



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

NOTICE OF NEW APPLICATION Simple Description

The City of Bend recently received an application for Type II Site Plan Review for 48 dwelling units on the subject property.

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 Wednesday, February 24, 2021.** Comments should be directed to the staff reviewer identified below and must include the project number.

PROJECT NUMBER: PLSPR20210123

APPLICANT: Pacific Crest Affordable Housing

LOCATION: 21206 Thornhill Lane, Bend, OR 97701; Tax Lot 171222DA00106
21187 Thornhill Lane, Bend, OR 97701; Tax Lot 171222DA00103

REQUEST: A Type II Site Plan and Design Review for 48-unit multi-family housing development on 2.68 acres in the RM zone, consisting of one 36-unit building north of Thornhill Lane and one 12-unit building south of Thornhill Lane.

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

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 **Wednesday, February 24, 2021.**

The application, plans, documents, and other evidence submitted by or on behalf of the applicant can be viewed in the [Online Permit Center Portal](http://www.bendoregon.gov/permitcenter) on the City of Bend website at www.bendoregon.gov/permitcenter. Open the Portal and select the *Application Search* link under the Planning & Historic header, then enter the project number in the search bar to find the project.

The applicable criteria are listed below and are available for review using the following link: <http://www.codepublishing.com/OR/bend/>.

Copies of the application materials and applicable criteria can also be obtained by contacting the staff reviewer listed above, or 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 the Online Permit Center Portal, please contact the Staff Reviewer listed above, or call (541) 388-5580 and choose Option 3 for the

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.

planner on duty.

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

City of Bend Development Code

Criteria

Chapter 4.2, Minimum Development Standards Review, Site Plan Review and Design Review

Section 4.2.500, Site Plan Review

Standards

Chapter 2.1, Residential 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

Chapter 4.7, Transportation Analysis

Procedures

Chapter 4.1, Development Review and Procedures



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I, Jennifer Yarbrough 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 under Documents and Images for the project in the [Online Permit Center Portal](#).

Planning Tech Signature:  Jennifer Yarbrough, Planning Technician I

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