

Cornelius

Oregon's Family Town

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Cornelius Planning Commission on Tuesday, **February 27, 2024 at 7:00 pm.** You may participate in the meeting in-person at the Cornelius City Council Chambers at 1355 N Barlow Street, online via the Zoom meeting platform at <https://.zoom.us/j/88657023542>, or by phone by calling 1- (253) 215-8782 and using Meeting ID: 886 5702 3542, to consider the following:

Request: A Type III Site Design Review (**DR-70-23**) and Type III Conditional Use Permit (**CUP-02-23**) to redevelop a commercially zoned property and build a new three-story self-storage facility that will be 38.6-feet in height (3.6-feet taller than the height standard of the zone). The development will include a three-story 94,764-sf building for a U-Haul moving and storage facility. The new building will have 843 interior storage spaces of various sizes, a 2,483-sf showroom/retail area, a 1,460-sf Delivery & Receiving (D&R) area, a new parking lot, landscaping, a water quality facility, and new frontage improvements.

Applicant: Shannon Marvin, MCP
2727 N Central Avenue
Phoenix, AZ 85004

Property Owner: Mary Delfs
2962 Baseline Street
Cornelius, OR 97113

Site: 2962 Baseline Street

Map: Township 1 North, Range 3 West, Map 34 DD, Tax Lot #07700 and #07900.

