITY OF CORNELIUS

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**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held before the City of Cornelius Planning Commission on Tuesday, **December 20, 2016 at 7:00 PM** in the City of Cornelius Council Chambers, 1310 N. Adair Street, Cornelius, Oregon, to consider the following:

**Request:** A Type III Planned Unit Development (PUD) Conditional Use (**CUP/PUD-03-16**) & Subdivision Preliminary Plat (**SUB-03-16**) application for a new 871-lot single-family dwelling subdivision, located within the newly adopted southeast Urban Growth Boundary area.

**Applicant:** The Holt Group, Inc.

**Property Owner:** Laurelwood Development, LLC; Patrick D. Speer; Michael N. Speer; Danni M. Gorman; Rockwell Investments, LLC; and Heritage Homes Investment Corporation

**Location:** 1353 SW 345th Avenue, Cornelius, OR 97113

**Map:** Map 1S303C Lot 102; Map 1S303D Lot 201; Map 1S303AC Lot 10100 and 10200; Map 1S303AD Lot 2600

**Applicable Criteria:**

Cornelius Municipal Code (CMC) Chapters 18.10 & 18.15 (Application & Review Procedures), Chapter 17.05.040 (Subdivisions), Chapter 18.20 (Single-Family Residential Zone, R-7), Chapter 18.35 (Multi-Family Residential Zone, A-2), Chapter 18.110 (Planned Unit Development (PUD) Conditional Use), Chapter 18.105 (Conditional Use Permit), 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. 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 there is no continuance granted at the hearing, any participant in the hearing might request that the record remain open for at least seven days after the hearing.

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 Ryan Wells, Community Development Director at (503) 357-3011, City of Cornelius, Community Development Department.

**LOT SUMMARY TABLE**

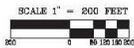
MIN LOT DIMENSION	HOUSE TYPE	LOADING	PH. 1	PH. 2	PH. 3	PH. 4	PH. 5	PH. 6	PH. 7	PH. 8	PH. 9	PH. 10	PH. 11	Total
(32'X90')	Detached	Front Loaded	0	10	12	1	10	0	0	3	0	2	4	42
(20'X85')	Townhouses	Front Loaded	0	33	0	0	17	0	0	19	0	18	0	87
(25'X90')	Duplex Units	Front Loaded	0	10	24	0	8	16	28	48	0	0	24	158
(34'X62')	Detached	Alley Loaded	0	15	0	0	0	15	0	0	23	41	0	84
(40'X75')	Detached	Alley Loaded	0	24	6	0	0	14	14	4	4	0	0	66
(40'X95')	Detached	Front Loaded	1	3	13	5	1	7	7	20	26	16	9	108
(45'X95')	Detached	Front Loaded	13	9	13	14	5	11	8	14	10	7	2	106
(50'X95')	Detached	Front Loaded	5	0	3	19	0	2	16	5	18	11	1	80
(60'X95')	Detached	Front Loaded	19	8	0	31	0	10	10	19	15	8	10	130
Phase Sum			38	112	71	70	41	75	83	132	96	103	50	871
Cumulative Totals			38	150	221	291	332	407	490	622	718	821	871	

THE "FUTURE PHASE" SHOWN IS NOT A PART OF THIS LAND USE APPLICATION, IS SHOWN FOR PLANNING PURPOSES ONLY, AND IS INTENDED TO SHOW HOW THE PROPERTY CAN CONCEPTUALLY DEVELOP IN THE FUTURE.

UNINCORPORATED WASHINGTON COUNTY

**PRELIMINARY PLAT - OVERALL PLAN**

SCALE 1" = 200'



**TOTAL PROJECT AREA:**  
132.83 ACRES

**TOTAL LOTS (871) AREA:**  
78.49 ACRES

**TOTAL RIGHT OF WAYS:**  
36.38 ACRES

**TOTAL OPEN SPACE:**

- OPEN SPACE 0.52 AC
- TRAIL OPEN SPACE 1.99 AC
- CITY PARK 6.37 AC
- MINI-PARKS 0.63 AC
- PEDESTRIAN AMENITY 0.42 AC
- COMMUNITY GARDENS 0.13 AC
- TOTAL 10.05 AC

