



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

NOTICE OF PUBLIC HEARING

The City of Bend will hold a “hybrid” public hearing before the Planning Commission on **October 14, 2024 at 05:30 PM**. You or anyone else may attend the hearing virtually or in person in the City of Bend Council Chambers at 710 NW Wall Street, Bend, OR, 97703. Virtual attendance instructions will be on the Planning Commission agenda which can be found at <https://www.bendoregon.gov/government/committees/planning-commission> prior to the hearing. Those without computer access may call the staff reviewer below prior to the meeting for a call-in number in order to participate via telephone. Comments may be provided in writing prior to the hearing and should be directed to the staff reviewer and include the project number.

PROJECT NUMBER: PLCPMA20240503

APPLICANT: Stevens Ranch LLC

LOCATION: 21425 STEVENS RD, BEND, OR 97702; Tax Lot 1812110000200

REQUEST: Comprehensive Plan Map Amendment and Zone Change to: modify the location of a 5.8-acre portion of existing High Density Residential (RH) and the 5.8 acres of existing Commercial Limited (CL) in the northwest portion of the Stevens Ranch Master Plan; move the location of 3.9 acres of existing Commercial General (CG) from the southwest portion of the Stevens Ranch Master Plan north approximately 750 feet; designate 1.3 acres of existing IG to RH with the proposed straightening of the planned local east-west street forming the northern boundary of the Industrial General (IG) designation abutting 27th Street; and designate 1.3 acres of existing RH to CL south of Wilderness Way. The proposal also includes associated amendments to the Stevens Ranch Transportation Mitigation Table (BDC 2.7.4300) to align the related transportation improvements to the relocated Phases. The Sign District map (Bend Code Figure 9.50.40) is also proposed to be updated to align with these Comprehensive Plan Map/Zoning changes. (Type III Quasi-Judicial application with Planning Commission recommendation to the City Council)

STAFF REVIEWER: Karen Swenson, Senior Planner
kswenson@bendoregon.gov; (541) 388-5567

Comments must be directed toward the criteria that apply to this request and must reference the project number. Failure to raise an issue within this comment period and with sufficient specificity to afford the

decision maker an opportunity to respond to the issue, may preclude 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.

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=PLCPMA20240503>

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. A copy of the Staff Report will be available prior to the hearing.

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 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.

The applicable criteria are listed below and are available for review using the following link:

<https://bend.municipal.codes/BDC> .

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

Bend Development Code (BDC)

BDC Criteria

Chapter 4.6, Land Use District Map and Text Amendments

BDC Standards

Chapter 2.7, Special Planned Districts (Stevens Ranch)

BDC Procedures

Chapter 4.1, Development Review and Procedures

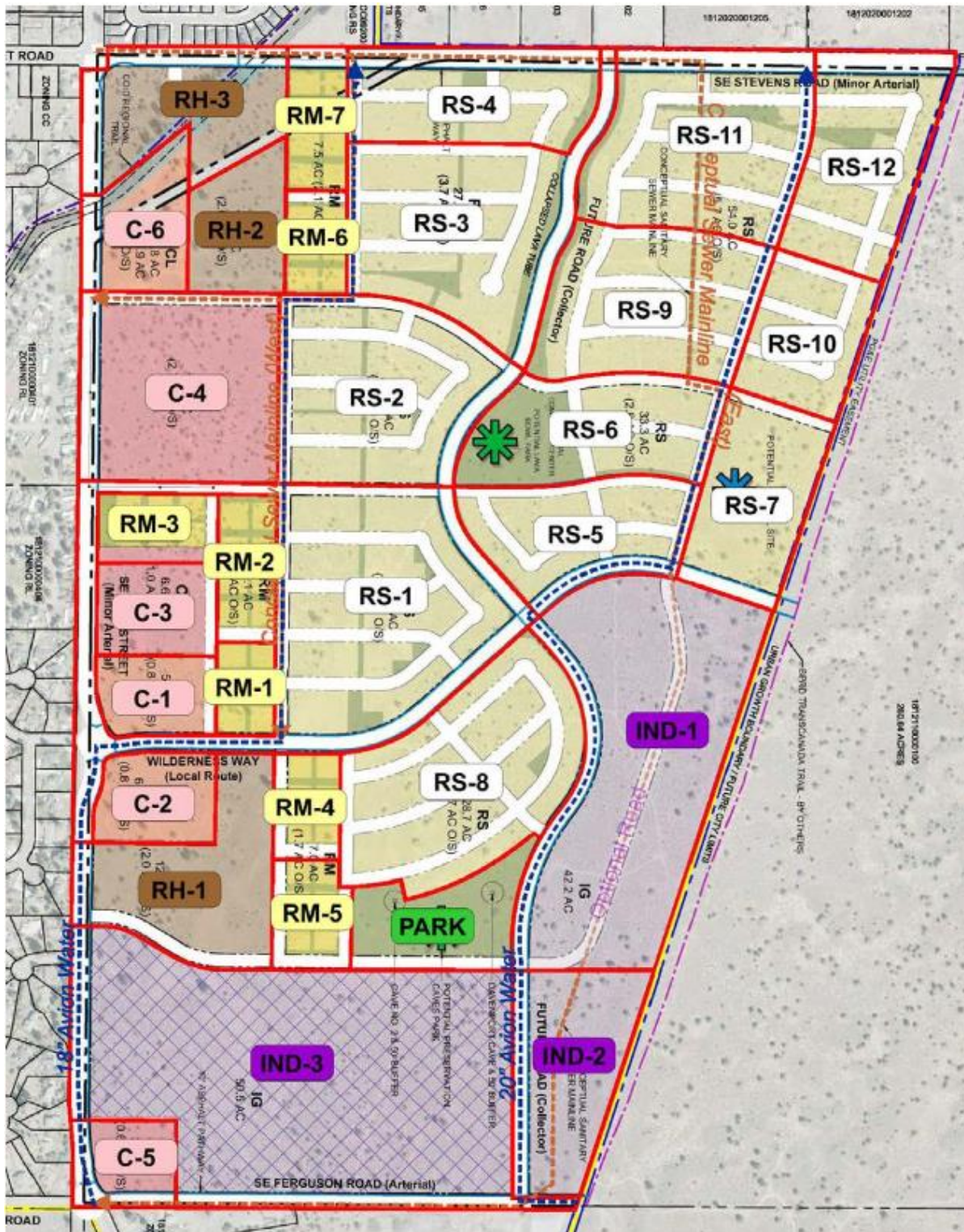
Bend Comprehensive Plan

Chapter 9, Community Appearance (Signs)

Chapter 11, Growth Management (DSL Property)

Oregon Administrative Rules

Chapter 660 Division 15 - Statewide Planning Goals and Guidelines



I, Cathleen Carr, 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 500 feet of the subject site, as well as the representative for the Old Farm and Larkspur Neighborhood Districts. A copy of the mailing list is attached to this notice under Documents and Images for the project in the **Online Permit Center Portal** [<https://cityview.ci.bend.or.us/portal/>]

Cathleen Carr
 Cathleen Carr, Lead Planning Technician



MATERIALS IN ALTERNATE FORMAT REQUEST

Accommodation Information for People with Disabilities

This meeting/event location is accessible. Sign language interpreter service, assistive listening devices, materials in alternate formats such as Braille, large print, electronic formats, CD Formats, or any other accommodations are available upon advance request (24 hour notice). Please contact the planning tech group at planningtech@bendoregon.gov or 541-388-5580 Ex- 3, for assistance; Relay Users Dial 7-1-1 and [541-385-6676]. Providing at least three days notice before the event will help ensure availability.