



COMMUNITY
DEVELOPMENT

MAP

ALIGNMENT

PROJECT

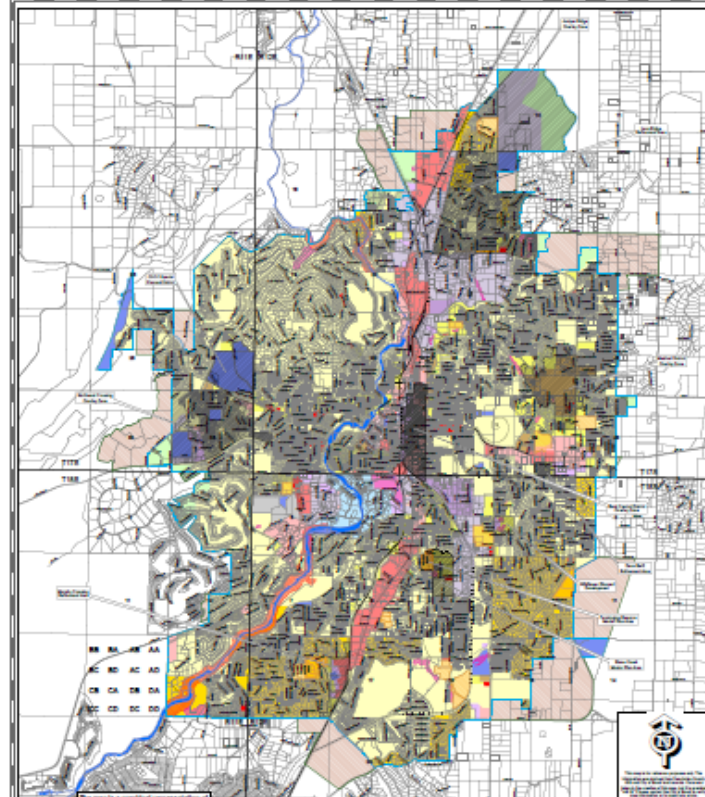
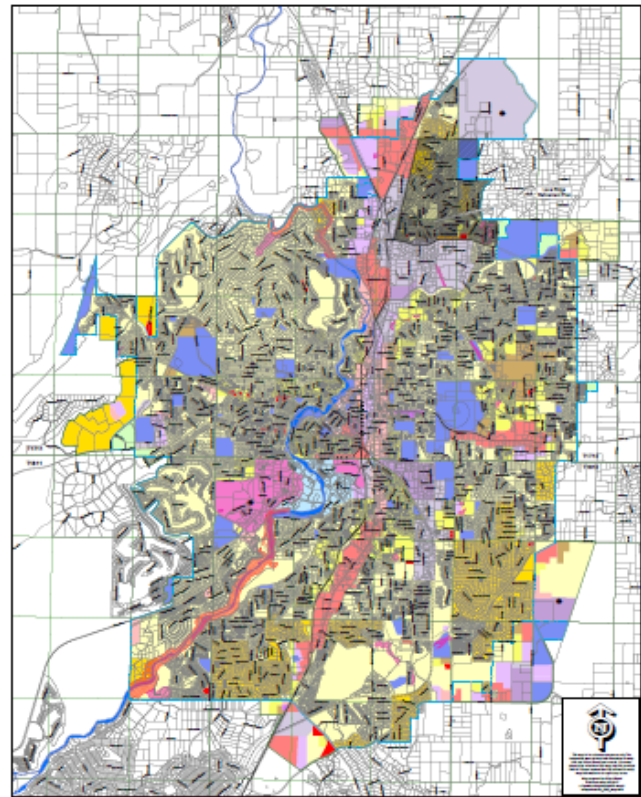
OCTOBER 23RD CENTURY WEST NA MEETING



WHY ARE THERE TWO MAPS?