NATURAL AREAS/  
VEGETATED CORRIDOR 6.02 AC

CITY STORMWATER  
FACILITIES 1.84 AC

TOTAL AREA 17.91 AC

**GREEN SPACE REQ'D:**  
871 DU x 300 SF/DU=261,300 SF = 6.00 AC

**GREEN SPACE PROVIDED:**  
OPEN SPACE (PARKS) = 10.05 AC



**LAUREL WOODS  
PLANNED UNIT DEVELOPMENT  
CORNELIUS  
OREGON**

AKS ENGINEERING & FORESTRY, LLC  
1000 N. WASHINGTON ST., SUITE 100  
TUMACACI, OR 97062  
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www.aks-ef.com

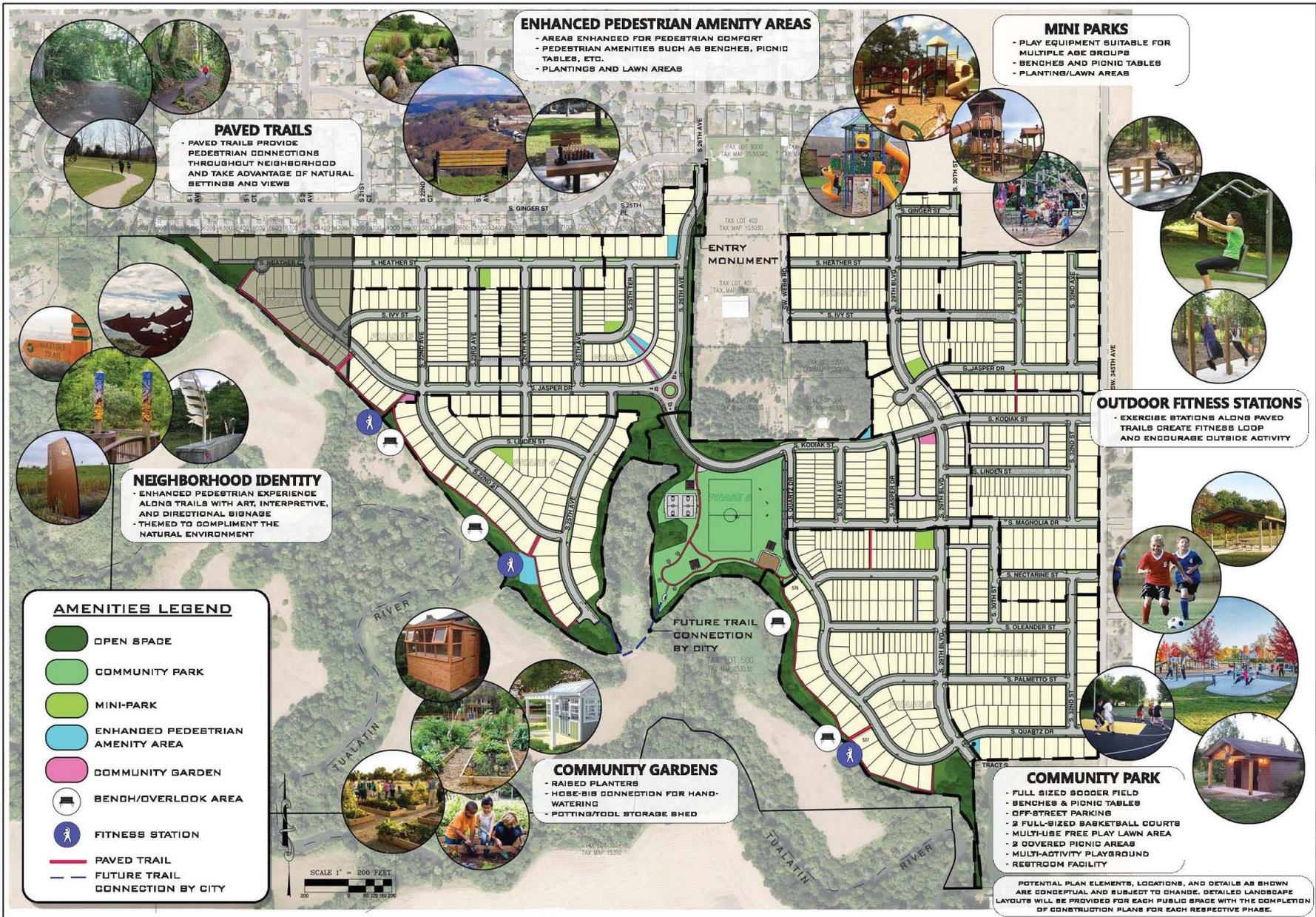
ENGINEERING, SURVEYING, NATURAL RESOURCES  
FORESTRY, PLANNING, LANDSCAPE ARCHITECTURE

