

NOTICE OF PENDING ADMINISTRATIVE REVIEW



COMMUNITY
DEVELOPMENT

Date Mailed: March 14, 2018

The City of Bend has received the following application for a limited land use decision:

PROJECT NUMBER: PZ-17-0659 (Site Plan Review)
PZ-17-0660 (Conditional Use Permit)
PZ-17-0661 (Lot of Record Verification)

OWNER: Bend Parks and Recreation District
c/o Brian Hudspeth

APPLICANT: Cameron McCarthy Landscape Architecture & Planning
c/o Colin McArthur, Principal

LOCATION: 1600 SE Reed Market Road and 1076 SE Castlewood Drive; Tax Lots 5600 and 5302 on Deschutes County Assessor Map 181203CC

REQUEST: Type II application for a Conditional Use Permit and Site Plan Review for a 36,000 square-foot expansion of the existing Larkspur Center and associated parking lot expansion. A Lot of Record Verification is also concurrently requested.

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

The application, all documents and evidence submitted by or on behalf of the applicant can be viewed in ePlans from the City of Bend website. Copies of these documents can also be obtained for a reasonable cost from the City of Bend Permit Center, City Hall, 710 NW Wall Street, Bend, Oregon.

To access ePlans, go to the City of Bend website at www.bendoregon.gov. From the **SERVICES** menu at the top of the page, select **ONLINE SERVICES**, select **ePlans (Public Viewer)**. Pop-up blockers may cause issues opening ePlans so you may have to disable your pop-up blocker for this site. Then enter the file number **PZ-17-0659**, **PZ-17-0660**, **PZ-17-0661** in the ePlans search bar. For help with ePlans, contact the Planning Division at (541) 388-5580 and choose Option 3 for the planner on duty. An ePlans troubleshooting guide can also be found here: <http://www.bendoregon.gov/Home/ShowDocument?id=7862>.

Any comments that you have should be raised in writing and directed toward the criteria that apply to this request. **Please refer to the project number in your written comments.** Written comments may be emailed to the Staff Reviewer listed above, or mailed to the Bend Planning Division, 710 NW Wall St., Bend, Oregon 97703. Written comments must be received or postmarked by **March 28, 2018**.

This application will be processed in accordance with Bend Development Code Section 4.1.400, Type I and II Applications.

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

City of Bend Development Code
Criteria

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

Chapter 4.4, Conditional Use Permits

Standards

Chapter 2.1, Residential Districts

Chapter 2.6, Public Facilities 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

Chapter 3.6, Special Standards and Regulations for Certain Uses

Chapter 4.7, Transportation Analysis

Procedures

Chapter 4.1, Development Review and Procedures

The applicable criteria are available for review at the following link:

<http://www.codepublishing.com/OR/bend/>. Copies of the criteria can also be obtained for a reasonable cost from the City of Bend Community Development Department, City Hall, 710 NW Wall Street, Bend, Oregon.

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.



I certify that I mailed a copy of this notice on March 14, 2018 to recipients below.

Sheila Pyott Signature: Sheila Pyott

Via First Class Mail:

Property owners within 250'; **Larkspur and Old Farm** Neighborhood Associations