



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

NOTICE OF PENDING ADMINISTRATIVE REVIEW

The City of Bend received the following application for a limited land use decision. This application will be processed in accordance with BDC 4.1.400, Type II Applications. Any person may comment in writing.

PROJECT NUMBER: PZ-19-0791 (Site Plan Review)
PZ-19-0792 (Class C Variance)

APPLICANT/OWNER: Pahlisch Commercial / Pahlisch Purcell Holdings, LLC

LOCATION: 2583 NE Purcell Boulevard, 2353, 2347, 2343, 2339 and 2337 Holliday Avenue and 2406 NE Robinson Street; further identified on Deschutes County Assessor's Map 17-12-27AC as Tax Lots 164, 6800, 6900, 7000, 7100, 7200 and 7300.

REQUEST: Type II Site Plan Review & Design Review application for a phased, 48-unit, 3 building multifamily residential development with one amenity building in the Residential Medium Density (RM) zone. Type II Class C Variance application to exceed the 35-foot building height limit of the RM zone by up to 5 feet.

STAFF REVIEWER: Karen Swenson, AICP, Senior Planner
(541) 388-5567, 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 **December 3, 2019**.

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. 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

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

APPLICABLE STANDARDS:

Chapter 2.1, Residential Districts

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

Chapter 3.2, Landscaping, Street Trees, Fences & Walls

Chapter 3.3, Vehicle Parking, Loading and Bicycle Parking

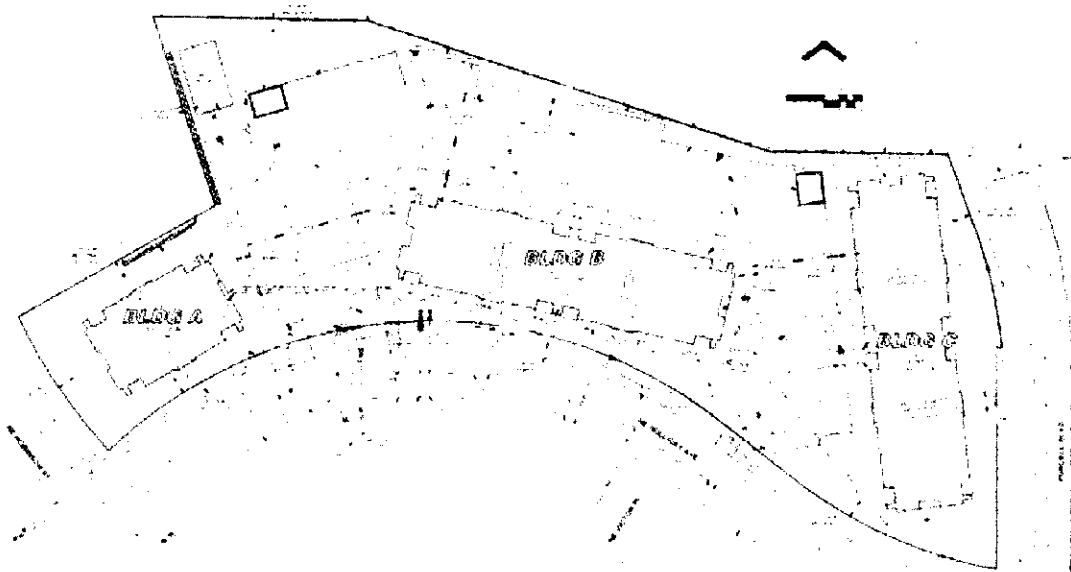
Chapter 3.4, Public Improvement Standards

Chapter 3.5, Other Design Standards

Chapter 4.7, Transportation Analysis

APPLICABLE PROCEDURES:

Chapter 4.1, Development Review and Procedures



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 Mountain View Neighborhood Association. A copy of the mailing list is attached to this notice in the **Outgoing Notice Records** folder in ePlans.


Cathleen Carr, Lead Planning Technician