

EXHIBIT K
Chapter 2.7
SPECIAL PLANNED
DISTRICTS

Article XX. Shevlin West Master Planned Development

2.7.3800 Shevlin West Master Planned Development

2.7.3810 Purpose.

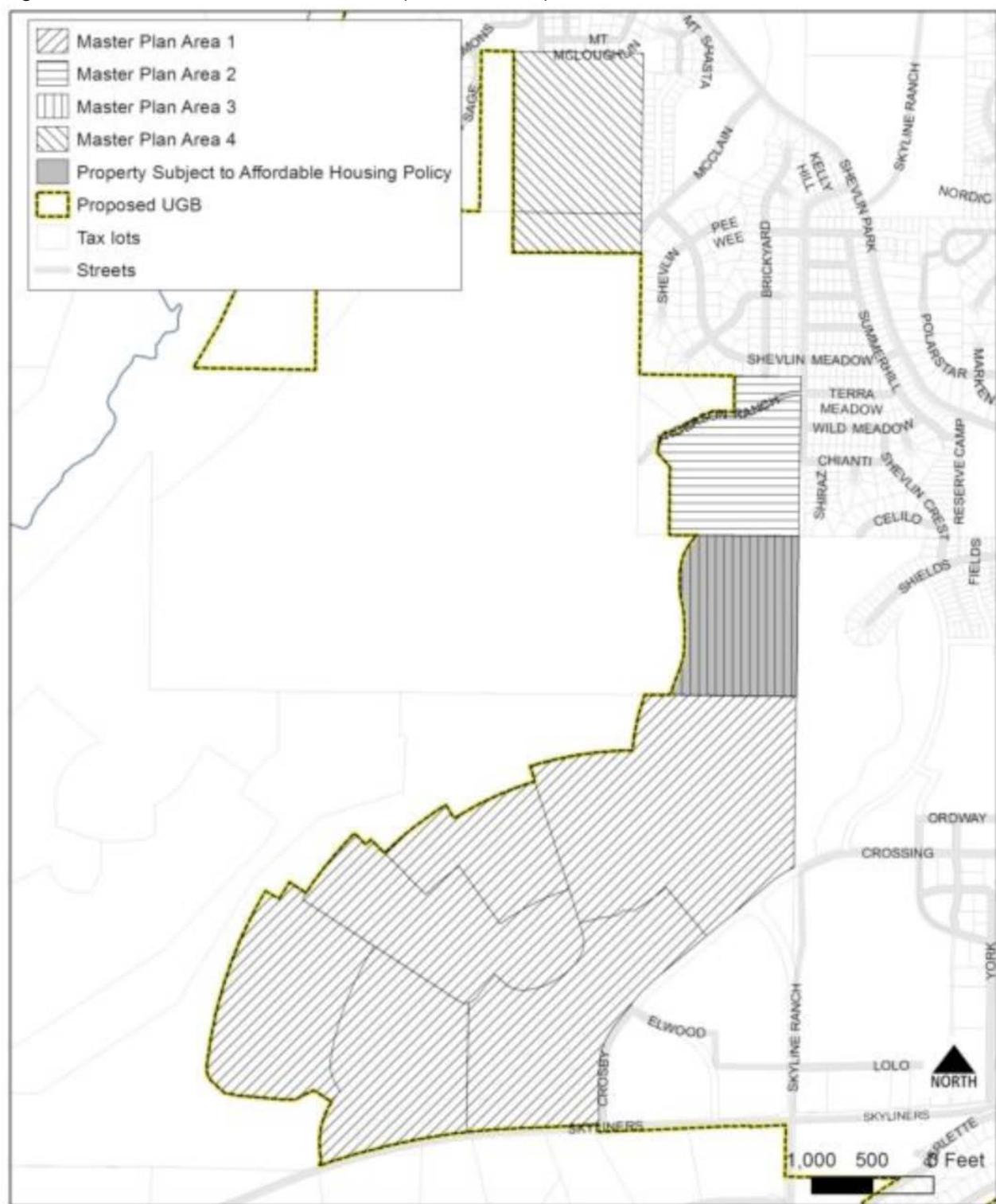
A. Purpose. The purpose of the Shevlin West Master Planned Development is to implement the Bend Comprehensive Plan policies for the West UGB Expansion Area (Master Plan Area 4 under Chapter 11 of the Bend Comprehensive Plan), and to create overlay development standards for the area. The development standards will implement the following relevant policies of the Bend Comprehensive Plan:

- Establish appropriate development regulations to implement the transect concept; develop measures to make the development and structures fire resistant, and implement RL plan designation densities for the master plan area within this area, while also providing open space and required infrastructure.
- Provide up to 116 housing units, in accordance with policy 11-104 for Master Plan Area 4.

