



May 25, 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 May 2023.

Applications Approved by the Planning Division

File No.	Name/Description	Site	Applicant
DR-002-23 Approved on 5/15/2023 <i>Site Plan Attached</i>	Royal Moore Buick/ GMC and Mazda Request for Development Review approval for the addition to the existing car dealership with additional exterior improvements.	1380 SE RIVER RD; 1S205CB05000, 1S205CB05100	Andrei Efremoff Axis Design Group Architecture & Engineering Inc. 503-284-0988
DR-013-23 Approved on 5/10/2023	Hillsboro School District Transportation and Support Services Facility Development Review approval for a new storage building and fencing around two existing gravel pad areas located on a 15-acre site, zoned I-G.	7421 NE JACOBSON ST; 1N214CD00350,	Stacy Morrill AKS Engineering & Forestry, LLC 503-563-6151
DR-054-22 Approved on 5/24/2023 <i>Site Plan Attached</i>	STACK PORL3 Development Review approval for two new two-story buildings located on a site approximately 26.25, zoned I-S.	3983 NE EVERGREEN RD; 1N2210001800, 1N2210002000 1N2210002001 1N2210002002 1N2210002003	Scott Franklin Navix Engineering 5036592227

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

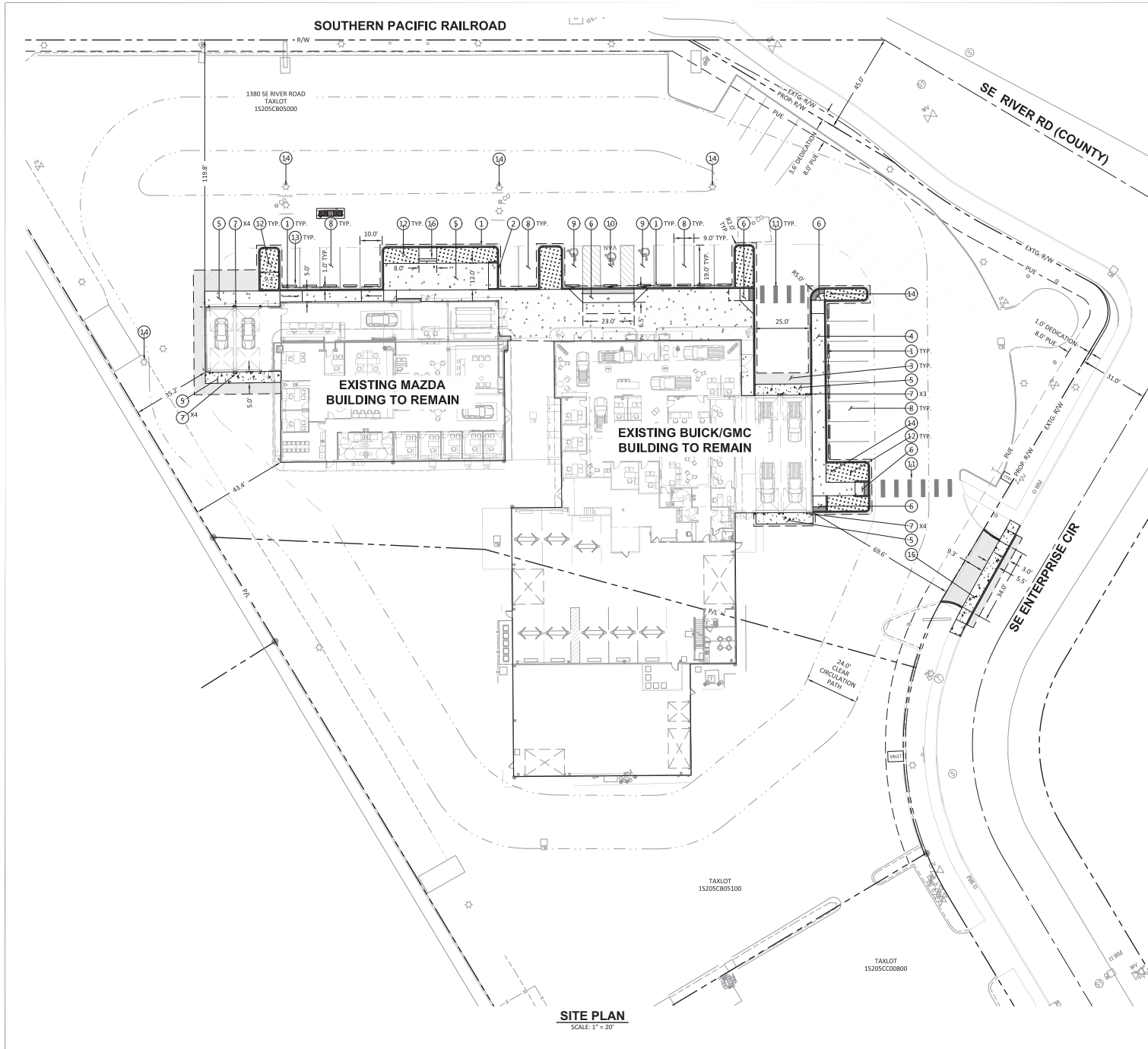
Key to Acronyms:

DR = Development Review

MOD = Modification

SUB = Subdivision

SNRP = Significant Natural Resource Plan



CONSTRUCTION NOTES:

