



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

061562000066



## NOTICE OF NEW APPLICATION Simple Description

The City of Bend recently received an application for a 34-unit, 2-building apartment complex and a triplex on two replatted lots on 1.62 acres in the Medium Density Residential (RM) Zone. A 5-ft variance for one building and a waiver of the requirement for a sidewalk and wider radius of the cul-de-sac is also requested.

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 October 13, 2020.** Comments should be directed to the staff reviewer identified below and should include the project number.

**PROJECT NUMBER:** PZ-20-0246 (Site Plan Review)  
 PZ-20-0247 (Replat)  
 PZ-20-0248 (Variance)  
 PZ-20-0781 (Waiver of Public Improvement Standards)

**APPLICANT:** Pahlisch Commercial, Inc.

**LOCATION:** 2337 and 2351 NE Ocker Drive and 2011 NE Barrett Court, Tax Lots 2700, 2800 and 2900 on Deschutes County Assessor's Tax Map 17-12-27AC.

**REQUEST:** Type II Site Plan Review application for 34-unit, 2-building apartment complex and a triplex on two replatted lots on 1.62 acres in the Medium Density Residential (RM) Zone. A 5-ft variance for one building and a waiver of the requirement for a sidewalk and wider radius of the cul-de-sac is also requested.

**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 **October 13, 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

### 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.

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:**

**APPLICABLE CRITERIA:**

City of Bend Development Code

Chapter 4.2; Minimum Development Standards Review, Site Plan Review And Design Review

**APPLICABLE STANDARDS:**

Chapter 2.1, Residential Zoning Districts (RM)

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 (Outdoor Lighting Standards)

Chapter 4.7, Transportation Analysis

**APPLICABLE PROCEDURES:**

Chapter 4.1, Development Review and Procedures



I, Sheila Pyott, 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.

Sheila Pyott Signature: Sheila Pyott