



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

048978000030



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.

MOUNTAIN VIEW NEIGHBORHOOD ASSOCIATION
CAROL ELWOOD
1917 NE HIGHER GROUND AVE
BEND, OR 97701-6487

- PROJECT NUMBER:** PZ 19-0204
- APPLICANT:** Pacific Crest Affordable Housing LLC
- LOCATION:** No assigned address; Tax Lot 101 on Deschutes County Assessor's Map 17-12-22DA.
- REQUEST:** A 4-lot residential subdivision on 5.36 acres zoned Residential Medium Density (RM), of which one lot is a roadway tract.
- 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 **May 9, 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 4.3, Subdivisions, Partitions, Replats and Property Line Adjustments

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 and Walls
- 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

APPLICABLE PROCEDURES:

- Chapter 4.1 Development Review and Procedures





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PROJECT NUMBER: PZ 19-0205

APPLICANT: Pacific Crest Affordable Housing LLC

LOCATION: No assigned address; Tax Lot 101 on Deschutes County Assessor's Map 17-12-22DA.

REQUEST: Site Plan and Design Review for a 48-unit multi-family housing development on 1.88 acres. The housing units will be developed in two 3-story buildings; a one-story common building is also proposed.

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

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MATERIALS IN ALTERNATE FORMAT REQUEST



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I, Rebecca Batzel 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.

Planning Tech Signature: Rebecca Batzel

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:**APPLICABLE CRITERIA:**

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

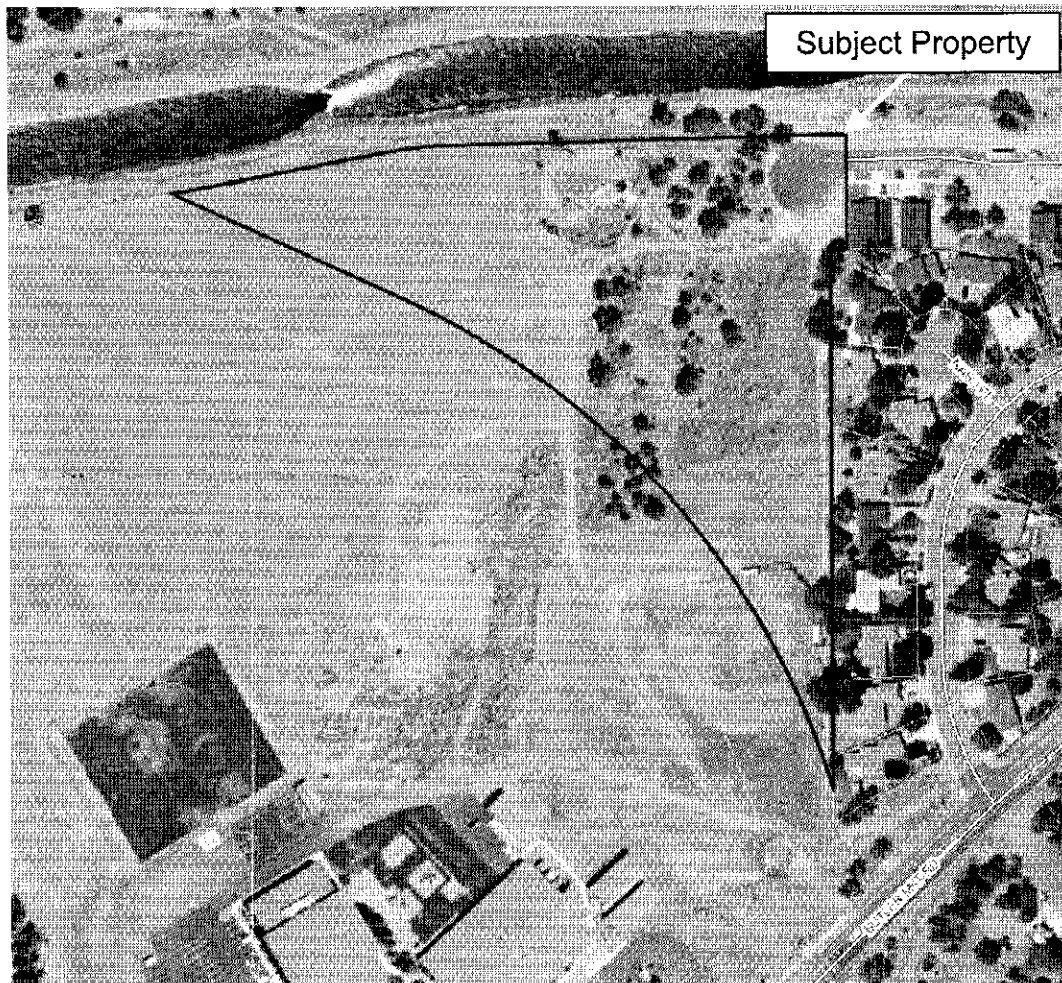
Chapter 3.5, Other Design Standards

Chapter 3.6 Special Standards and Regulations for Certain Uses

Chapter 4.7, Transportation Analysis

APPLICABLE PROCEDURES:

Chapter 4.1, Development Review and Procedures



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Planning Tech Signature:

A handwritten signature in cursive script, appearing to read "Rebecca Batzel", is written over a horizontal line.