



City of Canby

PO Box 930
222 NE 2nd Ave
Canby, OR 97013

Phone: 503.266.7001
www.canbyoregon.gov

Development Services

February 16, 2024

NOTICE OF DECISION INTERMEDIATE MODIFICATION CHIPOTLE FILE NO. MOD 23-07

A decision regarding MOD 23-07, Chipotle, located at **597 SW 1st Avenue** has been made. Planning Staff have **APPROVED** the application, MOD 23-07, to remodel the site and existing building at 597 SW 1st Avenue (formerly Dairy Queen) to Chipotle. This is your notice of the decision.

Location: 597 SW 1st Avenue

Tax Lot: 31E33CC06501

Property Size: 0.61 acres

Comprehensive Plan: HC, Highway Commercial

Current Zoning: C-2, Highway Commercial and DCO, Downtown Overlay

Owner: MAJ Canby LLC

Applicant: MacKay Sposito, Inc, Attn: Mike Odren

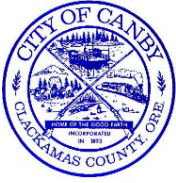
City File Number: MOD 23-07

Project Description: The Applicant, MAJ Canby LLC, is proposing an interior and exterior remodel to an existing 2,750 square foot drive-through restaurant, associated parking lot improvements and a new trash enclosure. The remodel will completely change the facades of the building. The new facades are subject to the design standards in the DCO overlay. There are two existing driveways, one shared with U.S. Bank and the other will be converted to ingress only.

The Staff Report for MOD 23-07 is available online at <https://www.canbyoregon.gov/dev-services/page/mod-23-07-chipotle>.

According to ORS 227.175, this decision may be appealed to the Canby Planning Commission within twelve (12) days of the date this notice was mailed. **A request for an appeal must be in writing and be received by the Planning Department by 4:00 p.m. on February 28, 2024.** Appeal documents can be requested at and emailed to planningapps@canbyoregon.gov or brought to the Planning counter located on the 2nd floor at City Hall (222 NE 2nd Ave., Canby).

If you have any questions or concerns, please contact Emma Porricolo, Associate Planner, at porricoloe@canbyoregon.gov or 503-266-0723.



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CERTIFICATE OF MAILING

This Notice of Decision for Chipotle (MOD 23-07) was postmarked and placed in the mail and/or emailed on **February 16, 2024** and sent to all parties with standing.

The appeal period will end on **February 28, 2024 at 4:00 pm.**