



February 28, 2023

To: Planning Commission

From: Planning Division

RE: **Report of Administrative Review Land Use Applications**

The following report represents administrative review applications processed by the Planning Division staff for the month of February 2023.

Applications Approved by the Planning Division

File No.	Name/Description	Site	Applicant
DR-026-22 Approved on 2/2/2023 <i>Site Plan Attached</i>	Chipotle Development Review approval for a new restaurant located in the C-G zone, 1S211BD02600	3002 SE CORNELIUS PASS RD; 1S211BD02600	Trisha Clark NW Land Planning
DR-043-22 Approved on 2/16/2023	OHSU Freezer Farm Building Development Review approval for a 2,495 square foot building expansion for a freezer storage building located within the OHSU West Campust Master Plan. Parent Case File No. MOD-015-22.	1N2360003404	Chris Hagerman, PhD The Bookin Group, LLC 503-502-8693
MOD-014-22 Approved on 2/16/2023	STACK PORL2 Request for Modification to a previously approved Development Review (DR-010-20) application to modify phase 2 from a single-story to a two-story building and revised parking.	4735 NE STARR BLVD; 1N2210001900, 1N2210002100	Scott Franklin Navix 503-659-4476
MOD-015-22 Approved on 2/16/2023	OHSU Concept Plan Freezer Farm Building Modification to PUD-002-18 for a 2,495 square foot building expansion for a freezer storage building located within the OHSU West Campus Master Plan.	1N2360003404	Chris Hagerman, PhD The Bookin Group, LLC 503-502-8693

MOD-016-22 Approved on 2/16/2023	OHSU Surge Building Extend Temporary Parking Modification to extend use of the temporary parking area approved under DR-061-18.	505 NW 185TH AVE; 1N2360003404	Chris Hagerman, PhD The Bookin Group, LLC 503-502-8693
SUB-008-22 Approved on 2/2/2023 <i>Site Plan Attached</i>	Hamby Park Request for Preliminary Subdivision approval for a 10-lot detached residential development located in the R-10 zone.	952 NE JACKSON SCHOOL RD; 1N231AC03600, 1N231AB02301	Elizabeth Newman NW Engineers 503-601-4401

If you have any questions regarding this report, please contact Chris Barry at (503) 681-6179.

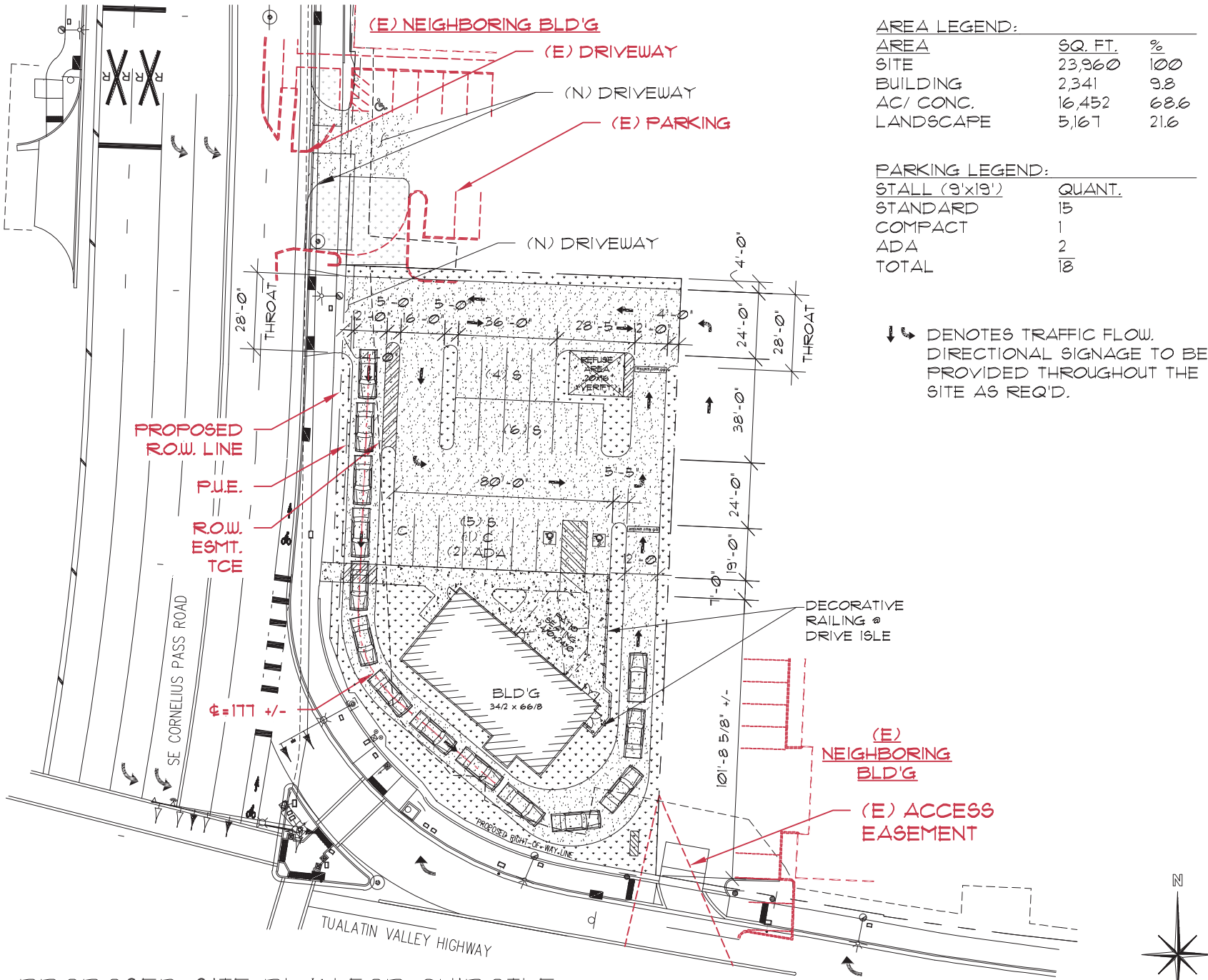
Key to Acronyms:

