



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

NOTICE OF NEW APPLICATION

The City of Bend received the following **Minimum Development Standards Review** application. 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 July 16, 2025.** Comments should be directed to the staff reviewer identified below and must include the project number.

PROJECT NUMBER: PLMDS20250117

APPLICANT: Greg Blackmore

LOCATION: 360 NE Kearney Ave, Bend, OR 97701; 171233BC01500; Lot: 10 + Pt. 11, Block: 18, Center Addition to Bend

REQUEST: A Minimum Development Standards Review application including a Discretionary Track Review request to utilize an additional access point per BDC 3.1.400 F. Access Management Requirements. The proposal includes a change of use to convert the existing residence to a mixed-use building with one residential unit as well as offices in the Commercial Limited Zone. (Type II Administrative Review with Notice)

STAFF REVIEWER: Alexa Repko, Associate Planner
arepko@bendoregon.gov; (541) 323-8529

Comments must be directed toward the criteria that apply to this request and must reference the project number. Failure to raise an issue within this comment period and with sufficient specificity to afford the decision maker an opportunity to respond to the issue, may preclude 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 **11:59 PM on July 16, 2025.**

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/StatusReference?referenceNumber=PLMDS20250117>.
Alternatively, the application can be accessed through the Online Permit Center at
<https://cityview.ci.bend.or.us/Portal/Planning/Locator> by entering the project number in the search bar to find the project.

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.

The applicable criteria are listed below and are available for review using the following link:

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

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

Bend Development Code (BDC)

BDC Criteria

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

BDC Standards

Chapter 2.2, Commercial Zoning Districts

Chapter 2.7, Special Planned Districts, Refinement Plans, Area Plans and Master Plans

Article XIV. Bend Central District

Chapter 3.1, Lot, Parcel and Block Design, Access and Circulation

Chapter 3.2, Landscaping, Tree Preservation, Fences and Walls

Chapter 3.3, Vehicle Parking, Loading and Bicycle Parking

Chapter 3.4, Public Improvement Standards

Chapter 3.5, Other Design Standards

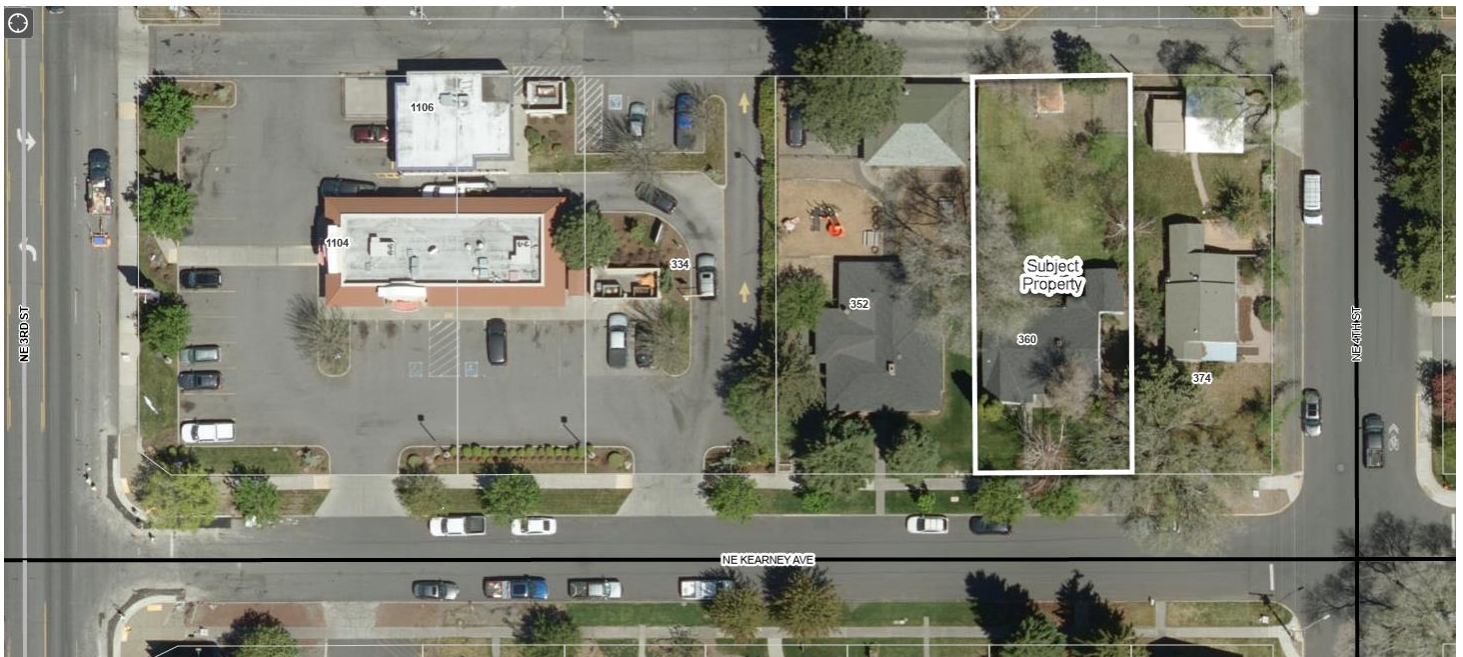
Section 3.5.200 Outdoor Lighting Standards

Section 3.5.600 On-Site Drainage

Chapter 4.7, Transportation Analysis

BDC Procedures

Chapter 4.1, Development Review and Procedures



I, Cathleen Carr, certify that a copy of this notice was mailed to all property owners of record and to the addresses based on the City's current addressing record, for properties within 250 feet of the subject site, as well as the representative for the Orchard Neighborhood District. A copy of the mailing list is attached to this notice under Documents and Images for the **project in the Online Permit Center**.



Cathleen Carr, Planning Technician, Lead



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.