- 1 CONSTRUCT CONCRETE CURB PER DETAIL ON SHEET C4.0.
- 2 CONSTRUCT MOUNTABLE CONCRETE CURB PER DETAIL ON SHEET C4.0.
- 3 CONSTRUCT ASPHALT PAVEMENT SECTION PER DETAIL ON SHEET C4.0.
- 4 CONSTRUCT PEDESTRIAN CONCRETE SECTION PER DETAIL ON SHEET C4.0. SEE ARCHITECTURAL PLANS FOR SCORING PATTERN.
- 5 CONSTRUCT VEHICULAR CONCRETE SECTION PER DETAIL ON SHEET C4.0.
- 6 CONSTRUCT ACCESSIBLE RAMP AND TRUNCATED DOMES PER DETAIL ON SHEET C4.0.
- 7 CONSTRUCT BOLLARD PER DETAIL ON SHEET C4.0.
- 8 CONSTRUCT STANDARD PARKING STALL STRIPING PER DETAIL ON SHEET C4.1.
- 9 CONSTRUCT ACCESSIBLE PARKING STALL STRIPING AND SIGNAGE PER DETAIL ON SHEET C4.1.
- 10 CONSTRUCT VAN ACCESSIBLE PARKING STALL STRIPING AND SIGNAGE PER DETAIL ON SHEET C4.1.
- 11 INSTALL CROSSWALK STRIPING PER DETAIL ON SHEET C4.1.
- 12 PROPOSED LANDSCAPING AREA. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- 13 INSTALL CONCRETE WHEEL STOP PER DETAIL ON SHEET C4.0.
- 14 PROPOSED LIGHT FIXTURE.
- 15 CONSTRUCT COMMERCIAL DRIVEWAY PER WASH. CO. STD. DWGS. 1010 & 1050 ON SHEET C4.1.
- 16 CONSTRUCT CONCRETE STEPS. SEE GRADING PLAN FOR ADDITIONAL INFORMATION.



DATE: 06/20/2024



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245 SW Oregon Street, Suite 200, Portland, OR 97201
Phone: 503.223.1111 | www.harprouff.com | 503.223.1111

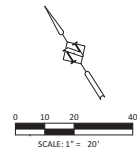
**ROYAL MOORE BUICK/GMC SHOWROOM
REMODEL & MAZDA IMAGE UPGRADE**

1380 SE RIVER RD.
HILLSBORO, OREGON 97123

REVISIONS

No.	Description	Date

DRAWN BY: _____
 CHECKED BY: _____
 JOB NO: 21-036
 DATE: 10/30/22
 ISSUED FOR: TYPE II DEV. REVIEW
 SHEET TITLE
 SITE PLAN
 SHEET NO.



C2.0

P:\01-Royland\ADG\Axis Design Group\ADG\117-Royal Moore\Hillsboro\ADG\117-DWGS\Sheet\ADG117-C2.0 SITE PLAN.dwg © Plot Date: Jan 25, 2024 11:26 AM



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ROYAL MOORE BUICK/GMC SHOWROOM REMODEL & MAZDA IMAGE UPGRADE
1380 SE RIVER RD., HILLSBORO, OREGON 97123

REVISIONS

No.	Description	Date

DRAWN BY: AAE
CHECKED BY: TRB
JOB NO: 21-036
DATE: 10/30/22
ISSUED FOR: TYPE II DEV. REVIEW
SHEET TITLE
SITE PLAN
SHEET NO.

A-102

EXISTING SITE PLAN KEY NOTES

- (1) (E) STRIPPING TO REMAIN, UON
- (2) (E) MAZDA PYLON SIGN TO BE MODIFIED
- (3) (E) BUICK/GMC PYLON SIGN TO BE MODIFIED
- (4) (E) ENTRANCE SIGN TO REMAIN
- (5) (N) POLE-MOUNTED LIGHT, SEE SITE LIGHTING PLAN
- (6) (E) POLE-MOUNTED LIGHTS - SEE SITE LIGHTING PLAN
- (7) (E) FIRE HYDRANT TO REMAIN
- (8) (N) LANDSCAPING, SEE LANDSCAPING PLAN
- (9) (E) TRANSFORMER & PAD TO REMAIN
- (10) (N) PARKING STALL STRIPPING, SEE CIVIL
- (11) (N) CONCRETE CURB, SEE CIVIL
- (12) (N) MOUNTABLE CONCRETE CURB, SEE CIVIL
- (13) (N) ASPHALT PAVING, SEE CIVIL
- (14) (E) MASONRY PRIVACY WALL & MATURE TREES ON ADJACENT LOT
- (15) (E) CHAIN LINK FENCE TO REMAIN
- (16) (E) TRASH ENCLOSURE TO REMAIN
- (17) (N) CONCRETE WALK, SEE CIVIL
- (18) (N) CONCRETE DRIVE, SEE CIVIL
- (19) (N) ACCESSIBLE RAMP, SEE CIVIL
- (20) (N) BOLLARD, SEE CIVIL
- (21) (N) CROSSWALK STRIPPING, SEE CIVIL
- (22) (N) WHEEL STOP, SEE CIVIL
- (23) (N) DUAL PORT CUSTOMER EV CHARGING STATION
- (24) (N) CUSTOMER DEMONSTRATION EV CHARGING STATION
- (25) (N) CATCH BASIN, SEE CIVIL
- (26) (N) NEW BACKFLOW, SEE CIVIL
- (27) (N) NEW 4" FIRE DCVVA WITH FDC, SEE CIVIL
- (28) (N) NEW FIRE SERVICE, SEE CIVIL
- (29) (N) NEW ADA WALK AT EXISTING ACCESS DRIVE, SEE CIVIL

SITE PLAN GENERAL NOTES

1. SITE PLANS FOR GENERAL PURPOSES ONLY.
2. INFORMATION RELATING TO THE EXISTING BUILDING AND SITE IS BASED ON FIELD MEASUREMENTS AND CASUAL OBSERVATIONS. ACTUAL CONDITIONS MAY VARY AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
3. GRAPHIC REPRESENTATION OF AFFECTED AREAS ON DRAWINGS MAY BE SMALLER OR LARGER THAN INDICATED.
4. ONLY MAJOR SITE ELEMENTS ARE SHOWN.
5. A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR ALL NEW SIGNAGE ON THE SITE.

