



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

Thursday, December 12, 2024

## Notice of Decision

Matthew Robinson, DOWL  
963 SW SIMPSON AVE, Unit 200  
BEND, OR 97702

On December 4, 2024, the Bend City Council adopted Ordinance NS-2516, a Comprehensive Plan Map amendment and Zone change in the northwest portion of the Stevens Ranch Master Plan. The adoption of this ordinance is the final local decision for the project referenced below. The ordinance becomes effective on January 3, 2025. You are receiving this notice because you participated in the proceedings. If you have questions, please contact the staff reviewer.

**Project Number:** PLCPMA20240503

**Applicant:** Matthew Robinson, DOWL

**Location:** 21425 STEVENS RD, BEND, OR 97702; 1812110000200; PP2024-09 PARCEL 3,

**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, (541) 388-5567, [kswenson@bendoregon.gov](mailto:kswenson@bendoregon.gov)

The ordinance and all related application materials 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 <https://cityview.ci.bend.or.us/Portal/>. Select the Application Search link under the Planning & Historic header, then enter the project number in the search bar to find the project. The decision can be found at the bottom of the project page under Documents and Images.

A copy 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.

This decision may be appealed by filing a notice of appeal with the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date this notice was mailed.

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.

I, Cathleen Carr, certify that a copy of this notice was mailed to the applicant, each of the parties on record, and to the representative for the Old Farm and Larkspur Neighborhood Districts. A copy of the mailing list is saved under Documents and Images for the project in the Online Permit Center Portal.



Cathleen Carr, Planning Technician, Lead



## **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.