



November 16, 2022

Dear Property Owner:

A Land Use application will be submitted to the City of Bend in the near future seeking approval of a Subdivision for the following described property:

*A combined 2.94-acre parcel located at 61205/61215 Parrell Road, Bend, OR 97702 also known as Tax Lots #6600 and 6700 on Map Number 18-12-08DC. It is located at the western terminus of Rae Road, where it dead-ends into Parrell Road. It is zoned Standard Density Residential (RS).*

We are asking the City to approve an application for a new Residential Subdivision. The plan proposed consists of 41 two-story attached townhomes. 18 townhomes will be front loaded from the new private street. 25 townhomes will be rear loaded from a new private alley.

In compliance with the Bend Development Code, a Neighborhood Information Meeting will be held to share project details and provide an opportunity for comment. The Neighborhood Information Meeting will be held on **Tuesday, December 6, 2022, at 6:00 pm PST**. This will be a virtual meeting with login information as follows:

Join Zoom Meeting

Online

- <https://us06web.zoom.us/j/87609737506?pwd=Y1Rna1BEQ3dVRzEvdTITQzdhejREQT09>
- Meeting ID: 876 0973 7506
- Passcode: 263109

Dial-in

- (253) 215-8782
- Meeting ID: 876 0973 7506
- Passcode: 263109

During this meeting the applicant will illustrate how the property will be developed and answer questions.

Sincerely,

*Chad Stewart*

Chad Stewart  
Senior Project Manager



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You are invited to attend a public meeting to learn about a proposed development project in your neighborhood. The purpose of this meeting is to provide a forum for the applicant and neighbors to discuss the proposed development prior to its application submission to the City of Bend.

**Here is some specific information about this development:**

**Applicant:** Ginn Group, LLC

**Meeting Date and Time:** December 6, 2022 at 6:00pm Pacific Time (US and Canada)

**Location of Public Meeting (or Virtual Meeting Access Information):**

Attend Zoom Meeting at-- <https://zoom.us/join> • Meeting ID: 876 0973 7506 Passcode: 263109

**Project Description:**  
 A Residential Subdivision for 41 two-story attached town homes developed on approximately 2.94 acres, with 18 front loaded and 25 rear loaded garages.  
**File Number (if available):**  
**Type:** Type II  
**Application:** Subdivision

**Address:** 61205 and 61215 Parrell Road



Design Criteria	Minimum (Per Code)	Maximum (Per Code)	Project Proposed
Density			
Front setback			
Side setback			
Rear setback			
Height			
Parking			

**Identify any anticipated impacts to the community:** (i.e. additional housing units built, traffic, wildlife zones, etc.)

This proposal will add an additional 41 housing units to the Old Farm District Neighborhood. An updated traffic study (that will be provided) concluded a low level of transportation impacts on the current transportation network.

**List known variances and requested waivers to the Bend Development Code:**

No know waivers or variances required.

**Important notes about this meeting:** This is not a public hearing. The project plans are preliminary and the submitted application may likely vary from what is available at the time of the initial notification and from the neighborhood meeting. The City of Bend Planning Department will decide if the plans differ materially enough to necessitate a new public meeting.