SITE PLAN LEGEND

- | | |
|------------------------|----------------------------|
| (E) GRAVEL | (E) WATER VALVE |
| (E) CONCRETE | (E) FIRE HYDRANT |
| (E) ASPHALT | (E) WATER METER |
| (E) LANDSCAPE | (E) CONTROL VALVE |
| DEMO AREA | (E) LIGHT POLE |
| (E) PROPERTY LINE | (E) LANDSCAPE LIGHT |
| (E) FENCE LINE | (E) JUNCTION BOX |
| (E) BUILDING FOOTPRINT | (E) TELEPHONE SERVICE BOX |
| (E) GAS | (E) TELEPHONE MANHOLE |
| (E) TELEPHONE | (E) GAS VALVE |
| (E) ELECTRIC | (E) GAS METER |
| (E) STORM | (E) BOLLARD |
| (E) SANITARY | (E) SANITARY SEWER MANHOLE |
| (E) WATER | (E) STORM SEWER MANHOLE |
| | (E) CATCH BASIN |
| | (E) CLEANOUT |
| | (E) SIGN |

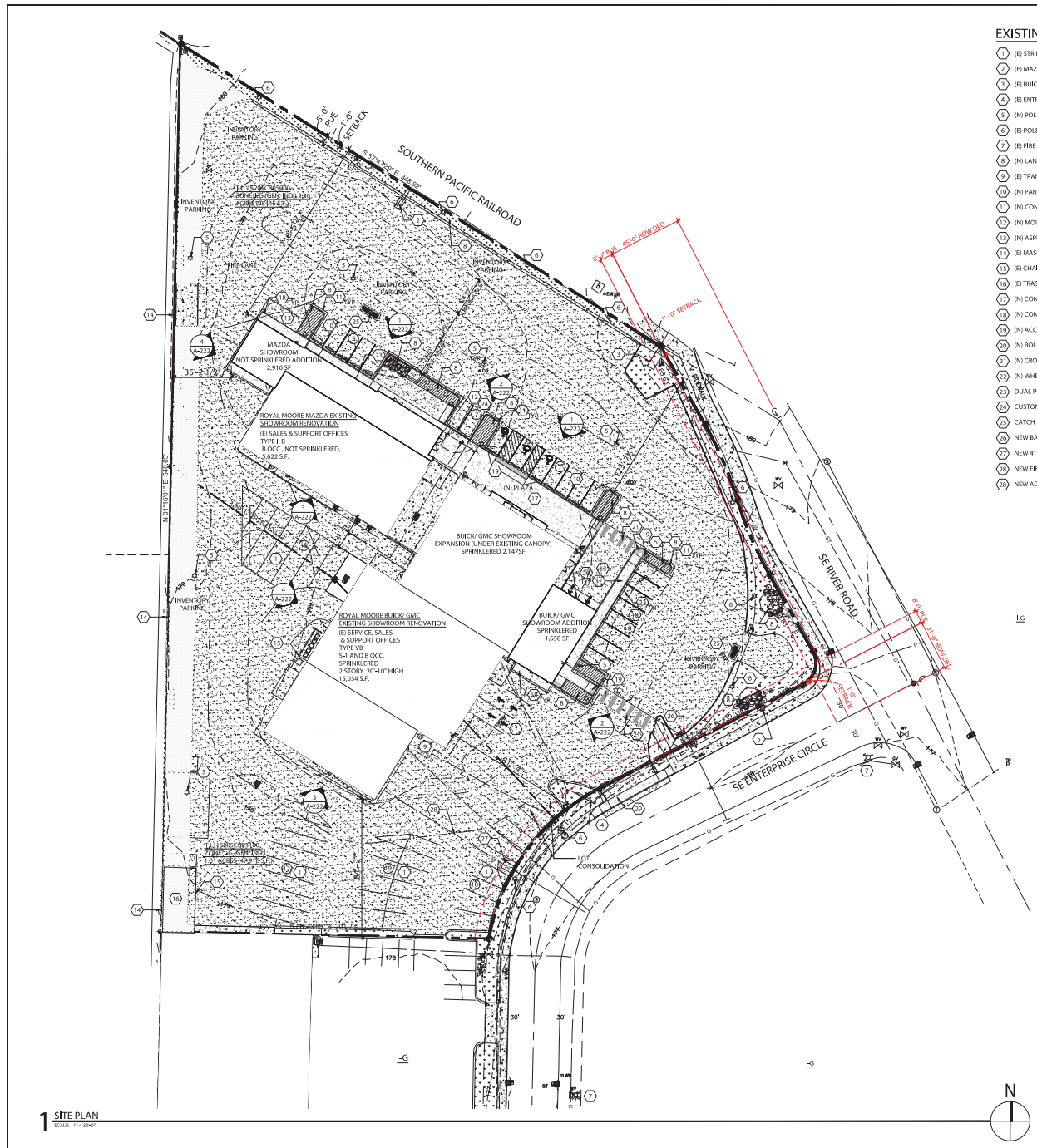
SITE STATISTICS (PROPOSED)

JURISDICTION: CITY OF HILLSBORO
ZONING: HG (INDUSTRIAL GENERAL)SITE AREA:
T.L. 1520SCB05000 - 1380 SE RIVER RD., HILLSBORO, OR 97123 2.26 ACRES (98,446 S.F.)
T.L. 1520SCB05100 - 1380 SE RIVER RD., HILLSBORO, OR 97123 1.69 ACRES (69,216 S.F.)
TOTAL SITE AREA: 3.97 ACRES (146,362 S.F.)

