



Planning Division

City of Bend

P.O. Box 431

Bend OR 97709

SUMMIT WEST NA  
BOARD  
320 SW CENTURY DR. #405-244  
BEND OR 97702

## NOTICE OF NEW APPLICATION

### Simple Description

The City of Bend recently received an application for a Site Plan Review for a new, 18-unit multifamily development together with a request for a Variance to allow vehicles accessing Building A (two units) to back onto a public street.

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 December 23, 2021.** Comments should be directed to the staff reviewer identified below and must include the project number.

- PROJECT NUMBERS:** PLSPR20210811 (Site Plan) and PLVAR20211098 (Variance)
- APPLICANT:** Matthew Williams (CA Rowles Engineering)
- LOCATION:** 2025 NW BLACK PINES PL, BEND, OR 97703; 171231BB00700; LOT 10, COLLEGE PARK PHASES 1 & 2 and 1980 NW MONTEREY PINES DR, BEND, OR 97703; 171231BB00800; LOT 9, COLLEGE PARK PHASES 1 & 2.
- REQUEST:**  
**PLSPR20210811:** A Site Plan Review application request for a new, 18-unit multifamily development (consisting of 9 duplex buildings) on two lots in the Medium Density Residential Zoning District (RM). Type II Administrative Review.  
**PLVAR20211098:** A Class C Variance request (to BDC 3.1.400.F.6) to allow vehicles accessing Building "A" to back out onto NW Monterey Pines Drive (Building A contains two units). Type II Administrative Review.
- STAFF REVIEWERS:** Michelle Patrick, Assistant Planner  
(541) 388-5562, [mpatrick@bendoregon.gov](mailto:mpatrick@bendoregon.gov)  
Chris Henningsen, Principal Engineer  
(541) 388-5571, [Chenningsen@bendoregon.gov](mailto:Chenningsen@bendoregon.gov)

Comments must be directed toward the criteria that apply to this request, and must **reference the project numbers.** 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



#### 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.

NW Wall St., Bend, Oregon 97703. Written comments must be received or postmarked by **Monday, December 23, 2021.**

The application, plans, documents, and other evidence submitted by or on behalf of the applicant can be viewed using the following link to access the projects directly:

<https://cityview.ci.bend.or.us/Portal/Planning/Status?planningId=1107> and

<https://cityview.ci.bend.or.us/Portal/Planning/Status?planningId=1394> Alternatively, the application can be accessed through the [Online Permit Center Portal](#) on the City of Bend website at [www.bendoregon.gov/permitcenter](http://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:

<https://bend.municipal.codes/BDC>.

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 planner on duty.

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

### **City of Bend Development Code**

#### **Criteria**

Chapter 4.2, Site Plan Review and Design Review

Chapter 5.1, Variances

#### **Standards**

Chapter 2.1, Residential Districts (RM)

Chapter 3.1; Access, Circulation, and Lot Design

Chapter 3.2, Landscaping, Street Trees, Fences and Walls

Chapter 3.3, Vehicle Parking, Loading and Bicycle Parking

Chapter 3.4; Public Improvement Standards Subject Properties

Chapter 3.5; Other Design Standards

Chapter 3.8; Development Alternatives

3.8.400. B; Flag Lots

Chapter 4.7; Transportation Analysis

Chapter 5.1; Variances

#### **Procedures**

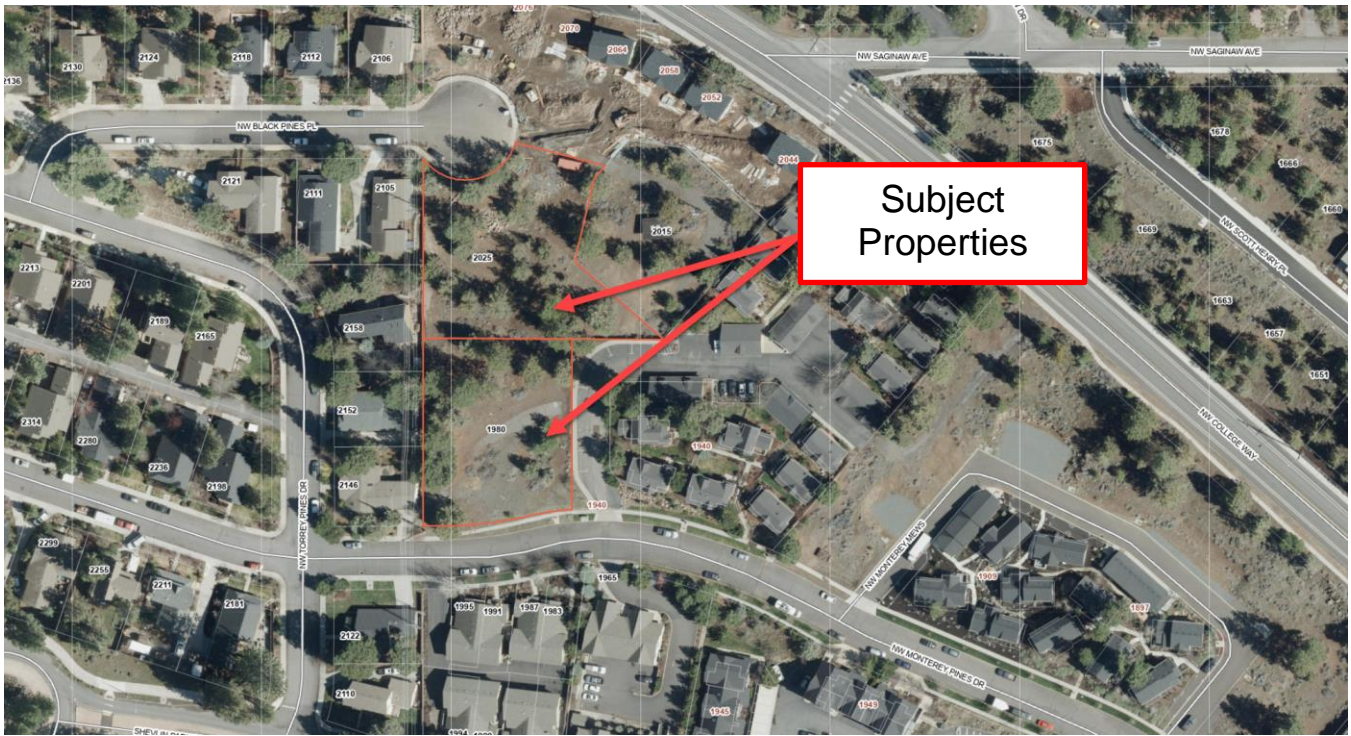
Chapter 4.1, Land Use Review and Procedures

## **MATERIALS IN ALTERNATE FORMAT REQUEST**



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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 Summit West and River West Neighborhood Associations. A copy of the mailing list is attached to this notice under Documents and Images for the project in the [Online Permit Center Portal](#).

Sheila Pyott Signature: 

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