

NOTICE OF DECISION

Request: A Type III Site Design Review (DR-129-22) for a new indoor recreational facility that will consist of six full sized tournament courts; a Type II 'One-Lot' Preliminary Land Partition (LP-03-22) to legally combine two tax lots into one new lot and a Type III Conditional Use Permit (CUP-04-22) to exceed the maximum 35-foot height of the zone by 3 feet 2 inches. The site is within the Highway Commercial (C-2) Zoning District. The project includes roadway improvements for Baseline Street, interior spaces for two mobile food vendors, on-site parking and landscaping.

Applicant: Samedy Kem
Property Owner: Russell Resources, LLC
Location: 271 Baseline Street, Cornelius OR 97113
Map: Map 1S304BB, Tax Lots #100 & #200
Zone: Highway Commercial (C-2)

ACTION TAKEN: On October 11, 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-129-22, Type II Land Partition application for City File # LP-03-22, and Type III Conditional Use Permit application for City File # CUP-04-22.

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 **21st 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.



Barbara Fryer, AICP
Community Development Department Director

October 21, 2022

Date