



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

MOUNTAIN VIEW NA
CAROL ELWOOD
1917 NE HIGHER GROUND AVE.
BEND, OR 97701

NOTICE OF NEW APPLICATION

The City of Bend recently received an application for a 170-unit senior housing development in the High Density Residential (RH) zone.

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 Monday, April 18, 2022. Comments should be directed to the Staff Reviewer identified below and must include the project number.

PROJECT NUMBERS: PLSPR20220164 (Site Plan Review)
PLVAR20220173 (Height Variance)
PLVAR20220174 (Bicycle Parking Variance)

APPLICANT: V & B Holdings LLC

LOCATION: 0 NE Mary Rose Place, also known as Tax Lot 171234AD03900

REQUEST: 170 unit multi-unit senior housing development, including a Class C Variance for a height variance of 8'8" and a Class C Variance for bicycle parking from 1 space/unit to 1 space/10 units.

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 **Monday, April 18, 2022**.

This application and submittal materials for all 3 applications can be viewed using the following link to access the project directly:
<https://cityview.ci.bend.or.us/Portal/Planning/StatusReference?referenceNumber=PLSPR20220164>. 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 decision can be found at the bottom of the project page under Documents and Images.

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

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.

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:

Criteria

Chapter 4.2, Site Plan Review and Design Review
Chapter 5.1, Variances (Class C)

Standards

Chapter 2.1, Residential Zoning Districts (RH)
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, Land Use Review and Procedures




I, Rebecca Batzel 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](#).

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Rebecca Batzel Signature: 

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