T.L. 1520SCB05000 & T.L. 1520SCB05100 SITE STATISTICS (PROPOSED)

IMPERVIOUS AREA:	AREA	PERCENT
BUILDING FOOTPRINT:	27,370 SF	(18.7%)
HARDSCAPE:	111,498 SF	(76.2%)
TOTAL IMPERVIOUS AREA:	138,868 SF	94.9%
PERVIOUS AREA (LANDSCAPE):	7,650 SF	5.1%

VEHICLE PARKING:	STANDARD STALLS:	ACCESSIBLE STALLS:	INVENTORY:	TOTAL PARKING:
63	4	TBD	68	68



1 SITE PLAN
SCALE: 1" = 30'



S:\Project\2021\Project\12-4036_RN_Buick_GMC_Renovation\Drawings\F2_Current\CAD\Service Add. & Showroom Exp\11A\102-1-036-Site Plan.dwg - File Printing © Plot Date: Jan 23, 2023 Time: 1:43 PM



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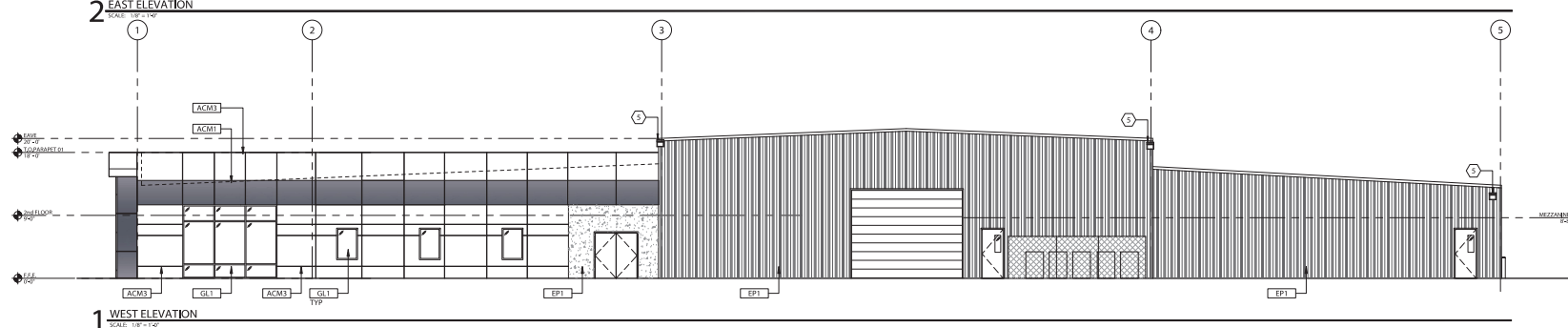
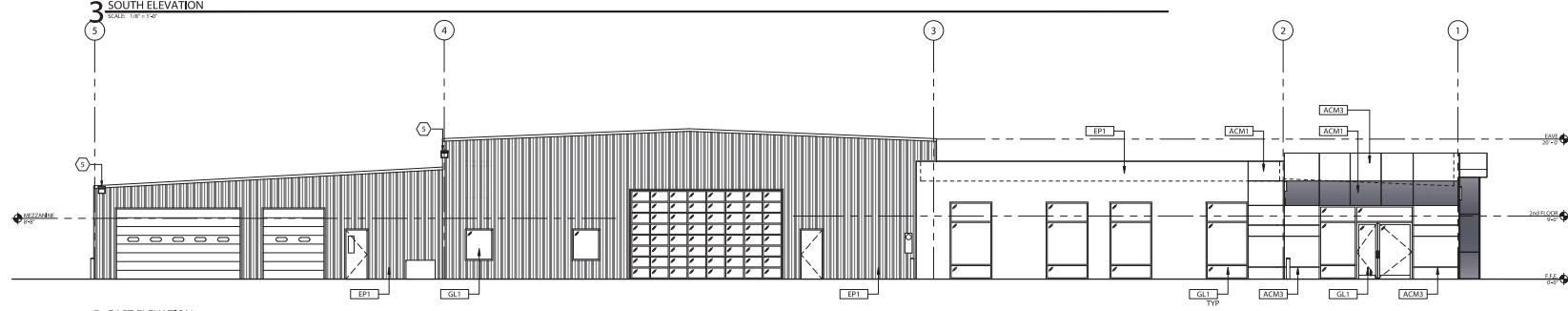
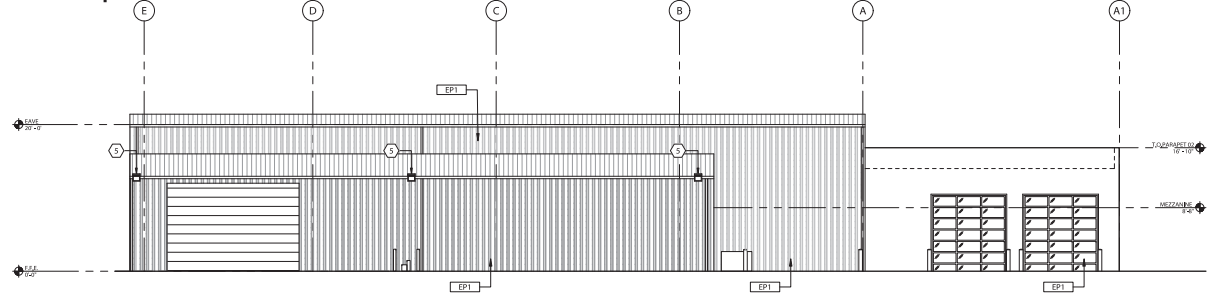
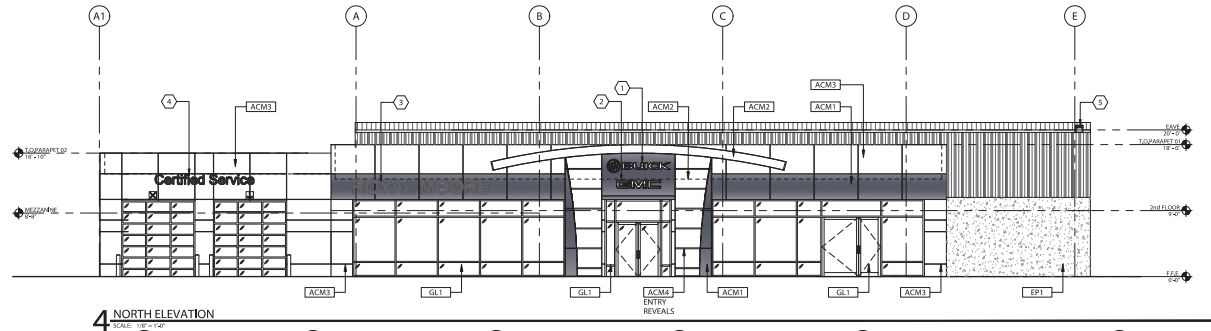
**ROYAL MOORE BUICK/GMC SHOWROOM
REMODEL & MAZDA IMAGE UPGRADE**

