



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

NOTICE OF NEW APPLICATION Simple Description

The City of Bend recently received a Site Plan application for a 90-unit residential apartment development, a Land Division application to create one lot, and a Conditional Use Permit for two certified in-home Family Child Care facilities.

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 June 9, 2023.** Comments should be directed to the staff reviewer identified below and must include the project number.

PROJECT NUMBERS: PLSPR20230236 (Site Plan & Design Review)
PLLD20230237 (Land Division)
PLCUP20230238 (Conditional Use Permit)

APPLICANT: Build LLC

LOCATION: The subject property is identified as two separate properties located directly north of NE Vale Lane, between 6th and 8th Streets. The subject properties are addressed as 2195 and 2233 8th Street and further identified on the County Assessor's Map as 17-12-28CA as Tax Lots 0400 and 0500.

REQUESTS: **PLSPR20230236** - A Type II Site Plan and Design Review application for a 90-unit residential apartment development and associated site improvements on approximately 4.93-acres located in the Residential Medium Density (RM) zone.

PLLD20230237 - A Land Division application to create a single property from two separate properties in the Residential Medium Density (RM) Zone.

PLCUP20230238 - A Conditional Use Permit for two certified in-home Family Child Care facilities to be located within the proposed apartment development. Each facility will serve up to 16 children for a maximum of 32 children between the two facilities.

STAFF REVIEWER: Heidi Kennedy, AICP, Senior Planner
(541) 617-4524; 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 allow the decision maker to respond to the issue precludes an appeal based on that issue. Written comments may

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.

be emailed to the Staff Reviewer listed above or to the City of Bend Planning Division, 710 NW Wall St., Bend, Oregon 97703. Written comments must be received or postmarked by **June 9, 2023**.

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/Status?planningId=27452> (Site Plan & Design Review)

<https://cityview.ci.bend.or.us/Portal/Planning/Status?planningId=27453> (Land Division)

<https://cityview.ci.bend.or.us/Portal/Planning/Status?planningId=27454> (Conditional Use Permit)

Alternatively, the application can be accessed through the [Online Permit Center Portal](#) on the City of Bend website at 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 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 accessing 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, Minimum Development Standards Review, Site Plan Review and Design Review

Chapter 4.3, Land Divisions and Property Line Adjustments

Standards

Chapter 2.1, Residential Districts (RM)

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

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I, Isaak Staats, certify that a copy of this notice was mailed to all property owners of record and the addresses based on the City's current addressing record, for properties within 250 feet of the subject site, and 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](#).

Isaak Staats, Planning Technician II

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