2.7.3820 Applicability.

The Shevlin West Master Planned Development standards apply to the property identified in Figure 2.7.3820.A, generally identified as the West Area Master Plan Area 4 in Chapter 11 of the Bend Comprehensive Plan. The special development standards of the Master Plan supersede the standards of the underlying zone. Where no special development standards are provided, the applicable standards of the underlying zone apply. The final determination of the zone or district boundary will be established at the time of subdivision platting and right-of-way dedication.

Figure 2.7.3820.A Master Plan Area 4 (Shevlin West)



2.7.3830 Permitted and Conditional.

- A. Permitted and Conditional Uses. The land uses listed in the underlying zoning district as permitted or conditional uses are permitted or conditionally permitted in Shevlin West Master Planned Development.

2.7.3890 Special Development Standards

- A. Permitted Minimum Lot Size. The minimum lot size is 8,000 square feet.
- B. Minimum Lot Width. The minimum lot width is 70 feet.
- C. Lot Coverage. The maximum lot coverage is 42 percent.
- D. Block Lengths. Block length and perimeters are generally depicted on Figure 2.7.3890.B. The block length and perimeter standards of [BDC 3.1.200](#) are not applicable in the Shevlin West Master Planned Development.

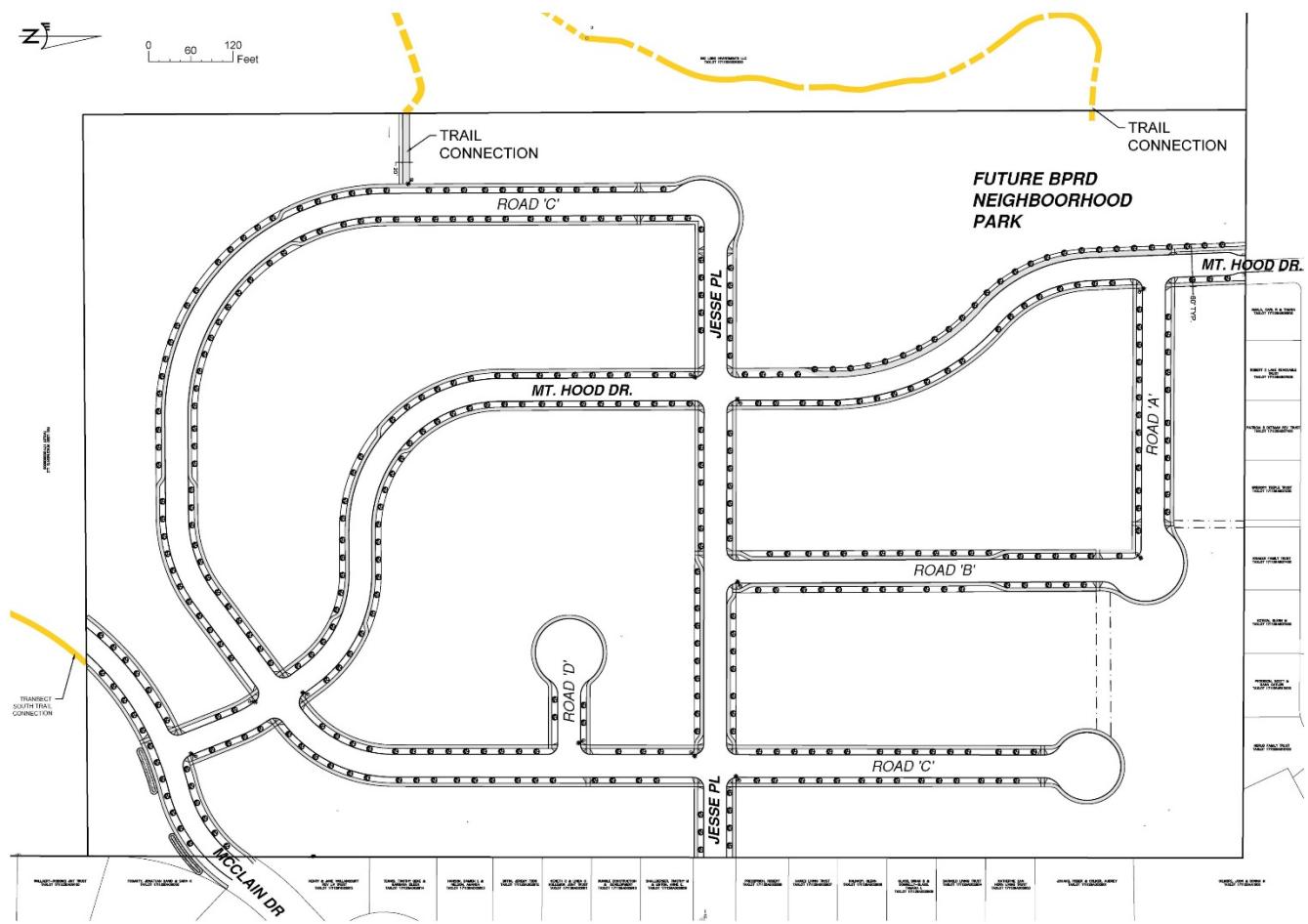


Figure 2.7.3890.B. Shevlin West Block Lengths