



Bend City Council
May 2, 2007 Council Meeting

Issue Summary

Department: Community Development
Staff Member: Colin Stephens

The City Council is asked to hold a second reading on a amendment of the City of Bend Area Zoning Map. The amendment will change the zoning of approximately 20 acres of land from Urban Area Reserve (UAR) to Industrial Light (IL) The property is located northeast of the planned realignment of the intersection of NE Cooley Road and 18th Street, just to the northeast of Lava Ridge Elementary School and Skyview Middle School.

Staff Review and Recommendation to Council:

The City of Bend Hearings Officer has recommended approval of the proposed zone change from UAR to RS. The City Council opened a public hearing on the request on March 21, 2007 and continued the hearing to April 4, 2007. At the conclusion of the April 4th hearing, the record was closed. Based on the Hearings Officer's recommendation and evidence in the record, the Council is asked to conduct a second reading of the ordinance and approve the zone change.

History:

Hearings Office Public Hearing: February 13, 2007
City Council Hearing Opened: March 21, 2007
City Council Hearing Continuation: April 4, 2007
City Council Second Reading: May 2, 2007

Background: The applicant, The City of Bend, is requesting zone change approval to change approximately 20 acres of Urban Area Reserve (UAR) zoned property to Industrial Light (IL). The proposed request is in compliance with the General Plan diagram. The intended use of the subject property is for the corporate headquarters of Les Schwab Tire Centers.

Discussion of the Issue and Alternatives Explored: The Hearings Officer analyzed the zone change request against the criteria for zoning map approval found in Bend Development Code section 4.6.300. The Hearings Officer determined that the proposal satisfies the criteria because it is consistent with the Statewide Planning Goals, the Bend Urban Area General Plan and that adequate public facilities either are either currently available to the property or will be provided concurrently with development. Several issues related to transportation

impacts and assumed uses for the site were raised in testimony before the Council. Conditions of approval were entered into the record on April 4th to satisfy to these concerns. These conditions are contained in Exhibit C of the ordinance.

Secondary Issues: The 120-day statutory timeline will expire on June 7, 2007.

Committee Review and Recommendation to Council: There was no committee involvement with the proposed zone change.

Budgetary Considerations: If the final city decision is appealed to the Land Use Board of Appeals (LUBA), costs will include the expense of preparing a LUBA record as well as attorney fees and costs.