

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, **October 26, 2021 at 7:00 pm** online via the Zoom meeting platform at <https://us02web.zoom.us/j/88657023542>. Participants may also join by phone by calling 1- (253) 215-8782 and using Meeting ID: 886 5702 3542.

Request: A Type III Site Design Review (**DR-276-21**) and A Type III Conditional Use Permit (**CUP-05-21**) to construct a new industrial chemical storage warehouse facility within the General Industrial, M-1 zoning district of Cornelius.

Applicant: Nang Ma – First Forty Feet LLC.

Property Owner: RCI Properties Hillsboro LLC. (Rinchem)

Location: Vacant property in and around N 7th Court, north of N Holladay Street.

Map: Tax Lot #00300, #00400, #00500 & #00600 of Map #1N3 33DB.

Zone: General Industrial, M-1.

Applicable Criteria: CMC Title 18 Zoning: Chapter 18.55 General Industrial (M-1), Chapter 18.100 Site Design Review, Chapter 18.105 Conditional Use Permit, Chapter 18.145 Off-Street Parking and Loading 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.

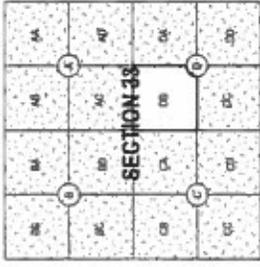
A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for review at the Community Development Department, 1300 S. Kodiak Circle during regular business hours. A Staff Report will be available at least seven (7) days prior to the scheduled 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, 3J Consulting or Barbara Fryer, AICP Community Development Director at (503) 357-3011 or barbara.fryer@corneliusor.gov, City of Cornelius Community Development Department.



WASHINGTON COUNTY OREGON
 NW 1/4 SE 1/4 SECTION 33 T1N R3W W.M.
 SCALE 1" = 100'

