



**PLANNING COMMISSION MEETING
CORNELIUS CITY HALL, COUNCIL CHAMBERS
1355 N. BARLOW STREET**

**July 12, 2022
7:00 PM**

NOTE: Due to changes in state law, the Planning Commission meeting will be conducted in person and on-line through the Zoom Meeting platform. To access the Zoom Meeting, use the following link <https://zoom.us/j/88657023542> or dial in using your phone: United States: 1 - (253) 215-8782 Meeting ID 886 5702 3542

You may submit comments on proposed projects in advance of the Planning Commission meeting by emailing comments to: barbara.fryer@corneliusor.gov or by mail to: Cornelius Community Development Department, Attn: Barbara Fryer, AICP, Community Development Director, 1355 N Barlow Street, Cornelius OR 97113.

AGENDA

NOTE: *Persons wishing to give oral testimony on any of the Public Hearing items should sign up prior to the public hearings. Length of presentation may be limited by the chairman of the Commission, depending on the number of persons wishing to speak.*

CALL TO ORDER

- 1. WELCOME**
- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR:** No minutes currently available.
- 3. NEW BUSINESS:** None

4. PUBLIC HEARING:

(Senior Planner Franz)

Continued from June 28, 2022 Planning Commission Meeting

Request: A Type III Design Review (**DR-81-22**) and Land Partition (**LP-01-22**) application to construct a new mixed-use development with 330 apartment units in 15 3-story buildings, 16 live-work units and stand-alone commercial space, and a Type II 3-lot Preliminary Land Partition within the Gateway Mixed Use (GMU) Zoning District. The project includes public right-of-way dedication and roadway improvements for N. Davis Street (a Collector on the city's Transportation System Plan), interior common spaces, parking, landscaping, sidewalks and pathways, outdoor dining areas and plaza seating, a dog park, a sport court, and a club house with a pool.

Applicant: Calida Residential, LLC

Property Owner: Tom Moyer Theaters, LLC

Location: 2300 Baseline Street, Cornelius OR 97113

Map: 1N 3W 34CD Tax Lots # 00100, 00200, and 06700 - 15.60 acres in size

Applicable Review Criteria: Cornelius Municipal Code (CMC) Title 17: Subdivisions: Chapter 17.05 Land Divisions, CMC Title 18 Zoning, 18.10 & 18.15 (Application & Review Procedures), CMC 18,75 (Gateway Mixed Use, GMU), Chapter 18.100 (Site Design Review), Chapter 18.145 (Off Street parking and Loading), Chapter 18.143 (Transportation Facilities), and Chapter 18.155 (Solar Access for New Development).

5. PRESENTATION: None

6. OLD BUSINESS: None

7. ANNOUNCEMENTS: Upcoming Planning Commission schedule - (Fryer/Franz)

ADJOURNMENT