Zone: Highway Commercial, C-2

Applicable Criteria: CMC Title 18 Zoning: Chapter 18.45 Highway Commercial (C-2), Chapter 18.100 Site Design Review, Chapter 18.105 Conditional Use Permit, Chapter 18.143 Transportation Facilities, Chapter 18.145 Off-Street Parking and Loading, Chapter 18.150 Special Use Regulations, and Chapter 18.155 Solar Access for New Development.

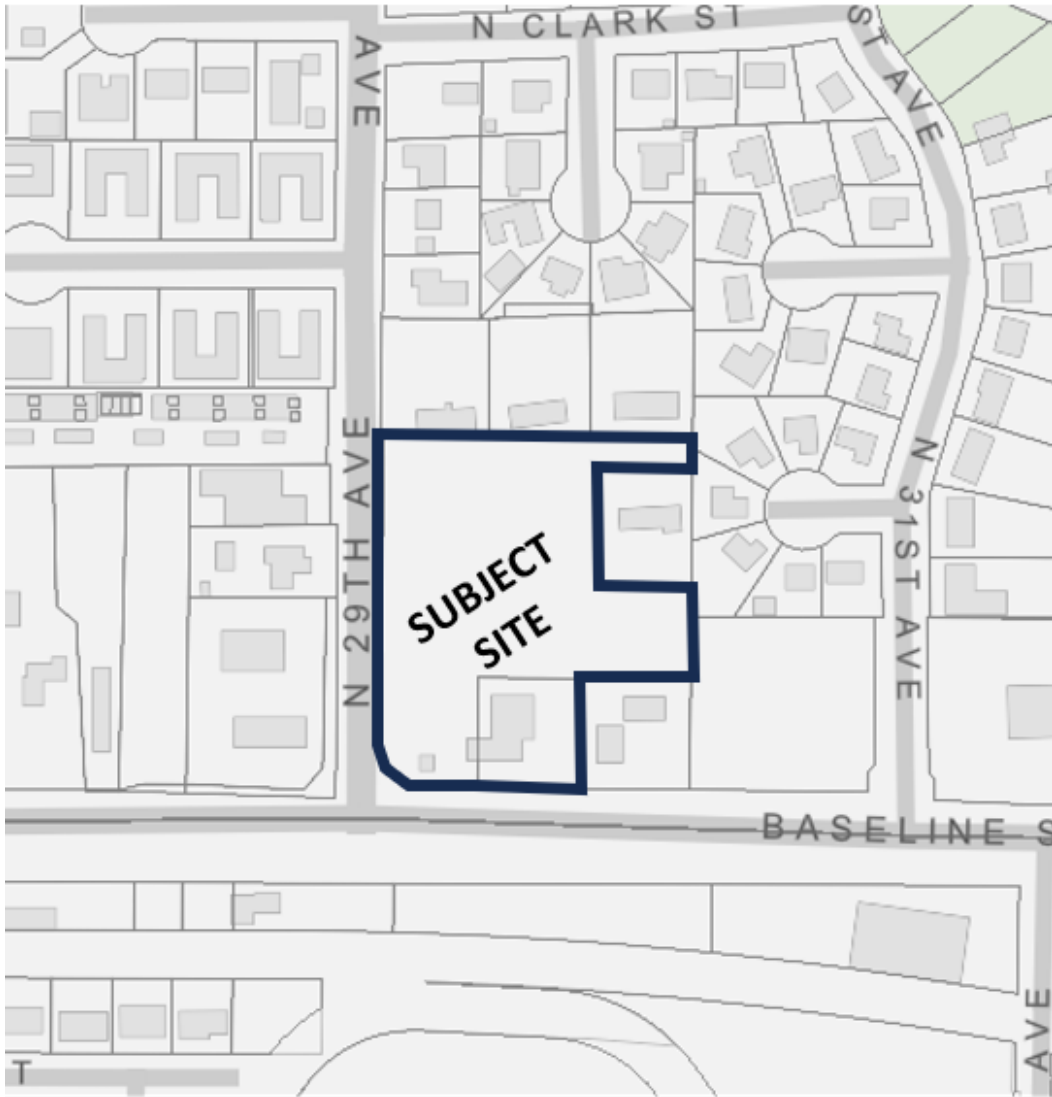
At the time and place listed above, all persons will be given a reasonable opportunity to testify either for or against the proposal. Testimony may be either in oral or written form and must be relevant to the applicable criteria, cited above, upon which the proposal will be evaluated. At the public hearing, the Planning Commission Chair will open the public hearing, a staff report will be presented, the applicant will be given the opportunity to make a presentation, interested persons will be called on to speak for or against the proposal, Commissioners will ask questions, the applicant will be given the opportunity to rebut testimony, staff will be given the opportunity to provide closing remarks, and the public hearing will be closed. At that point, all testimony is complete and the Planning Commission will deliberate on the facts and findings in the staff report and testimony.

