

Matthew Stuart

To: Liz Dolan
Cc: tmt; Joe Taylor; Abby Taylor
Subject: RE: Code Revision Notes

From: Liz Dolan <ldolan@taylordevelopment.com>
To: Matthew Stuart <mstuart@bendoregon.gov>
Subject: Code Revision Notes

Hi Matt,

Thanks again for your time yesterday going over the proposed code revisions.

Attached is a marked up copy of the revisions, where I added our comments.

Please review, and let me know if you have any questions.

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Article XI. Juniper Ridge Overlay Zone

2.7.2000 Juniper Ridge Overlay Zone.

2.7.2010 Purpose.

This chapter applies to all development within the Juniper Ridge Overlay Zone. The purpose of the Juniper Ridge Overlay Zone is to promote economical, sustainable, and reasonable growth in Juniper Ridge by creating a unique overlay zone consisting of sub-districts that encourage employment based commercial and industrial uses per the 2016 Bend Comprehensive Plan~~The purpose of the Juniper Ridge Overlay Zone is to promote economical, sustainable, and reasonable growth in Juniper Ridge by creating unique overlay zoning sub-districts for residential, commercial, educational and industrial uses.~~ [Ord. NS-2152, 2010; Ord. NS-2134, 2009; Ord. NS-2016, 2006]

2.7.2020 Implementation.

A. The Juniper Ridge Overlay Zone consists of the area within the dashed line shown on Figure 2.7.2020, Juniper Ridge District Map.

What about parking? # of spaces per
100 SF of building - what
variances/caps allowed?

Table 2.7.2030.A Permitted Land Uses

Land Use	Employment Sub-District
<u>Light manufacturing, fabrication, assembly and repair with incidental sales associated with a permitted use</u>	P
<u>Heavy manufacturing, assembly and processing of raw materials and recycling</u>	C
<u>Wholesale distribution, warehousing and storage</u>	P
<u>Industrial service (e.g., cleaning, repair)</u>	P
<u>Research and development facilities</u>	P
<u>Production office (e.g., IT support centers, biotechnology, software/hardware development, broadcast and production studios/facilities.)</u>	P
<u>Wholesale processing uses (e.g., dry cleaning, laundry)</u>	P
<u>Retail Fuel Outlet</u>	P
<u>Fuel Distribution</u>	C
<u>Vehicle, equipment and boat repair, rental, storage, service</u>	P
<u>Outdoor commercial uses (e.g., outdoor storage, building and garden supply)</u>	C
<u>Food and beverage processing and packaging</u>	P
<u>Medical and dental laboratories and veterinary clinics</u>	P
<u>Small-scale personal and professional services</u> <ul style="list-style-type: none"> • Within a freestanding or multi-tenant building, up to 10,000 square feet of gross floor area (e.g., coffee shop/deli, dry cleaners, barber shops and salons, copy centers, banks, financial institutions, and similar uses)* shall be allowed • No limit to size (child care or similar uses)* 	P
<u>Corporate headquarters/regional corporate office</u>	P
<u>Trade, vocational, technical, professional, business schools including university programs serving industrial needs</u>	P
<u>Offices and Clinics</u>	P
<u>Professional consulting services</u>	P
<u>Industrial and professional equipment and supply sales</u>	P
<u>Convention Center/Meeting Rooms</u>	P
<u>Professional office accessory to a primary use, in the same building, up to 30% of the floor area of the primary use</u>	P
<u>Hospitals</u>	P
<u>*Utilities (above ground)</u>	P
<u>Public park and recreation facility (not including private open space)</u>	P
<u>Recreation facility (privately owned)</u>	P
<u>Wireless and broadcast communication facilities</u>	See BDC Chapter 3.7
<u>Publicly owned buildings such as City Hall, County courthouse, administrative buildings, library, museum, fire station, public safety training facilities, and similar structures, but excluding correctional facilities</u>	P
<u>Government facilities where the public is generally not received (e.g., public safety, utilities, school district bus facilities, public works yards, transit and transportation, and similar facilities)</u>	P
<u>Residential Caretaker unit: 1 unit shall be permitted for each development</u>	C

P = Permitted

Retail?

Pharmaceutical labs/R&D

Verify what SF cap means

Churches? Places of Worship?

Tutoring/Sylvan Learning Center or eq.?

Per what?