DR = Development Review

MOD = Modification

SUB = Subdivision

SNRP = Significant Natural Resource Plan



AREA LEGEND:

AREA	SQ. FT.	%
SITE	23,960	100
BUILDING	2,341	9.8
AC/ CONC.	16,452	68.6
LANDSCAPE	5,167	21.6

PARKING LEGEND:

STALL (9'x13')	QUANT.
STANDARD	15
COMPACT	1
ADA	2
TOTAL	18

↔ DENOTES TRAFFIC FLOW.
 DIRECTIONAL SIGNAGE TO BE PROVIDED THROUGHOUT THE SITE AS REQ'D.

PROPOSED SITE PLAN FOR CHIPOTLE

SCALE: 1" = 50'-0"

PDR Designs
 Building Design, Drafting, & Consulting
 + Commercial + Residential
 PDR, 688-1191 (A)
 10750 25th
 Hillsboro, OR 97122

DATE	DRAWN BY	CHECKED BY	FOR	DESCRIPTION
6-16-2022			PDR	

PROPOSED SITE PLAN FOR:
REEDVILLE CROSSING - CHIPOTLE
 SE CORNELIUS PASS RD. & T.V. HWY.
 HILLSBORO - OREGON

SHEET NO. **AI**
 OF 1
 PROJECT #. 20-45
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GENERIC EXTERIOR RENDERING

NTS

FHA
ARCHITECTS

14344 "Y" STREET
SUITE NO. 204
OMAHA, NE 68137-2805
TEL: 402.895.0878
FAX: 402.895.9561
www.fhaarchitects.com

TV HIGHWAY RESTAURANT SHELL
SE CORNELIUS PASS RD & T.V. HWY
HILLSBORO, OR
06/16/2022

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007



ZONE:
SFR-10

PROPOSED SETBACK

- FRONT YARD: 20-FT.
- SIDE YARD: 10-FT.
- 10-FT. PERIMETER
- 20-FT. ALONG NE JACKSON SCHOOL RD
- REAR YARD: 20-FT.

KEY NOTES

- 1 PROPOSED DRIVEWAY
- 2 PROPOSED 5-FT. WIDE SIDEWALK
- 3 PROPOSED 8-FT. WIDE PUBLIC UTILITY EASEMENT
- 4 PROPOSED SETBACK
- 5 PROPOSED TURNAROUND PER T.V.F. & R.
- 6 EXISTING STREET SWALE WILL REQUIRE MODIFICATION
- 7 PROPOSED ADA RAMP
- 8 PROPOSED 4-FT. HIGH BLACK VINYL CHAIN LINK FENCE

NOTE:

SEE SHEET 3, 'EXISTING CONDITIONS' FOR EXISTING FEATURES LEGEND.



FOR: HAMBY INVESTMENTS
1017 SW KAME TERRACE CT.
SHERWOOD, OREGON 97140
503-703-5457
SITE: TAX MAP & LOT: 1N231A6, 2301
TAX MAP & LOT: 1N231A6, 3600
CITY OF HILLSBORO, OREGON

HAMBY PARK
10-LOT SUBDIVISION
N0694
PRELIMINARY SITE PLAN

REVISION	BY	DATE
1		
2		
3		
4		
5		
6		
7		

DESIGNED	DRAWN	REVIEWED	SUBMITTAL

PSIT 007