Comprehensive Plan

Zoning Map



- | | |
|-------------------------------|--|
| CB- Central Business District | PF- Public Facilities |
| CC- Commercial Convenience | PO- Professional Office |
| CG- Commercial General | PO/RM/RS |
| CL- Commercial Limited | RH- Residential Urban High Density |
| IG- Industrial General | RL- Residential Urban Low Density |
| IL- Industrial Light | RM- Residential Urban Medium Density |
| IP- Industrial Park | RS- Residential Urban Standard Density |
| ME- Mixed Employment | SM- Surface Mining |
| MR- Mixed Riverfront | UAR- Urban Area Reserve |
| MN- Mixed Neighborhood | |
| MU- Mixed Urban | |

IMPORTANT THINGS ABOUT THE PROJECT



- Maintaining zoning districts that do not correspond with a Comprehensive Plan is highly discouraged in Oregon.
- **The Comprehensive Plan is the controlling land use document for the City.** *One cannot build to the zone when the plan designation doesn't allow the use.*
- One ultimate outcome of this effort was to provide clarity and honesty to the community about what can be built and where.
- Identified by staff as a top issue that causes the most confusion and misunderstanding with the public.
- Approximately 2,000 acres are affected - Many plan/zone inconsistencies have existed for 20 or more years.

WHAT IS A PLAN/ZONE CONFLICT?



Comprehensive Plan Designation



Current Zoning



Issues

- Property owner and public confusion
- Unrealistic expectations
- Property Equity

WHAT IS THE MAP ALIGNMENT PROJECT?



City initiated re-zone to match the Comprehensive Plan

- One large City-wide action instead of individual property applications.
- Opt-out option for the property owners – 21 properties opted out

Project Results

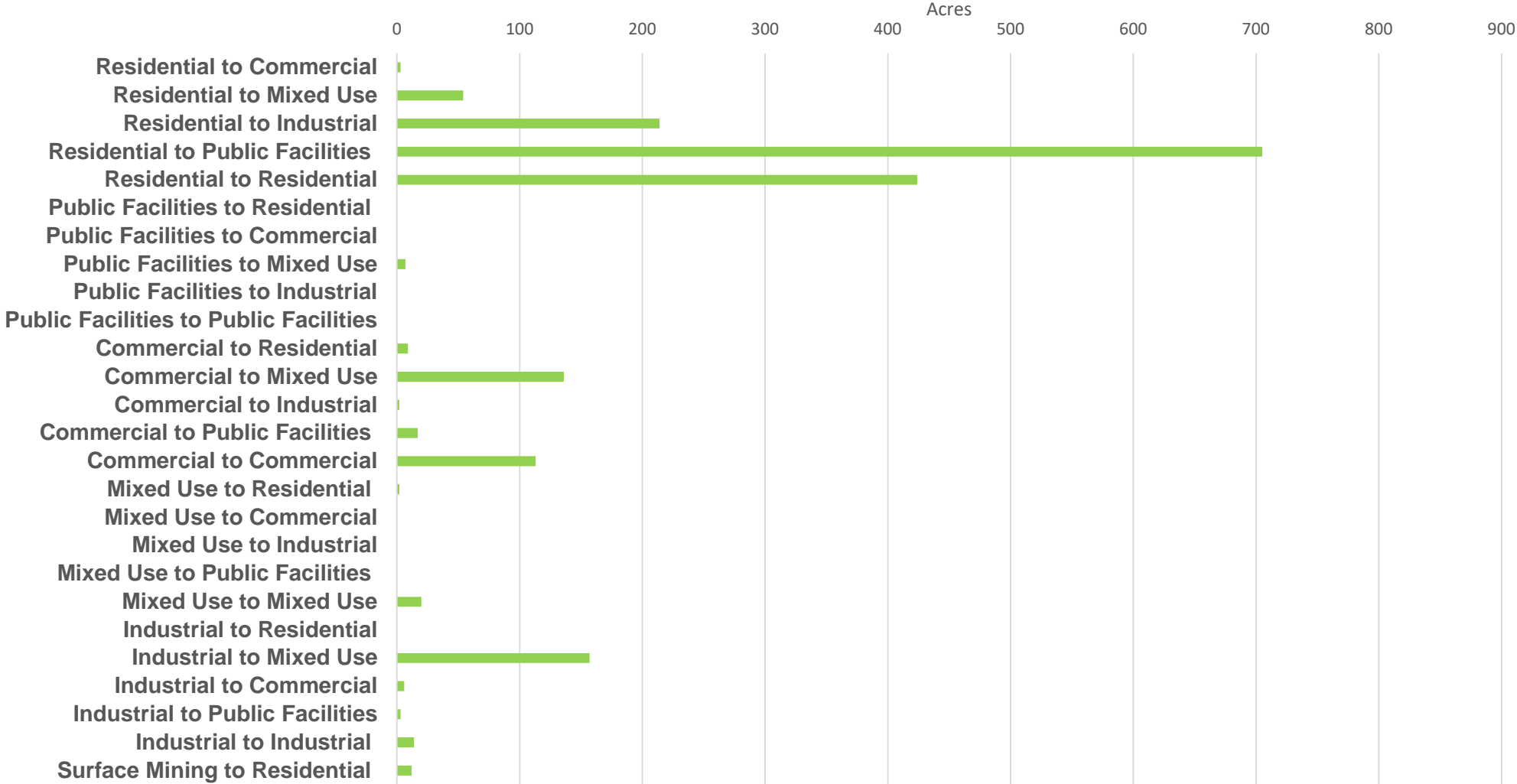
- Ordinance effective November 2nd 2018.
- Create clarity for the community about what can be built where.
- Bend's zoning map will now be in conformance with state rules and guidelines.

