

Cornelius

Oregon's Family Town

NOTICE OF DECISION

Request: A Type III Site Design Review (DR-78-23) and Preliminary Land Partition (LP-01-23) application to divide the existing 2.32-acre lot into two new parcels with a tract of land. Parcel #1 will be approximately 46,619 sf in size and will include a Dental Office (4,800 sf) and a Coffee Shop (2,330 sf) with a drive-through window. The new building will be 7,130 sf in size, which includes a new on-site parking lot, trash enclosure, landscaping, storm water facility and frontage improvements. Parcel #2 will be approximately 36,291 sf in size and will include on-site parking lot improvements, frontage improvements and a storm water facility. A future building pad will also be created on Parcel #2, but not developed at this time. Tract A will be approximately 18,761 sf in size, which will be for a vegetated corridor and wetland.

Applicant: Nathan Palmer
Property Owner: Ann Snyder Tilden, Trustee Richard H. Tilden Administrative Trust
Location: SE Corner of S 1st Avenue & Baseline Street
Map: Township 1 South, Range 3 West, Map 4BB, Tax Lot #00300.
Zone: Highway Commercial (C-2)

ACTION TAKEN: On November 28, 2023, the Cornelius Planning Commission, based on the facts, findings, conclusions, exhibits, in the staff report, the testimony, evidence, and conditions of approval presented at the public hearing **approved** the proposed Type III Site Design Review and Preliminary Land Partition application for City File# DR-78-23 and LP-01-23.

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 November, 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.



11/30/23

Barbara Fryer, AICP
Community Development Department Director

Date