



**NOTICE OF DECISION**

**Request:** A Type III Site Design Review (DR-118-22) for a new 154,643 SF industrial manufacturing/warehouse facility; a Type III Conditional Use/Planned Unit Development (CUP/PUD-03-22) to address the Natural Resource Overlay (NRO) standards and to exceed height by 10 feet; and a Type II ‘One-Lot’ Preliminary Land Partition (LP-02-22) to legally combine two tax lots into one new lot. The site is within the General Industrial, M-1 zoning district with a Natural Resource Overlay, (NRO) designation. The project includes frontage improvements along N 4th Avenue and N Holladay Street, as well on-site parking and landscaping.

**Applicant:** AltaBird Investments, LLC  
1411 N. Cedar Street  
Tacoma, WA 98406

**Property Owner:** Davis Family Trust and RCI Properties Hillsboro LLC  
8950 SW Brabham Way 5131 Masthead Street NE  
Gaston, OR 97119 Albuquerque, NM 87109

**Location:** Property located at the northeast corner of N 4th Avenue and N Holladay Street.

**Map:** Township 1N Range 3W Map 33CA, Tax Lots #100 & #400;  
Township 1N Range 3W Map 33DB, Tax Lot #700

**Zone:** General Industrial, (M-1) with a Natural Resource Overlay, (NRO).

**ACTION TAKEN:** On October 25, 2022, 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-1118-22, Type II Land Partition application for City File # LP-02-22, and Type III Conditional Use Permit application for City File # CUP-03-22.

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 **27th day of OCTOBER, 2022** 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.



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Barbara Fryer, AICP  
Community Development Department Director

October 27, 2022

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Date