



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

NOTICE OF NEW APPLICATION

The City of Bend received the following **Site Plan Review** application. 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 February 28, 2025.** Comments should be directed to the staff reviewer identified below and must include the project number.

PROJECT NUMBER: PLSPR20240483

APPLICANT: April Pust

LOCATION: 17 NW IRVING AVE, BEND, OR 97703; 171232DA01100;
LOT: 6, BLOCK: 26, BEND

REQUEST: Site Plan Review application for a mixed-use building with 24 studio apartments and a small commercial space. (Type II Administrative Review with Notice)

STAFF REVIEWER: Heidi Kennedy, Senior Planner
hkennedy@bendoregon.gov; (541) 617-4524

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. Written comments must be received or postmarked by **11:59 PM February 28, 2025.**

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=PLSPR20240483>

Alternatively, the application can be accessed through the Online Permit Center Portal on the City of Bend website at permitcenter.bendoregon.gov. 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.

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 4.2, Minimum Development Standards Review, Site Plan Review and Design Review

BDC Standards

Chapter 2.3, Mixed-Use Zoning District

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

 Section 3.5.200 Outdoor Lighting Standards

 Section 3.5.600 On-Site Drainage

Chapter 4.7, Transportation Analysis

BDC Procedures

Chapter 4.1, Development Review and Procedures



I, Maggie St. Onge, 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 representatives for the River West and Orchard 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/>]

Maggie St. Onge, PLANNING TECHNICIAN II



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.