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.cdb.washington.gov

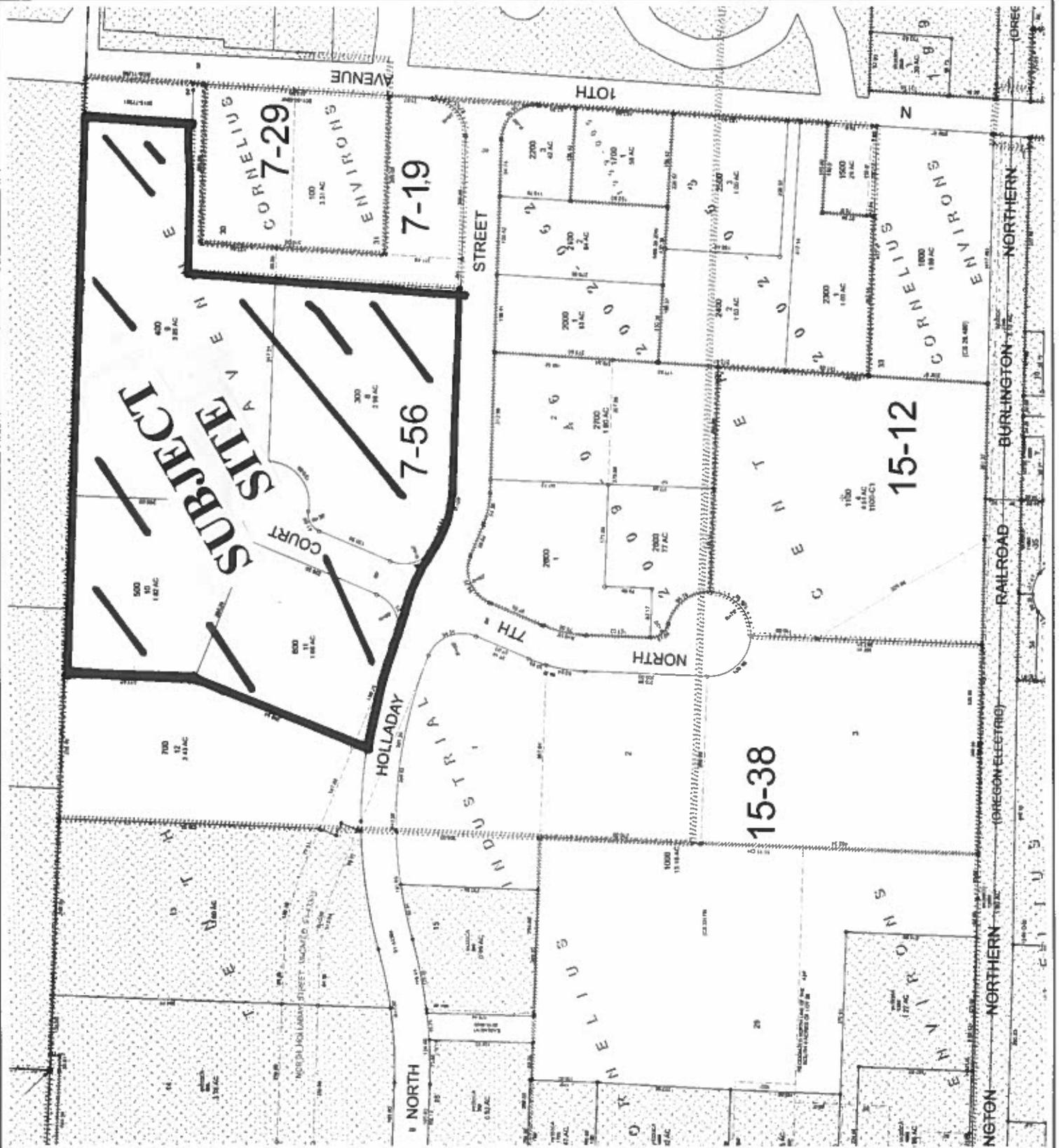


Cancelled Taxable Parcels: 1N333DB
 20230814 1531 1902 1903 2001 2002 190602 1481

Assessment
 CARTOGRAPHY
 TAXATION

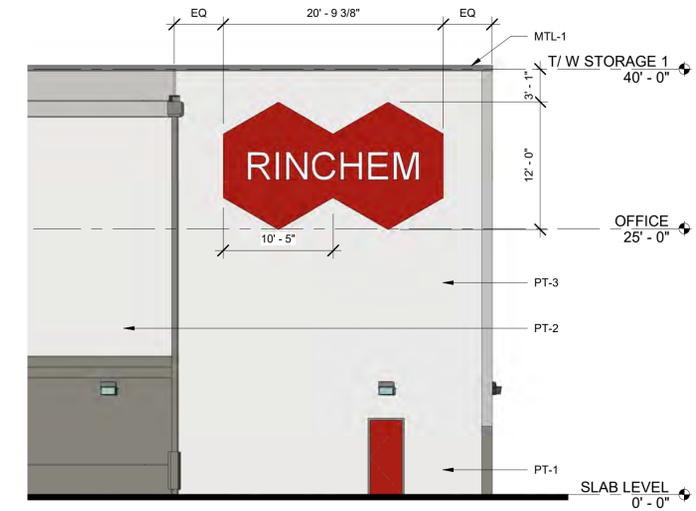
PLAT DATE: 5/10/2023
 FOR ASSESSMENT PURPOSES
 ONLY - DO NOT RELY ON
 FOR OTHER USE