1380 SE RIVER RD.
HILLSBORO, OREGON 97123

KEY NOTES

- 1 BUICK SIGNATURE PER GMFI STANDARDS TO BE PROVIDED BY GM'S DESIGNATED VENDOR, AGI
- 2 GMC SIGNATURE PER GMFI STANDARDS TO BE BY GM'S DESIGNATED VENDOR, AGI
- 3 DEALER SIGN GMFI STANDARDS (22" HIGH)
- 4 SERVICE SIGN PER GMFI STANDARDS (16" HIGH)
- 5 EXISTING EXTERIOR LIGHT FIXTURE

EXTERIOR FINISH MATERIAL SCHEDULE					
CODE	MATERIAL	MFG	DESCRIPTION	COLOR	ADDITIONAL INFO
ACM-1	ALUMINUM COMPOSITE MATERIAL - ENTRY ELEMENT & SHOWROOM FASCIA	ALPOLIC	MAX. SHEET SIZE 48" X 122"	TBL BLACK 3-4TBL-075	ALPOLIC OR EQUAL DAVE KEARNEY 753-385-5724 ALT. SOURCES: ALUCOBOND, ALCOA
ACM-2	ALUMINUM COMPOSITE MATERIAL - ENTRY ELEMENT	ALUCOBOND	---	NATURAL BRUSHED 50 FEVE GLOSS 50%	ALUCOBOND OR EQUAL ALT. SOURCES: ALCOA WWW.ALUCOBONDUSA.COM/PRODUCT
ACM-3	ALUMINUM COMPOSITE MATERIAL - SHOWROOM FASCIA SERVICE RECEPTION	ALPOLIC	MAX. SHEET SIZE 48" X 122"	RWW WHITE WHITE	ALPOLIC OR EQUAL DAVE KEARNEY 753-385-5724 ALT. SOURCES: ALUCOBOND, ALCOA
ACM-4	ALUMINUM COMPOSITE MATERIAL - ENTRY ELEMENT	ALPOLIC	MAX. SHEET SIZE 48" X 122"	3-4HPA-GR0 HIGH POLISHED ALUMINUM	ALPOLIC OR EQUAL DAVE KEARNEY 753-385-5724 ALT. SOURCES: ALUCOBOND, ALCOA
EPI	EXTERIOR GRADE PAINT	BENJAMIN MOORE	---	OC-66 SNOW WHITE	STRUCTURE AND ANY OTHER BUILDING EXTERIOR EXCEPT MAIN SHOWROOM
GL1	EXTERIOR STOREFRONT - GLAZING, GLASS DOORS	KAWNEER	TRIFAB-451T	CLEAR ANODIZED	GLASS-VITRO ARCHITECTURAL GLASS, SOLARBAN 70 (LOW E CLEAR)



REVISIONS		
No.	Description	Date

DRAWN BY: AAE
CHECKED BY: TRB
JOB NO: 21-036
DATE: 10/30/22
ISSUED FOR: TYPE II DEV. REVIEW
SHEET TITLE
EXTERIOR ELEVATIONS-BUICK/GMC
- PROPOSED

