



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 a 238-lot subdivision.

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 Friday, April 21, 2023.** Comments should be directed to the staff reviewer identified below and must include the project number.

PROJECT NUMBER: PLLD20230188
APPLICANT: Hayden Homes LLC
LOCATION: 21455 & 21455 HWY 20, BEND, OR 97701; 171235DC00100; 171235DC00101; 171235DC00200
REQUEST: Tentative Plan Review to create a seven-phase, 238 lot, 12-tract subdivision consistent with the Parkside Place Master Plan. The subdivision creates units of land that will accommodate a 108 multi-unit residential development, 181 single-unit detached dwellings, 57 townhomes, a park, open spaces, and associated streets and infrastructure.
STAFF REVIEWER: Karen Swenson, 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 allow the decision maker to respond to the issue precludes an appeal based on that issue. Written comments may be emailed to the Staff Reviewer listed above or to the City of Bend Planning Division, 710 NW Wall St., Bend, Oregon 97703. Written comments must be received or postmarked by **Friday, April 21, 2023**.

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 project directly:

<https://cityview.ci.bend.or.us/Portal/Planning/Status?planningId=27402>

Alternatively, the application can be accessed through the [Online Permit Center Portal](#) 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:

<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,

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.

710 NW Wall Street, Bend, Oregon.

If you have questions or need help accessing 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:

Bend Development Code

Criteria

Chapter 4.3, Land Division and Property Line Adjustment Procedures

Standards

- Chapter 2.1, Residential Zoning Districts
- Chapter 2.7, Special Planned Districts (Parkside Place)
- 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
- Chapter 3.5, Other Design Standards
- Chapter 4.7, Transportation Analysis

Procedures

Chapter 4.1, Land Use Review and Procedures



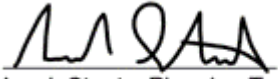
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I, Isaak Staats, certify that a copy of this notice was mailed to all property owners of record and the addresses based on the City's current addressing record for properties within 250 feet of the subject site and the representative for the Larkspur and Mountain View 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](#).



Isaak Staats, Planning Technician II

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