**PROPOSED LAND USE  
PLAN**

DESIGNED BY: MTA/HND  
DRAWN BY: MTA/HND  
CHECKED BY: JMS  
SCALE: AS NOTED  
DATE: 11-10-2016

REVISIONS:

JOB NUMBER  
4636  
SHEET  
**CS-004**



**PAVED TRAILS**  
 - PAVED TRAILS PROVIDE PEDESTRIAN CONNECTIONS THROUGHOUT NEIGHBORHOOD AND TAKE ADVANTAGE OF NATURAL SETTINGS AND VIEWS

**ENHANCED PEDESTRIAN AMENITY AREAS**  
 - AREAS ENHANCED FOR PEDESTRIAN COMFORT  
 - PEDESTRIAN AMENITIES SUCH AS BENCHES, PICNIC TABLES, ETC.  
 - PLANTINGS AND LAWN AREAS

**MINI PARKS**  
 - PLAY EQUIPMENT SUITABLE FOR MULTIPLE AGE GROUPS  
 - BENCHES AND PICNIC TABLES  
 - PLANTING/LAWN AREAS

**NEIGHBORHOOD IDENTITY**  
 - ENHANCED PEDESTRIAN EXPERIENCE ALONG TRAILS WITH ART, INTERPRETIVE, AND DIRECTIONAL SIGNAGE  
 - THEMED TO COMPLIMENT THE NATURAL ENVIRONMENT

**OUTDOOR FITNESS STATIONS**  
 - EXERCISE STATIONS ALONG PAVED TRAILS CREATE FITNESS LOOP AND ENCOURAGE OUTSIDE ACTIVITY

**COMMUNITY GARDENS**  
 - RAISED PLANTERS  
 - HOSE-BIB CONNECTION FOR HAND-WATERING  
 - POTTING/TOOL STORAGE SHED

**COMMUNITY PARK**  
 - FULL SIZED SOCCER FIELD  
 - BENCHES & PICNIC TABLES  
 - OFF-STREET PARKING  
 - 2 FULL-SIZED BASKETBALL COURTS  
 - MULTI-USE FREE PLAY LAWN AREA  
 - 2 COVERED PICNIC AREAS  
 - MULTI-ACTIVITY PLAYGROUND  
 - RESTROOM FACILITY

POTENTIAL PLAN ELEMENTS, LOCATIONS, AND DETAILS AS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. DETAILED LANDSCAPE LAYOUTS WILL BE PROVIDED FOR EACH PUBLIC SPACE WITH THE COMPLETION OF CONSTRUCTION PLANS FOR EACH RESPECTIVE PHASE.

**AMENITIES LEGEND**

- OPEN SPACE
- COMMUNITY PARK
- MINI-PARK
- ENHANCED PEDESTRIAN AMENITY AREA
- COMMUNITY GARDEN
- BENCH/OVERLOOK AREA
- FITNESS STATION
- PAVED TRAIL
- FUTURE TRAIL CONNECTION BY CITY

SCALE 1" = 200 FEET

**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 12965 SW HERMAN RD, STE 100  
 TUALATIN, OR 97062  
 P: 503.543.6152  
 akseng.com

ENGINEERING - SURVEYING - NATURAL RESOURCES  
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

**LAUREL WOODS  
 PLANNED UNIT DEVELOPMENT  
 CORNELIUS  
 OREGON**

**PRELIMINARY  
 AMENITY CONCEPT PLAN**

DESIGNED BY: MTS  
 DRAWN BY: JMG  
 CHECKED BY: AHH  
 SCALE: AS NOTED  
 DATE: 11/10/2016

REVISIONS:

JOB NUMBER: 4636  
 SHEET: CS-005