Scale: 0 50 100 200 300 Feet

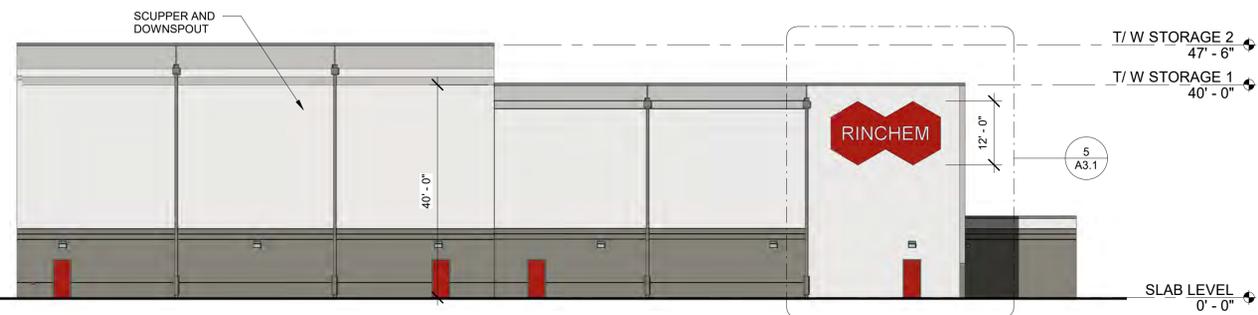




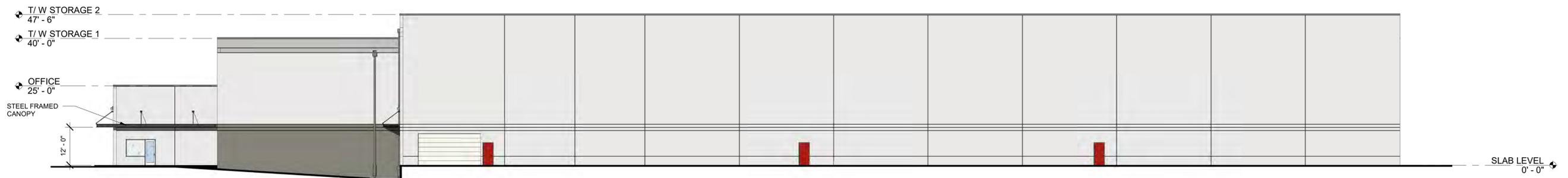
1 NORTH ELEVATION
1/16" = 1'-0"



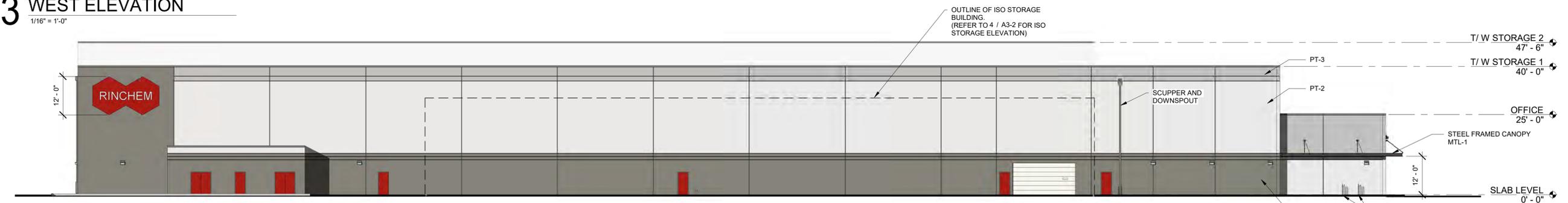
5 ENLARGED ELEVATION
1/8" = 1'-0"



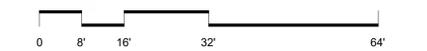
2 SOUTH ELEVATION
1/16" = 1'-0"



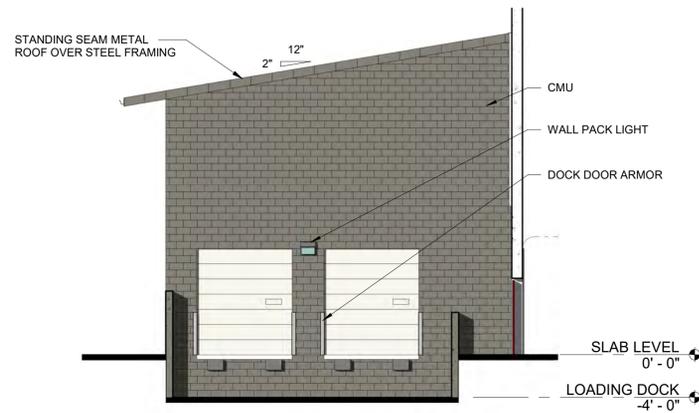
3 WEST ELEVATION
1/16" = 1'-0"



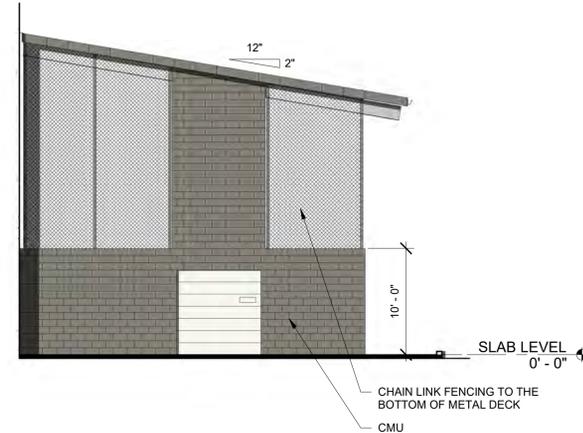
4 EAST ELEVATION
1/16" = 1'-0"