SHEET NO.
A-221

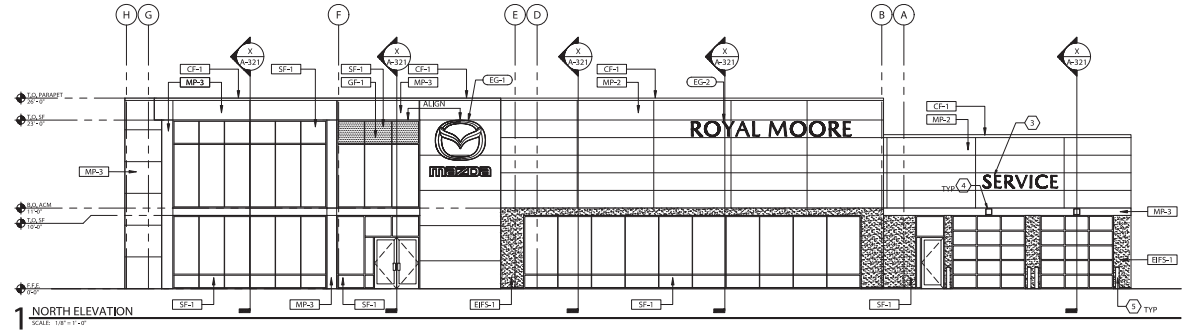
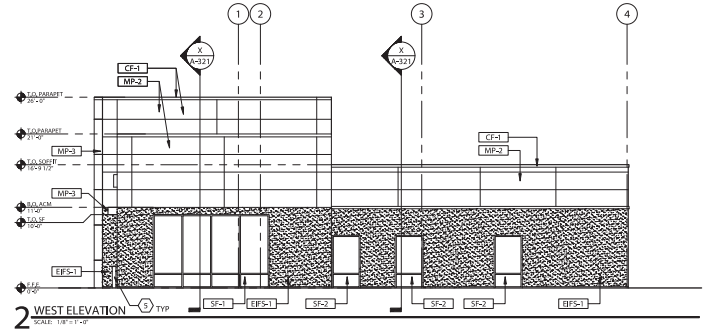
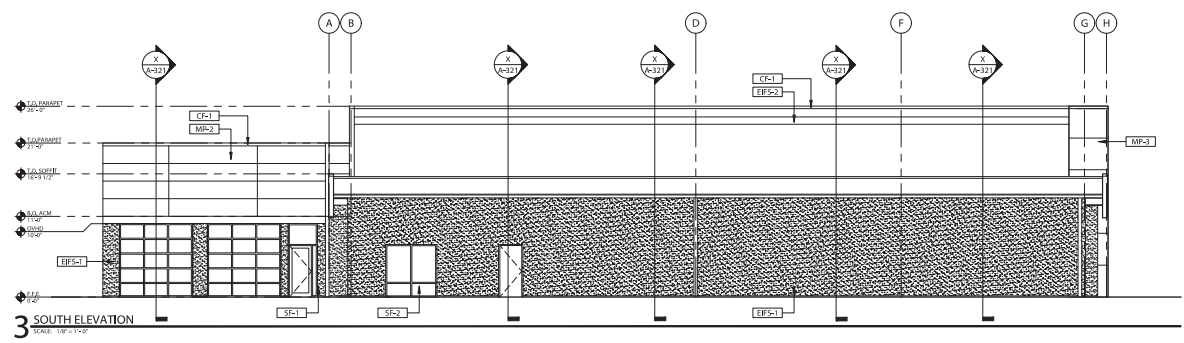
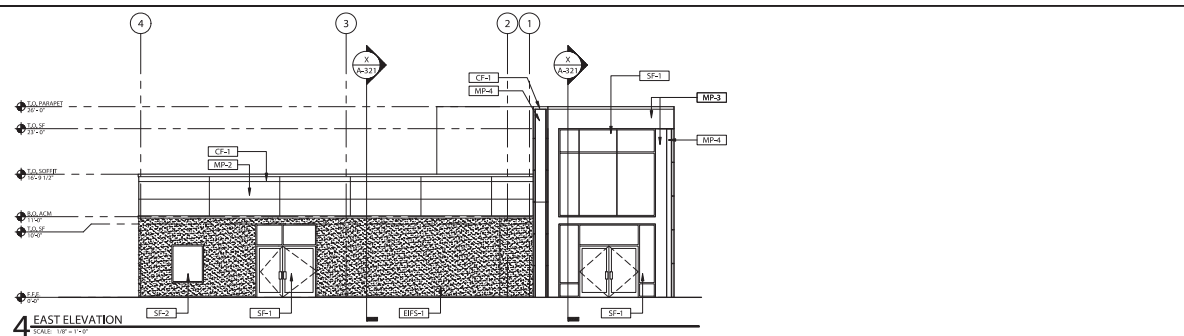


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**ROYAL MOORE BUICK/GMC SHOWROOM
REMODEL & MAZDA IMAGE UPGRADE**

1380 SE RIVER RD.
HILLSBORO, OREGON 97123



CODE	MATERIAL	MFG	DESCRIPTION		ADDITIONAL INFO
			PRODUCT	COLOR	
CF-1	CAP FLASHING	SEE SPEC	---	COLOR TO MATCH ADJACENT SURFACE	CONTACT DAVE J. KEARNEY AT ALPOLIC (757) 382-9724
EF-S1	EXTERIOR INSULATING FINISHING SYSTEM	DRYVIT SYSTEMS, INC.	MAZD0110225 SANDPBLE FINE	715 LIGORICE	CONTACT JOHN POWERS AT DRIVIT SYSTEMS (765) 938-1500
EF-S2	EXTERIOR INSULATING FINISHING SYSTEM	DRYVIT SYSTEMS, INC.	STRATO TONE HP SANDPBLE FINE	614	JOHN.POWERS@DRIVIT.COM
GF-1	GLASS FILM	3M	FASABA ELUMINA SHIF60MG	DENSITY: 100% AT TOP TO 0% AT BOTTOM	INSIDE SURFACE OF EXTERIOR FACADE CONTACT: 1-888-655-3497
MP-1	METAL PANEL	REYNOLDBOND	DRY JOINT SYSTEM	COLOR: CADET GREY PAINT SYSTEM. COLORWELD 500 (PVDF) GLOSS LEVEL: 25-35 (PLEASE CHECK WITH CHANGEGUP PM BEFORE SPECIFYING)	8' X 10' CONTACT (REYNOLDBOND): ALISA BOLLINGER AT ARCONIC ARCHITECTURAL PRODUCTS, BUILDING & CONSTRUCTION SYSTEMS (478) 330-9600 ALISA.BOLLINGER@ARCONIC.COM NOTE FOR NATIONAL ACCOUNT PRICING, PLEASE CONTACT VENDOR ABOVE. ALTERNATE APPROVED VENDORS: CONTACT (ALUCORON) LES TRAEGER, 3A COMPOSITES USA, INC. (901) 834-9205; LES.TRAEGER@JACOMP.COM MP-1 - CADET GREY (PVDF-2 / GLOSS 20-30) MP-2 - SHW BIO WHITE (PVDF-2 / GLOSS 40-50) (ENHANCED) MP-3 - FOCUS BLACK II (PVDF-1 / GLOSS 25-35) MP-4 - ANODIC CLEAR MICA (PVDF-2 / GLOSS 20-30) CONTACT (ALPOLIC MATERIALS): DAVE KEARNEY, ALPOLIC MATERIALS (757) 382-9724; DAVE_KEARNEY@ALPOLIC.COM MP-1 - AGT GREY (3MM) MP-2 - SAW WHITE (3MM) MP-3 - BLX BLACK (3MM) MP-4 - MICA INE CLR (4MM THICK)
MP-2	METAL PANEL	REYNOLDBOND	DRY JOINT SYSTEM	497W4779 WINTER WHITE (3MM) MP-2 - SAW WHITE (3MM) MP-3 - BLX BLACK (3MM) MP-4 - MICA INE CLR (4MM THICK)	CONTACT (ALPOLIC MATERIALS): DAVE KEARNEY, ALPOLIC MATERIALS (757) 382-9724; DAVE_KEARNEY@ALPOLIC.COM MP-1 - AGT GREY (3MM) MP-2 - SAW WHITE (3MM) MP-3 - BLX BLACK (3MM) MP-4 - MICA INE CLR (4MM THICK)
MP-3	METAL PANEL	REYNOLDBOND	DRY JOINT SYSTEM	497K49R ELEGANT BLACK (3MM THICK)	MP-3 - BLX BLACK (3MM) MP-4 - MICA INE CLR (4MM THICK)
MP-4	METAL PANEL	REYNOLDBOND	DRY JOINT SYSTEM	COLORWELD 500, RIB-CRACK ANODIC CLEAR	MP-4 - MICA INE CLR (4MM THICK)
SF-1	CURTAIN WALL	PITCO ARCHITECTURAL METALS, INC.	CURTAIN WALL SYSTEMS TMM 450 & TMM 450 EFG	ANODIZED BLACK FINISH #63	NOTE: WINDOW GLAZING, TINT, OR FILM SHOULD BE IN COMPLIANCE WITH LOCAL ENERGY CODES
SF-2	STOREFRONT	PITCO ARCHITECTURAL METALS, INC.	STOREFRONT SYSTEMS TMS CENTER GLAZED THERMAL	ANODIZED BLACK FINISH #63	NOTE: WINDOW GLAZING, TINT, OR FILM SHOULD BE IN COMPLIANCE WITH LOCAL ENERGY CODES

