

NOTICE OF DECISION

Request: A Type III Site Design Review (DR-21-23) application to redevelop a commercially zoned property by building a new banking facility with a drive-thru ATM for Chase Bank. The development will include a new 3,195 sf building, a new parking lot, landscaping, a water quality facility and new frontage improvements.

Applicant: Arian Sanders
Property Owner: 442 West Baseline LLC
Location: 422 Baseline Street
Map: Township 1 North, Range 3 West, Map 33 CD, Tax Lot #03600.
Zone: Highway Commercial (C-2)

ACTION TAKEN: On August 22, 2023, the Cornelius Planning Commission, based on the facts, findings, conclusions, exhibits, findings report, testimony, evidence, and conditions of approval presented at the public hearing **approved** the proposed Type III Site Design Review application for City File# DR-21-23.

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 **30th day of August, 2023** 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 within ten (10) working days of notice of this decision pursuant to 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.

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



8/30/23

Barbara Fryer, AICP
Community Development Department Director

Date