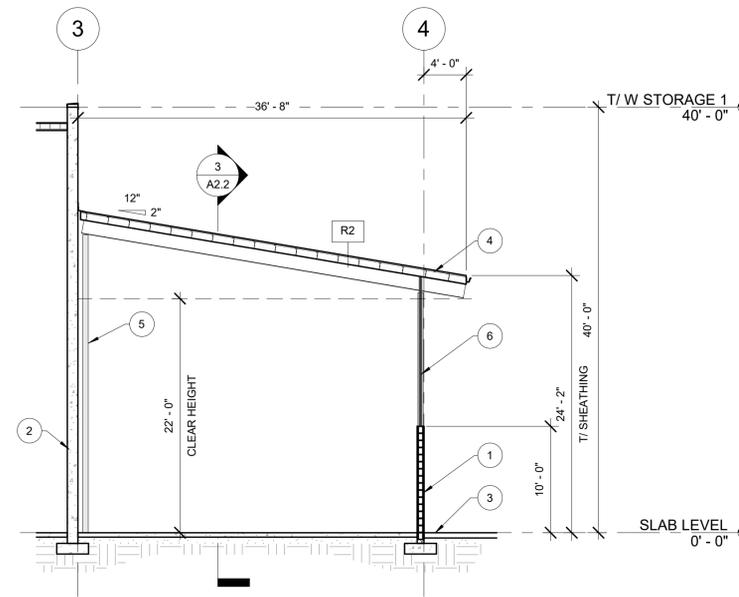
C:\Users\jflawr\OneDrive\Documents



1 NORTH ISO STORAGE ELEVATION
1/8" = 1'-0"



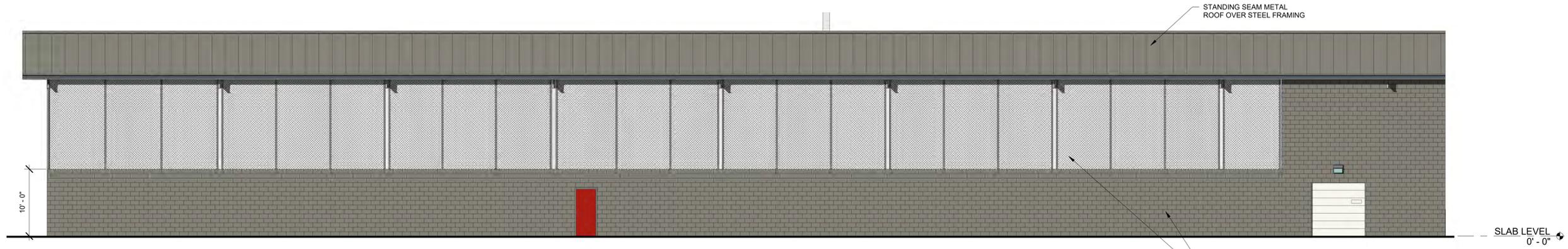
2 SOUTH ISO STORAGE ELEVATION
1/8" = 1'-0"



3 ISO STORAGE-SECTION
1/8" = 1'-0"

KEYNOTES

- 1 8" HIGH CMU WALL WITH CHAIN LINK ABOVE TO BOTTOM OF STRUCTURE - SEE STRUCTURAL
- 2 CONCRETE TILT-UP PANEL WITH FIRE PROOFING AT ALL PANEL JOINTS TYP. - SEE STRUCTURAL
- 3 CONCRETE SLAB ON GRADE - SEE STRUCTURAL
- 4 STANDING SEAM METAL ROOF OVER STEEL FRAMING - SEE STRUCTURAL
- 5 TS COLUMN - SEE STRUCTURAL
- 6 CHAIN LINK FENCING



4 EAST ISO STORAGE ELEVATION
1/8" = 1'-0"

Client/ Owner:

**Rinchem
Company**

6133 Edith Blvd NE
Albuquerque, NM 87107

Project:

**RINCHEM
CORNELIUS**

1N333DB00300-600
CORNELIUS Oregon
97113

Sheet Title:

**STORAGE
ELEVATIONS
AND SECTION**

Revisions:

#	Description	Date
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Date: 08-05-2021

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Author Checker

Job Number: 121029

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