REVISIONS		
No.	Description	Date

DRAWN BY: AAE
CHECKED BY: TRB
JOB NO: 21-036
DATE: 10/30/22
ISSUED FOR: TYPE II DEV. REVIEW
SHEET TITLE
EXTERIOR ELEVATIONS - MAZDA
- PROPOSED

SHEET NO.
A-222

LEGEND

- PROPERTY LINE
- BUILDING LINE
- ADA SYMBOL
- SIGN SYMBOLS
- LIGHT POLES, TYP.
- PARKING STALL COUNT
- LANDSCAPE AREA
- SIDEWALK
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- ROW DEDICATION AREA
- 8' SECURITY FENCING
- VEGETATED CORRIDOR
- RELOCATED WETLAND

SITE DATA

TL 1800 = 15.94 ACRES ±
 TL 2000 = 2.62 ACRES ±
 TL 2003 = 2.62 ACRES ±
 TL 2002 = 2.53 ACRES ±
 TL 2001 = 2.54 ACRES ±
 TOTAL SITE AREA = 26.25 ACRES ± (BEFORE ROW DEDICATION)
 ROW DEDICATION AREA = 14,275 SF (0.33 AC) ±
 TOTAL SITE AREA = 25.92 ACRES ± (AFTER ROW DEDICATION)
 15% MINIMUM LANDSCAPE REQUIRED = (15% X 25.92 AC) = 3.89 AC ±
 PROPOSED LANDSCAPE / PERVIOUS AREA = 9.84 ACRES = 38.0%
 PROPOSED IMPERVIOUS AREA = 16.08 ACRES ±
 ZONE: I-S (INDUSTRIAL SANCTUARY)

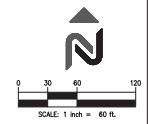
BUILDING DATA

TOTAL BUILDING 1 AREA = 433,900 SF ±
 BUILDING 1 LEVEL 1 OFFICE AREA = 9,500 SF ±
 BUILDING 1 LEVEL 2 OFFICE AREA = 5,000 SF ±
 TOTAL BUILDING 1 OFFICE AREA = 14,500 SF ±
 TOTAL BUILDING 2 AREA = 433,900 SF ±
 BUILDING 2 LEVEL 1 OFFICE AREA = 9,500 SF ±
 BUILDING 2 LEVEL 2 OFFICE AREA = 5,000 SF ±
 TOTAL BUILDING 2 OFFICE AREA = 14,500 SF ±

PARKING DATA

USE TYPE	MINIMUM	AREA (SF)	PARKING RATIO	REQUIRED	PROVIDED
INDUSTRIAL SERVICE	2.0	29,000	2.0	58	116 (MAX ALLOWED)

ADA PARKING REQUIRED = 2 STALLS
 ADA PARKING PROVIDED = 4 STALLS
 BICYCLE PARKING REQUIREMENTS OFFICE (1 PER 20 PARKING STALLS) = 6 STALLS
 TOTAL BIKE PARKING REQUIRED = 6 STALLS
 TOTAL BIKE PARKING PROVIDED = 6 STALLS
 EV CHARGING REQUIREMENTS 1 PER 100 PARKING STALLS = 1 STALL
 TOTAL EV CHARGING REQUIRED = 1 STALL
 TOTAL EV CHARGING PROVIDED = 2 STALLS



