



Planning Division  
 City of Bend  
 P.O. Box 431  
 Bend, OR 97709

## NOTICE OF NEW APPLICATION Simple Description

The City of Bend recently received an application for 36-unit residential complex.

The purpose of this letter is to inform you that you or anyone else may give comments in writing to the city regarding this application. **The last day to mail or email comments is Friday, July 22, 2022.** Comments should be directed to the staff reviewer identified below and must include the project number.

- PROJECT NUMBER:** PLSPR20220200
- APPLICANT:** Roost Development  
 Perry Brooks and Peter Grube  
 61326 Huckleberry Place  
 Bend, OR 97702
- LOCATION:** The property is situated Northeast corner of NE 4th Street and NE Olney Avenue. The property has been assigned the address of 424 NE Olney Avenue and is identified as Tax Lot 700 on the Deschutes County Assessor’s Map #17-12-33BB.
- REQUEST:** Type II Site Plan Review/Design Review application for a 36-unit residential complex on a 27,443 square foot parcel located in the Residential High Density (RH) zone.
- STAFF REVIEWER:** Heidi Kennedy, AICP, Senior Planner  
 (541) 617-4524; [hkennedy@bendoregon.gov](mailto:hkennedy@bendoregon.gov)

Comments must be directed toward the criteria that apply to this request, and must **reference the project number.** Failure to raise an issue with sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes appeal based on that issue. Written comments may be emailed to the Staff Reviewer listed above, or by mail to the City of Bend Planning Division, 710 NW Wall St., Bend, Oregon 97703. Written comments must be received or postmarked by **Friday, July 22, 2022.**

The application, plans, documents, and other evidence submitted by or on behalf of the applicant can be viewed using the following link to access the project directly: <https://cityview.ci.bend.or.us/Portal/Planning/StatusReference?referenceNumber=PLSPR20220200>. Alternatively, the application can be accessed through the [Online Permit Center Portal](#) on the City of Bend website at [www.bendoregon.gov/permitcenter](http://www.bendoregon.gov/permitcenter). Open the Portal and select the *Application Search* link under the Planning & Historic header, then enter the project number in the search bar to find the project.

The applicable criteria are listed below and are available for review using the following link: <https://bend.municipal.codes/BDC> .

Copies of the application materials and applicable criteria can also be obtained by contacting

### MATERIALS IN ALTERNATE FORMAT REQUEST



#### Accommodation Information for People with Disabilities

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact the Staff Reviewer listed above. Relay Users Dial 7-1-1.

the staff reviewer listed above, or at a reasonable cost from the City of Bend Permit Center, City Hall, 710 NW Wall Street, Bend, Oregon.

If you have questions or need help to access the project in the Online Permit Center Portal, please contact the Staff Reviewer listed above, or call (541) 388-5580 and choose Option 3 for the planner on duty.

**APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:**

City of Bend Development Code

**Criteria**

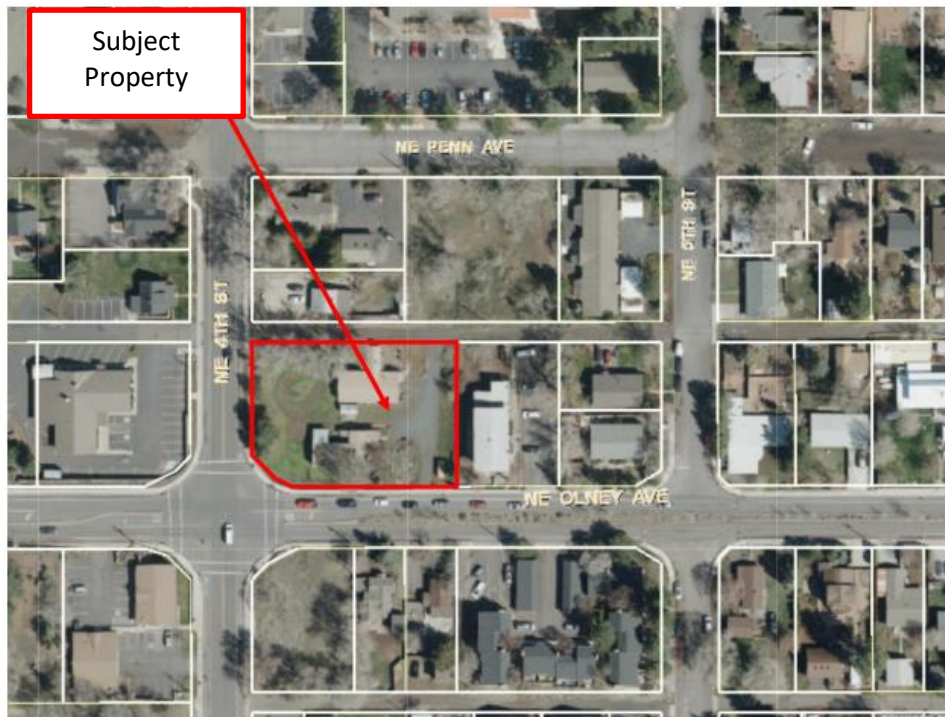
Chapter 4.2, MDS Review, Site Plan Review and Design Review

**Standards**

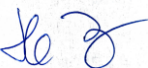
- Chapter 2.1, Residential Districts
- Chapter 3.1, Lot, Parcel and Block Design, Access and Circulation
- Chapter 3.2, Landscaping, Street Trees, Fences and Walls
- Chapter 3.3, Vehicle Parking, Loading and Bicycle Parking
- Chapter 3.4, Public Improvement Standards
- Chapter 3.5, Other Design Standards
- Chapter 4.7, Transportation Analysis

**Procedures**

Chapter 4.1, Development Review and Procedures



I, Jennifer Yarbrough, certify that a copy of this notice was mailed to all property owners of record and to the addresses based on the City’s current addressing record, for properties within 250 feet of the subject site, as well as the representative for the Orchard District Neighborhood Association(s). A copy of the mailing list is attached to this notice under Documents and Images for the project in the [Online Permit Center Portal](#).

Signature:  Jennifer Yarbrough, Planning Technician II

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