



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

NOTICE OF PUBLIC HEARING

The City of Bend will hold a public hearing before the Planning Commission on **Monday, July 9, 2018, at 5:30 PM in the City of Bend Council Chambers at 710 NW Wall Street, Bend, OR.**

This application will be processed in accordance with BDC 4.1.400 Type III Applications. Any person may attend the hearing. Comments and evidence may be provided in person at the hearing, or in writing any time prior to the hearing.

PROJECT NUMBER: PZ-18-0253

APPLICANT: Bend-La Pine Schools c/o Sharon R. Smith

LOCATION: 61151 SE 15th Street; Tax Lot 108 of Deschutes County Assessor Map 18-12-16 (the "Ward Property").

REQUEST: A Comprehensive Plan Amendment and Zone Change from Standard Density Residential (RS) to Medium Density Residential (RM – 9.12 acres) and High Density Residential (RH – 6.55 acres), initiated by a density transfer from 60925 SE 15th Street (concurrent School District master plan PZ-18-0252). 1.48 acres of RS zoned property and 2.08 acres of Mixed Employment (ME) zoned property will remain.

STAFF REVIEWER: Karen Swenson, AICP, Senior Planner
541-388-5567, kswenson@bendoregon.gov
Chris Henningsen, P.E., Principal Engineer
541-388-5571, chenningesen@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 afford the decision maker an opportunity to respond to the issue, precludes appeal based on that issue. All parties have the right to request a continuance or to have the record held open. Written comments may be submitted by email 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, as well as public comments, can be viewed in ePlans from the Planning Division page on the City of Bend website at www.bendoregon.gov. A copy of the Staff Report will be available in ePlans at least 7 days prior to the hearing. Select the **Public Viewer for Planning Permits** link from the ePlans page and enter the project number in the ePlans search bar to find the project. You may need to disable your pop-up blocker for this site as it can prevent ePlans from opening. Copies can also be obtained 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 ePlans, 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: <http://www.codepublishing.com/OR/bend/>. Copies of the criteria can also be obtained for a reasonable cost from the City of Bend Permit Center, 710 NW Wall Street, Bend, Oregon.

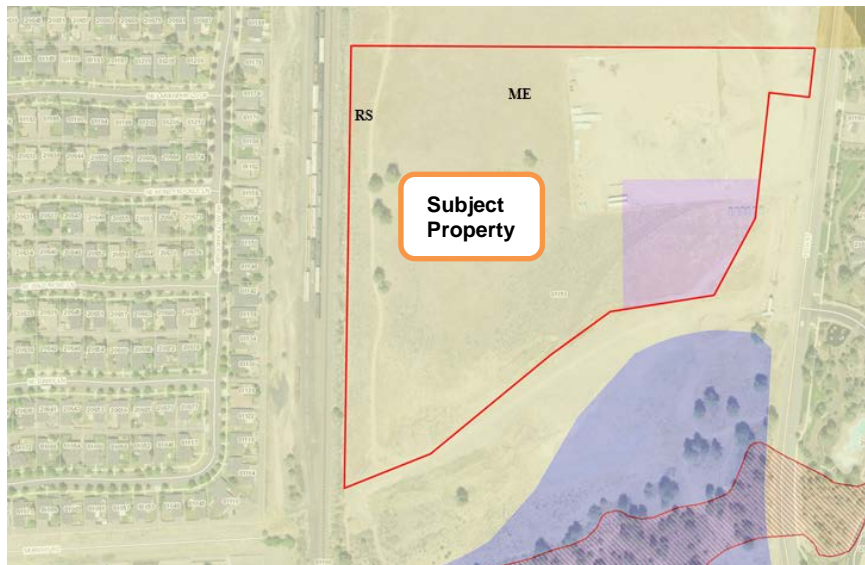
Accessible Meeting Information



This meeting location is accessible. Sign language interpreter service, assistive listening devices, materials in an alternate format such as Braille, large print, electronic formats and CD formats, or any other accommodations are available upon advance request. Please contact the Staff Reviewer listed above. Relay Users Dial 7-1-1. Providing at least 3 days' notice prior to the hearing will help ensure availability.

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

- (1) City of Bend Development Code
 - (a) Chapter 2.1, Residential Zoning Districts
 - (b) Chapter 2.2, Commercial Zoning Districts
 - (c) Chapter 2.3, Mixed-Use Zoning Districts
 - (d) Chapter 3.1, Lot, Parcel and Block Design, Access and Circulation
 - (e) Chapter 3.2, Landscaping, Street Trees, Fences and Walls
 - (f) Chapter 3.3, Vehicle Parking, Loading and Bicycle Parking
 - (g) Chapter 3.4, Public Improvement Standards
 - (h) Chapter 3.5, Other Design Standards
 - (i) Chapter 4.1, Development Review and Procedures
 - (j) Chapter 4.5, Master Planning and Development Services
 - (k) Chapter 4.6, Land Use District Map and Text Amendments
 - (l) Chapter 4.7, Transportation Analysis
 - (m) Chapter 4.8, Transportation and Parking Demand Management (TPDM) Plan
- (2) Bend Comprehensive Plan
- (3) Oregon Administrative Rules
 - (a) Chapter 660-012-0060, Plan and Land Use Regulation Amendments
 - (b) Chapter 660-015-0000, Statewide Planning Goals and Guidelines



I Cathleen Carr certify that a copy of this notice was mailed to all property owners of record within 250 feet of the subject site, as well as the representative for the Southeast Bend and Old Farm Neighborhood Associations. A copy of the mailing list is attached to this notice in the **Outgoing Notice Records** folder in ePlans.

Cathleen Carr, Lead Planning Technician