SUMMARY OF CHANGES



Summary of Proposed Changes	
Type	Acres
Rezone to match Comp Plan	1,901
CP amendment to match Zoning	33
Rezone and CP Amendment	9
Total	1,943
Proposed Changes	
Proposed Changes	Acres
Rezone to Commercial	9
Rezone to Mixed Use	355
Rezone to Industrial	216
Rezone to Residential	23
Rezone to Public Facilities	726
Rezone within same District, not including R (e.g., CL to CG)	148
Rezone R to R (e.g., RL to RS)	424
Change CP	33
Rezone & CP Amendment	9
Total	1,943

APPROVED CHANGES





- Open House – 4,000 properties
- Owners – 1,700 properties
- Bulletin – 08/05/18

YOU ARE INVITED TO AN

OPEN HOUSE

Thursday, July 12, 2018
5:30 p.m. to 7:30 p.m.

Bend Park & Recreation District Community Room
799 SW Columbia Street • Bend, Oregon

Your property or your neighbor's property will be included in an upcoming Map Alignment Project. At this open house, City staff will provide an overview of the project and be available to answer questions. *Please join us.*

A project website, including an interactive map and frequently asked questions, is available on the City's website at bendoregon.gov/mapalignmentproject.

A scenic photograph of Bend, Oregon, showing a residential area with houses and trees in the foreground, and snow-capped mountains in the distance under a clear sky.

CITY OF BEND

Photography: Jacob Riggle / City of Bend

SCHEDULE



DATE	EVENT	TIME	LOCATION
6/5/18	Neighborhood Associations Leadership Meeting	5-7 p.m.	City Hall, Council Chambers
7/12/2018	Open House	5:30-7:30 p.m.	BPRD
8/13/2018	PC Work Session	5:30 p.m.	Council Chambers
8/27/2018	PC Public Hearing	5:30 p.m.	Council Chambers
9/5/2018	CC Work Session	5 p.m.	Council Chambers
9/19/2018	CC Public Hearing	7 p.m.	Council Chambers
10/3/2018	CC 2 nd READING	7 p.m.	Council Chambers

QUESTIONS?



Comp Plan Designation



Existing Zoning



FORMER RAY'S SITE



1981 COMPREHENSIVE PLAN





Baker V. Milwaukie - Oregon Supreme Court 1975

“We conclude that a comprehensive plan is the controlling land use planning instrument for a city.

Upon passage of a comprehensive plan a city assumes a responsibility to effectuate that plan and conform prior conflicting zoning ordinances to it.”