



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

## NOTICE OF NEW APPLICATION

The City of Bend received the following **Land Division** 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 November 18, 2025.** Comments should be directed to the staff reviewer identified below and must include the project number. (Second Notice)

**PROJECT NUMBER:** PLLD20250332

**APPLICANT:** Greg Blackmore

**LOCATION:** 472 NE KEARNEY AVE, BEND, OR 97701;  
171233BC00200; LOT: 9, BLOCK: 31, CENTER ADDITION TO BEND

**REQUEST:** Modification of Application to allow vehicular access from NE 5th Street, rather than from the alley, for a Middle Housing Land Division of a 0.16-acre lot to create four lots in the High Density Residential (RH) district. (Type II Administrative Review with Notice)

**STAFF REVIEWER:** Joseph Prutch, Assistant Planner  
jprutch@bendoregon.gov; (541) 323-8518

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 November 18, 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=PLLD20250332>.

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>. Previous versions of the Bend Development Code can be found on the website by clicking "Track" at the top of the page and then selecting "Historic Versions."

## APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

### Bend Development Code (BDC) Version Effective Date June 6, 2025

#### **BDC Criteria**

Chapter 4.3, Land Divisions and Property Line Adjustments  
Section 4.3.700, Expedited and Middle Housing Land Division.

#### **BDC Standards**

Chapter 2.1 Residential Districts  
Chapter 3.1, Lot, Parcel and Block Design, Access and Circulation  
Chapter 3.2, Landscaping, Tree Preservation, Fences and Walls  
Chapter 3.4, Public Improvement Standards  
Chapter 3.5, Other Design Standards  
Chapter 4.7, Transportation Analysis

#### **BDC Procedures**

Chapter 4.1, Development Review and Procedures  
Chapter 4.3 Land Divisions and Property Line Adjustments  
Section 4.3.700, Expedited and Middle Housing Land Division.



LOCATION MAP

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 100 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.