



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

060196000015



Mailed by MBPO on Monday, July 13, 2020

0101500

NOTICE OF NEW APPLICATION Simple Description

The City of Bend received a request to alter the existing Subaru Dealership. This application will be processed in accordance with BDC 4.1.400, Type II Applications.

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 July 27, 2020.**

Comments should be directed to the staff reviewer identified below and should include the project number.

PROJECT NUMBERS: PZ-20-0339 Site Plan Review Major Alteration
 PZ-20-0351 Class A Variance

APPLICANT/ OWNER: Subaru of Bend/ Williamson & Company, LLC

LOCATION: 2060 NE Highway 20; 17-12-34DB Tax Lot 00500.

REQUEST: **PZ-20-0399** Major Alteration of a Site Plan approval for the existing Subaru Dealership. The proposed alteration includes four phases of construction aimed at keeping the existing business open. The new remodeled space is proposed to include approximately 27,000 square feet of showroom/sales area, 7,000 square feet of service area and a 71,000 square foot inventory/garage area.

PZ-20-0351 Class A Variance to the minimum 15% landscape lot coverage requirement. The applicant is requesting approval to reduce the landscape lot coverage to 11.25%.

STAFF REVIEWER: Heidi Kennedy AICP. Senior Planner
 (541) 617-4524; hkennedy@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 **July 27, 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. 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

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.

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.

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

Bend Development Code

Criteria

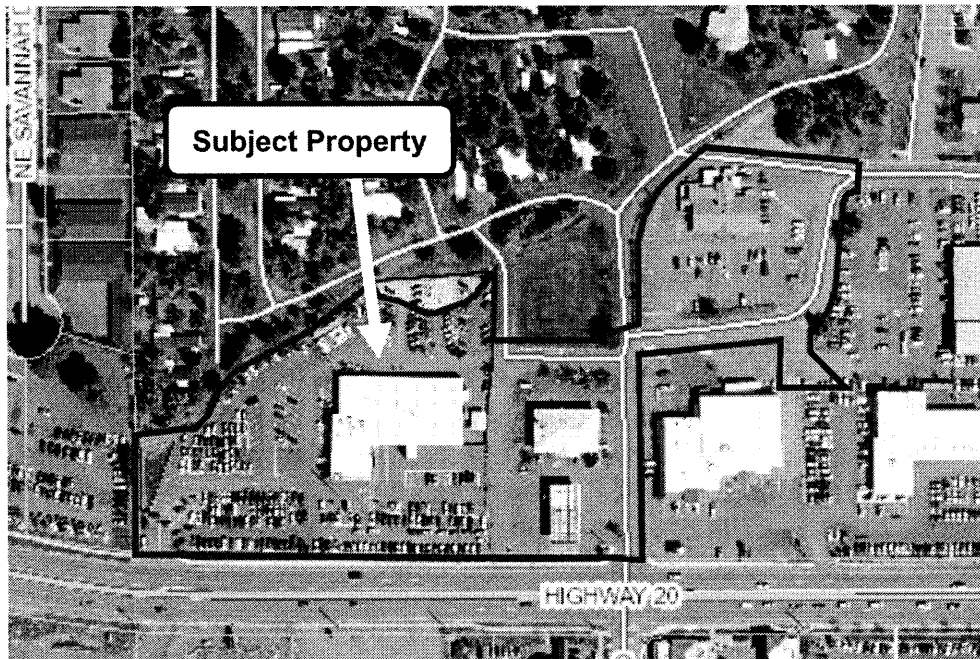
- Chapter 4.2, Minimum Development Standards Review
- Chapter 5.1, Variances

Standards

- Chapter 2.2, Commercial Zoning Districts (CB, CC, CL, CG)
- Chapter 3.1, Lot, Parcel and Block Design, Access and Circulation
- Chapter 3.2, Landscaping, Street Trees, Fences and 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

Procedures

- Chapter 4.1, Land Use 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 representatives for the Mountain View and Larkspur 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