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 www.navixeng.com

ISSUES

01 | 01.19.2023 | DEVELOPMENT REVIEW

REVISIONS

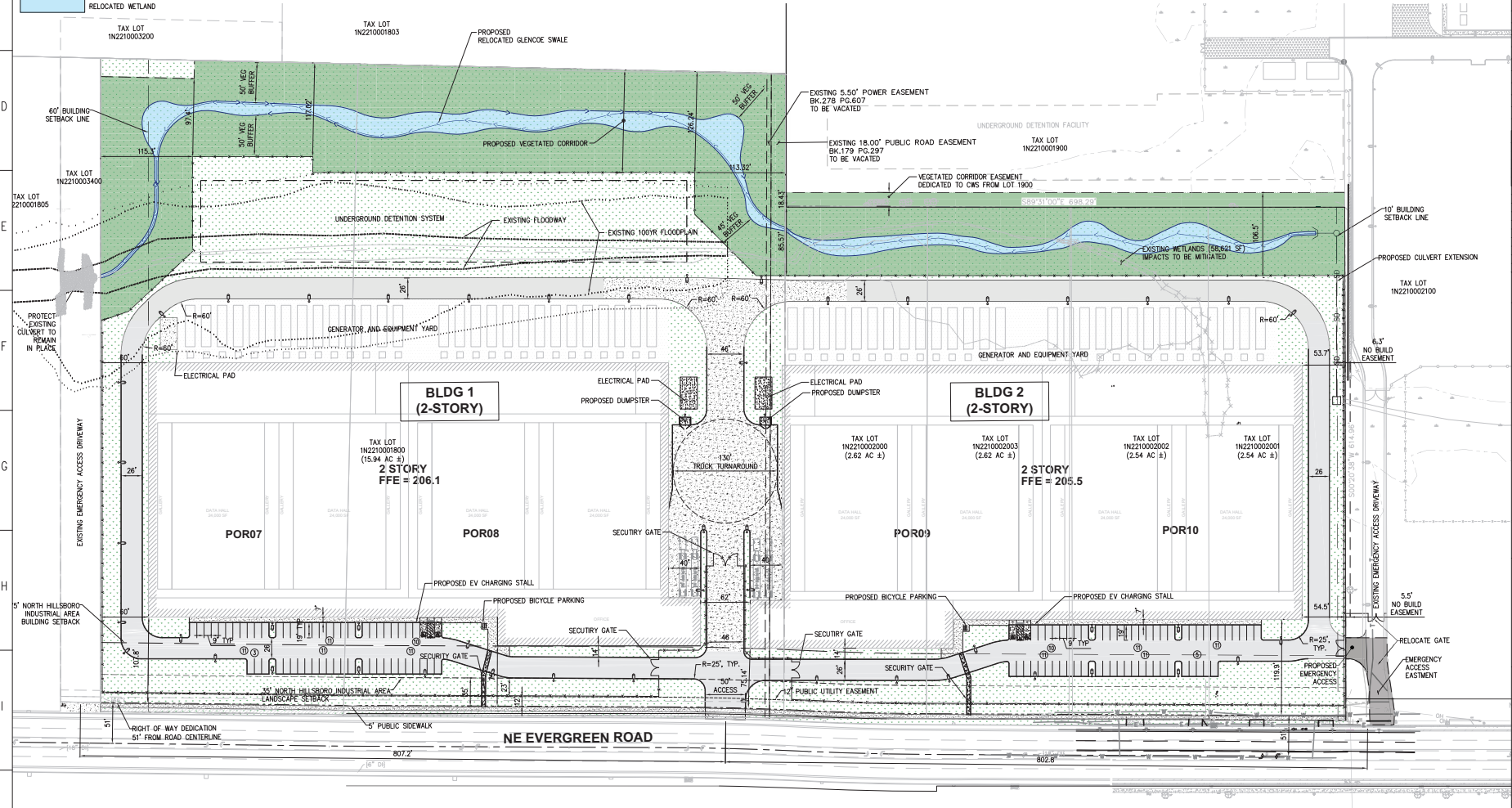
REVIEWED BY SCOTT FRANKLIN
 DESIGNED BY YONG HO

STACK PORL3
 3555 NE EVERGREEN RD.
 HILLSBORO, OR 97124

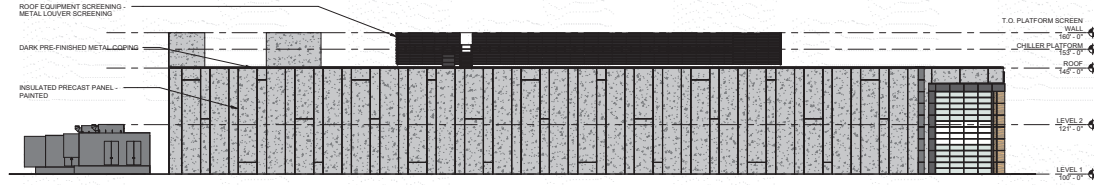
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Sheet Name
 PRELIM SITE PLAN

JOB 20-653-005
 DATE 01/19/2023
 SHEET C-1.0



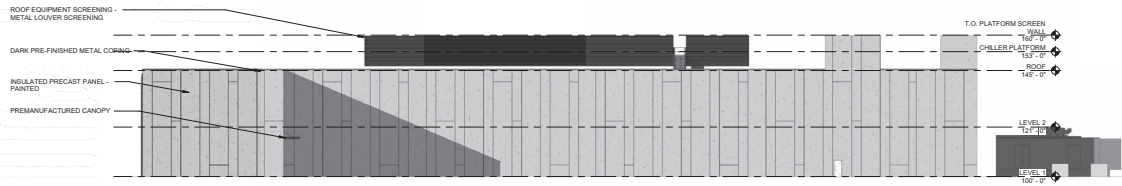
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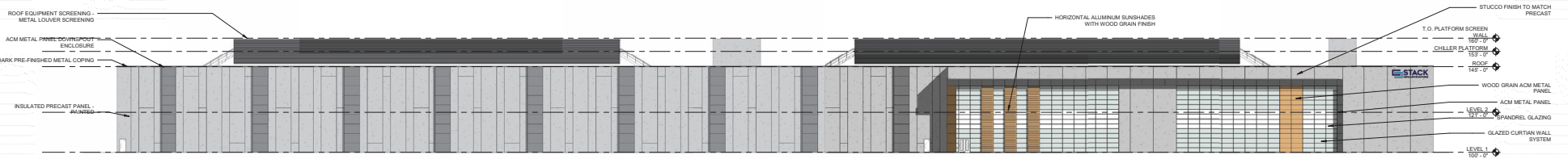
4 POR09 WEST - EXTERIOR ELEVATION
3/64" = 1'-0"



3 POR09 NORTH - EXTERIOR ELEVATION
3/64" = 1'-0"



2 POR09 EAST - EXTERIOR ELEVATION
3/64" = 1'-0"



1 POR09 SOUTH - EXTERIOR ELEVATION
3/64" = 1'-0"

