

Casefile
L2200066-SU/D/PLA/PLA



Special Use and Development
Review Approval for new fast-food
restaurant with drive-thru and
outdoor seating, and two Property
Line Adjustments.

Applicable Review Standards

- A. Washington County Comprehensive Plan**
- B. Raleigh Hills-Garden Home Community Plan**
- C. Washington County Community Development Code:**

- **1. Article II, Procedures:**

- Section 202-2 Type II Procedure
- Section 202-3 Type III Procedure
- Section 207-5 Conditions of Approval

- **2. Article III, Land Use Districts:**

- Section 312 Office Commercial District (OC)
- Section 313 Community Business District (CBD)
- Section 313-3.6 Eating and Drinking Establishments

- **3. Article IV, Development Standards:**

- Section 404 Master Planning
- Section 406 Building Siting and Architectural Design
- Section 407 Landscape Design
- Section 408 Neighborhood Circulation
- Section 410 Grading and Drainage



Applicable Review Standards

- Section 411 Screening and Buffering
- Section 413 Parking and Loading
- Section 414 Signs
- Section 415 Lighting
- Section 416 Utilities
- Section 417 Irrigation
- Section 418 Setbacks
- Section 419 Height
- Section 426 Erosion Control
- Section 429 Bicycle Parking
- Section 430 Special Uses
- Section 430-41 Drive-in or Drive-up Establishments
- **4. Article V, Public Facilities and Services:**
- Section 501 Public Facility and Service Requirements
- Section 502 Sidewalk Standards
- **5. Article VI, Land Divisions and Property Line Adjustments Inside a UGB:**
- Section 605-1 Property Line Adjustment (Property Line Relocation)



Development Summary

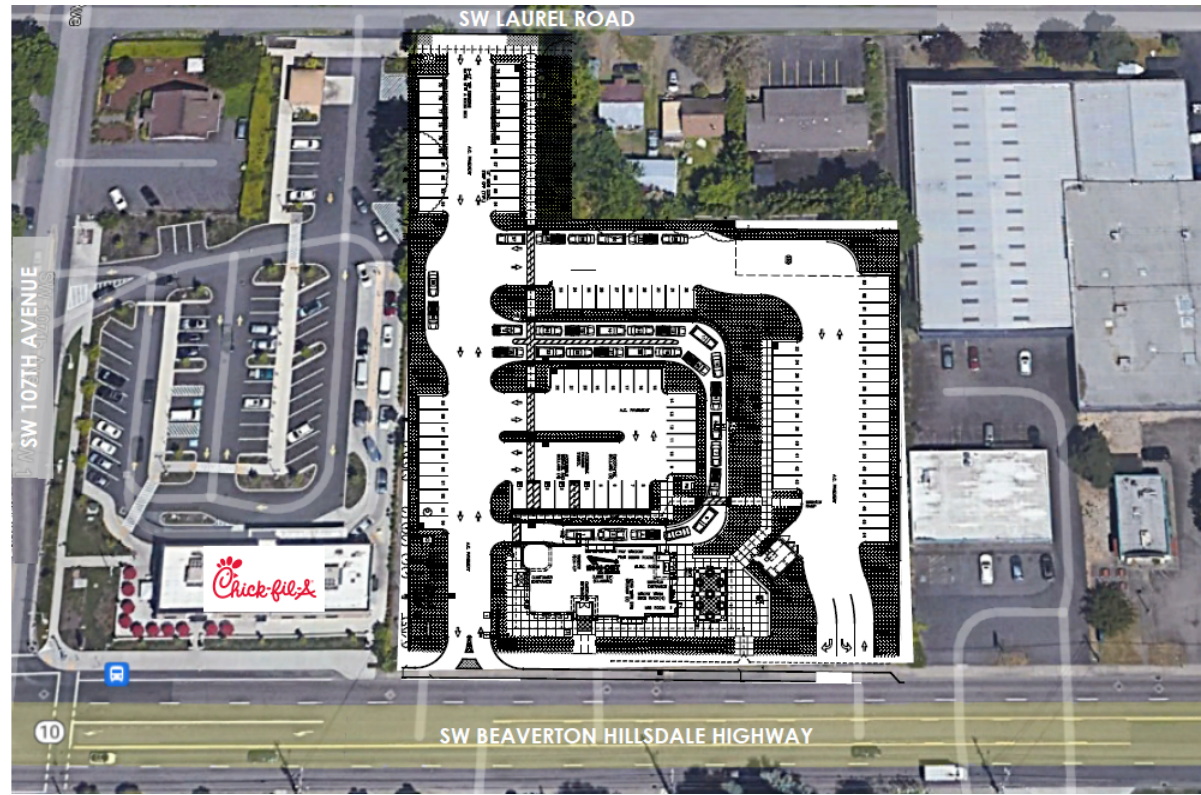
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|-----------------------------------|--|
| Applicant: | In-N-Out Burger |
| Applicants Representative: | In-N-Out Burger: Cassie Ruiz |
| Site Location: | 10535 & 10565 SW Beaverton-Hillsdale Hwy. (OR-10) |
| Tax Lots: | 1S1 14BC/ 02000, 02100, 02400 & 02401 |
| Land Use Designation: | CBD (Community Business District) and OC (Office Commercial) |
| Application Acceptance: | March 2, 2022 |
| 120 Day Timeframe: | June 30, 2022, with Extension until July 22, 2022 |







- Traffic impacts
 - Traffic flow
 - Trip generation
- On-and off- site queuing





Recommendation

Staff also requests 2-week open record period to give staff time to review and discuss comments received.

Staff recommends the Hearings Officer approve the requested action subject to the Recommended Conditions of Approval in Attachment B – *noting that revised Conditions of Approval may be developed and entered into the record.*