In order for an issue to be considered for appeal, it must be raised before the close of the record of the public hearing. Such issues must be raised with sufficient specificity so as to afford the hearing body and the parties an adequate opportunity to respond to each issue. If no continuance is granted at the hearing, any participant in the hearing may request the record remain open for at least seven days after the hearing.

A copy of the application, all documents and evidence relied upon by staff and applicable criteria are available for review at the Community Development Department, 1300 S. Kodiak Circle. Copies may also be purchased at a reasonable cost of 25 cents per page.

If you have questions regarding the application, or would like to submit written comments, you may contact Tim Franz, Senior Planner, at (503) 357-3011, or tim.franz@corneliusor.gov.

Vicinity Map



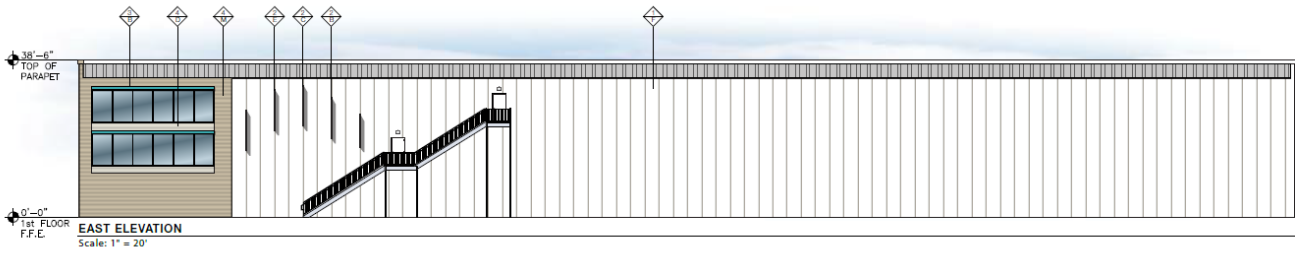
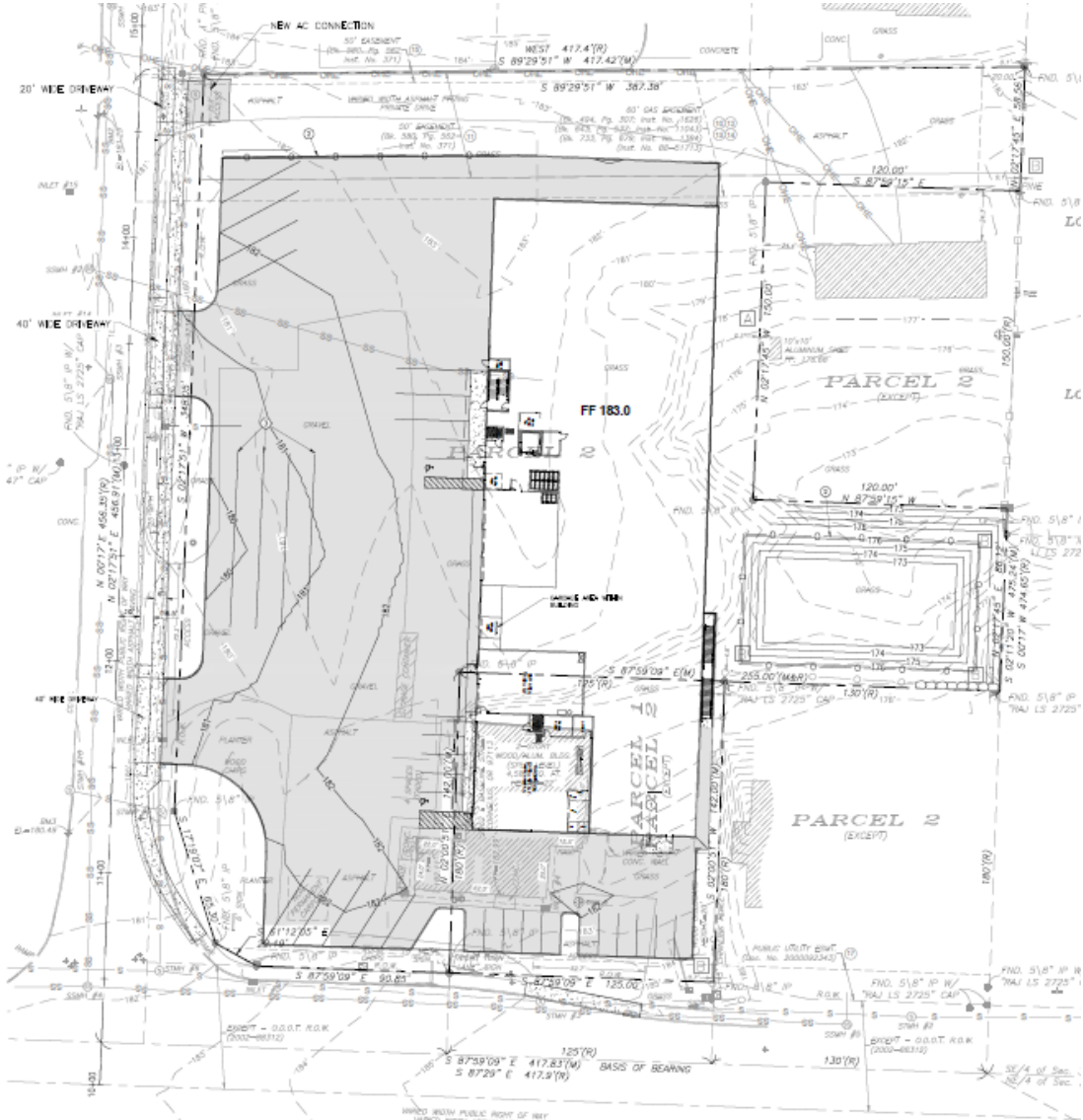
City File: DR-70-23 & CUP-02-23



Map not to scale

Cornelius
Oregon's Family Town

Proposed Site Plan – City File: DR-70-23 & CUP-02-23



[MATERIALS]