

**BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

After recording return to:
City of Beaverton, City Recorder:
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL REQUEST FOR)	
APPROVAL OF A LAND DIVISION -- REPLAT ONE LOT)	ORDER NO. 2614
CONSOLIDATION (CHICK-FIL-A RESTAURANT WITH DRIVE-)	LD2017-0004 ORDER APPROVING CHICK-FIL-A RESTAURANT
THROUGH FACILITIES). CHICK-FIL-A, APPLICANT)	WITH DRIVE-THROUGH FACILITIES, REPLAT ONE LOT
)	CONSOLIDATION

The matter came before the Planning Commission on May 30, 2018 and June 27, 2018, on a request for approval of a Replat One application to consolidate two lots into one as part of the construction of a new 4,815 square foot restaurant with drive-through facilities with associated site improvements. The subject property is within the Community Service (CS) zoning district. The subject site is located at 2970 SW Cedar Hills Boulevard, and is more specifically identified as Tax Lots 2400 and 1700 on Washington County Tax Assessor's Map 1S109AD.

Pursuant to Ordinance 2050 (Development Code), Section 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

After receiving public testimony, the Planning Commission found that the proposal met all of the approval criteria and agreed with the conditions of approval within the staff report, as amended, and that the request was reasonably compatible with the surrounding neighborhood.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated May 30, 2018, as amended, and the findings contained therein, as applicable to the approval criteria contained in Section 40.45.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT LD2017-0004 is APPROVED** based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report, dated May 30, 2018, as amended, subject to the conditions of approval, and this Land Use Order as follows:

A. General Conditions of Approval

1. Final decision shall expire automatically two (2) years from the effective date of decision unless substantial completion has occurred or an extension has been applied for and is subsequently granted. (Planning/SF)

B. Prior to Final Plat approval, the applicant / developer shall:

2. Have verified to the satisfaction of the City Engineer that the location and width of proposed rights of way and easements are adequate per the overall development plan; that each parcel and tract has proper access provisions; and that each parcel and tract has adequate public utility service provision/availability per adopted City standards and requirements. (Site Development Div./JJD)
3. Submit paper copies of the proposed final plat to the City for review, and approval, prior to recording. Mylars should not be printed for signature until the City has approved the final form of the proposed plat. (Planning / SF)

Motion **CARRIED**, by the following vote:

AYES: Winter, Nye, Overhage, Lawler, Matar, Uba.
NAYS: None
ABSTAIN: None
ABSENT: None

Dated this 12 day of July, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order Nos. 2614 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:30 p.m. on July 23 2018.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



JANA FOX
Current Planning Manager

APPROVED:



KIM OVERHAGE
Chair



SANDRA FREUND, AICP
Senior Planner/Development Process Coord.