



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 6,040 square foot building for multiple tenants and a drive-thru lane.

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 Thursday, April 22, 2021.** Comments should be directed to the Staff Reviewer identified below and must include the project number.

**PROJECT NUMBER:** PLSPR20210288  
**APPLICANT:** JKC Bend LLC  
**LOCATION:** 61165 S Hwy 97, Bend, OR 97702; 181217BA00103  
**REQUEST:** Type II Site Plan and Design Review for a 6,040 square foot building for multiple tenants, including restaurant and service commercial uses, with a drive-thru lane on a 0.37 acre property in the Commercial General (CG) Zone.  
**STAFF REVIEWER:** Karen Swenson, AICP, Senior Planner  
541-388-5567; [kswenson@bendoregon.gov](mailto: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 **Thursday, April 22, 2021**.

The application, plans, documents, and other evidence submitted by or on behalf of the applicant can be viewed in the [Online Permit Center Portal](http://www.bendoregon.gov/permitcenter) 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: <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 contact the Staff Reviewer listed above, or call (541) 388-5580 and choose Option 3 for the planner on duty.

### 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.

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

### **Criteria**

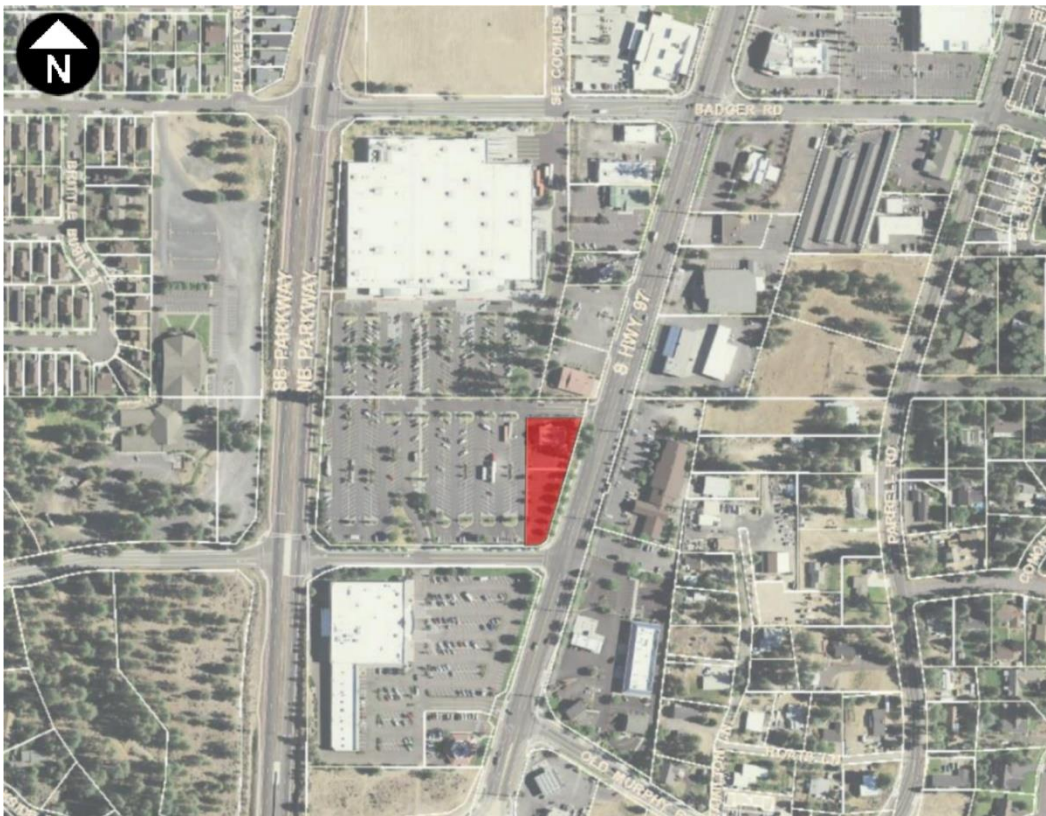
Chapter 4.2, Minimum Development Standards Review, Site Plan Review & Design Review

### **Criteria and Standards**


Chapter 2.2, Commercial Zoning Districts (CG)  
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 3.6, Special Standards for Certain Uses  
Chapter 4.7, Transportation Analysis

### **Procedures**

Chapter 4.1, Land Use Review and Procedures



I, Jennifer Yarbrough, 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 Southwest Bend and Old Farm District 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](#).

Signature:  Jennifer Yarbrough, Planning Technician I