



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

## NOTICE OF NEW APPLICATION Simple Description

The City of Bend recently received an application for a 154 lot, 5 phase residential subdivision for the undeveloped property north of Murphy Road and west of Jewell Elementary.

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 April 2, 2020.** Comments should be directed to the staff reviewer identified below and should include the project number.

**PROJECT NUMBER:** PZ-20-0175

**APPLICANT:** J.L. Ward Co.

**LOCATION:** North of Murphy Road and west of R.E Jewell Elementary School within the northern portion of the Murphy Road Master Plan; Tax Lot 181216B001700

**REQUEST:** Type II administrative review of a 154 lot, 5 phase residential subdivision application in the Standard Density Residential (RS) zone, consistent with the approved Murphy Road master plan (PZ-19-0517)

**STAFF REVIEWER:** Karen Swenson, Senior Planner  
(541)388-5567; [kswenson@bendoregon.gov](mailto:kswenson@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. 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 **Thursday, April 2, 2020**.

The application, plans, documents, and other evidence submitted by or on behalf of the applicant can be viewed in ePlans from the Planning Division page on the City of Bend website at [www.bendoregon.gov](http://www.bendoregon.gov). 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.

### 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.

## APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

### **Bend Development Code**

#### Criteria

Chapter 4.3, Subdivisions, Partitions, Replats and Property Line Adjustments

#### Standards

Chapter 2.1, Residential Districts

Chapter 3.1, Lot, Parcel and Block Design, Access and Circulation

Chapter 3.2, Landscaping, Street Trees, Fences and Walls

Chapter 3.4, Public Improvement Standards

Chapter 3.5, Other Design Standards

#### Procedures

Chapter 4.1, Land Use Review and Procedures



I, Caroline House, 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 Old Farm and Southeast Bend Neighborhood Associations. A copy of the mailing list is attached to this notice in the **Outgoing Notice Records** folder in ePlans.

Caroline House, Planning Technician