



MEMORANDUM

To: Planning Commission

From: Karen Swenson, Senior Planner

Meeting Date: 2/9/2026

File Number: PLSPD20250648 and PLTEXT20250649

Subject: Hayden Homes submitted an application for a Type III Quasi-judicial amendment to Bend Development Code (BDC) Chapter 2.7, Special Planned Districts, to create the Stevens Tract Master Planned Development; a 260-acre Major Community Master Plan, with a mix of residential, commercial, and mixed employment uses. The Master Plan provides capacity for approximately 2,500 homes, over 39 acres of platted open space including a 23-acre community park, and over 12 acres of commercial and employment land. Nearly 24 net acres of medium- and high-density residential land is planned to be dedicated to the City of Bend for future deed-restricted affordable housing. The applicant also submitted a concurrent application for a Type III Quasi-judicial amendment to the Stevens Road Tract policies in the Bend Comprehensive Plan.

Location: The site is comprised of a single tax lot (1812110000100), bounded by the TC Energy pipeline and the Stevens Ranch Master Plan to the west, the future extension of Ferguson Road (an arterial) to the south, the future extension of Ward Road (an arterial) to the east and Stevens Road (an arterial) to the north. To the north, east and south, the Stevens Tract Master Plan area abuts land within the County jurisdiction outside of the urban growth boundary.

Proposal/Issue: The master plan has been reviewed for compliance with the criteria for a Community Master Plan as set forth in BDC 4.5.200 and the Comprehensive Plan text amendments have been reviewed for compliance with the criteria in BDC 4.6.300. The master plan area will be required to be annexed to the City prior to submittal of any subsequent development applications. The act of annexation will rezone the property to match the Comprehensive Plan designations.

Nomenclature: After submittal of all application materials and the staff report was completed, the applicant changed the name of the master plan from Stevens Road Tract (which referred to the name of the UGB expansion area) to Legacy Village. The staff report refers to the master plan as the Stevens Road Tract master plan consistent with the submitted application materials. However, the proposed Development Code does reflect the new master plan name, Legacy Village Master Planned Development.

Background: In 2021, the Oregon Legislature passed House Bill (HB) 3318, now Oregon Laws 2021 Chapter 552, that applied specifically to the Stevens Road Tract, a tract of land owned and



managed by the Oregon Department of State Lands. This bill outlined a process to include only this land within the Bend urban growth boundary, including development of a Concept Plan (approved by the City Council in June 2022; Resolution 3296, Exhibit A – Figure 19) and Comprehensive Plan text and policy amendments, consistent with the Concept Plan, that guide master planning of the Stevens Road Tract in a manner similar to that used for the other expansion areas (adopted by the City Council on February 21, 2024 (Ordinance No. NS-2492).

HB 3318 required a minimum density of 9 residential units per gross acre for lands designated for market rate residential development. It also required a minimum of 20 net acres of residential land to be transferred to the City for deed-restricted affordable housing. These requirements are included in the Stevens Tract Comprehensive Plan policies (Policies 11-155 and 11-158).

Discussion: The key components of the Stevens Road Tract Master Plan include:

- **Variety of Needed Housing, Including Affordable Housing:** Stevens Road Tract provides capacity for approximately 2,500 homes, including 267 townhomes (11 percent) and 1,460 multi-unit homes and plexes (i.e., duplexes, triplexes and quadplexes) (58 percent). Nearly 24 net acres of Medium and High-Density Residential land (RM and RH, respectively) is required to be dedicated to the City of Bend for future deed-restricted affordable housing, exceeding the minimum requirements in the Comprehensive Plan policies by nearly 20 percent.
- **Open Space and Paths:** Stevens Road Tract preserves 39.5 acres of land (15.1 percent) as permanent open space, including a 23-acre community park—centrally located and accessible to all future residents—planned to be owned and maintained by the Bend Park and Recreation District. A continuous path system loops around the perimeter and down the east-west and north-south spines through the community, connecting homes, larger open spaces, and commercial lands.
- **Commercial and Employment Land:** 12.3 acres of commercial and employment land is located along the path network and at key intersections throughout the community, providing the opportunity for employment and commercial services scaled to serve the needs of the neighborhood within an easy walk or biking distance for future residents as well as existing surrounding neighborhoods. The 5.3-acre commercial area located along SE Wilderness Way at the western gateway into the community will be configured as a main street.
- **Central Electric Cooperative (CEC) Substation:** At the intersection of SE Ward Road and SE Wilderness Way, a 3.9 gross-acre site is approved for a CEC substation (City file numbers PLSPR20240703, PLCUP20240701) which will increase electrical capacity on the east side of Bend and provide power for the Master Plan.
- **Transportation System Improvements:** The planned transportation improvements, combined with the internal circulation system and street cross-sections, will support the mix of uses within the master plan while also improving connectivity and functionality of critical transportation facilities on the southeast side of Bend. At required intervals



during buildout of the master plan, the following transportation improvements will be provided:

- **Roundabout at Ward Road/Stevens Road:** A single-lane roundabout at the northeast corner of the master plan will provide safe pedestrian crossings, reduce the high rural travel speeds, support local access needs, and provide a new travel corridor parallel to SE 27th Street.
- **Highway 20 at Ward Road/Hamby Road Monetary Contribution:** Payment toward future improvements to this intersection.
- **SE Ward Road/Bear Creek Road Intersection Improvements:** An interim all-way stop control is planned by Deschutes County and a pro-rata payment will be contributed for a future single-lane roundabout.
- **SE 27th Street/SE Wilderness Way Intersection Improvements:** The addition of an auxiliary southbound left-turn (or through) lane to the existing roundabout will improve traffic flow.
- **SE 27th Street/SE Ferguson Road Intersection Improvements:** Construction of a southbound left-turn lane, eastbound right-turn lane, and northbound right-turn lane improve traffic flow until the future roundabout is constructed.
- **Boundary Street Improvements:** The extension of SE Ferguson Road and SE Ward Road, and the realignment of SE Stevens Road will connect the network of higher order streets in southeast Bend. Ten-foot-wide multi-use paths looping the perimeter of the community will connect homes, open spaces, and commercial lands.

Development Code Deviations. A major master plan allows the applicant to request certain BDC deviations from Title 2 and 3 that will equally or better meet the purpose of the regulation proposed to be modified (see pgs. 13-19 of the staff report). In the residential zones, the proposed Stevens Road Tract (Legacy Village) code contains deviations from the underlying BDC standards to create a cohesive site and architectural arrangement that simultaneously provides a wide range of housing types and styles. The primary impact from the planned deviations is that a portion of the lots for detached single-unit homes, duplexes, triplexes, and quadplexes may be smaller and/or narrower than the standard RS and RM zone would allow, similar to other approved master plans.

The planned deviation to the typical setback standards reduce the secondary front setback in the RS and RM zones in Stevens Road Tract to 8 feet instead of 10 feet, similar to the Stevens Ranch Master Plan as well as the Petrosa, Easton and Caraway Master Plans.

The proposed deviations from BDC standards reduce the minimum lot area in the RS zone for detached single-unit housing from 4,000 to 2,500 square feet, which is less than the minimum lot size approved in the RS zone in other master plans. Additionally, the minimum lot width in the RS zone for a detached single-unit home would be reduced from 40 feet to 30 feet, similar to the Parkside Place Master Plan.



The maximum lot coverage in the RS and RM zones for all single-unit detached housing types, as well as duplexes, triplexes and quadplexes, is planned to be increased to 60 percent to provide for increased utilization of a variety of housing types in these zones. Additionally, the maximum lot coverage in the RS and RM zones for townhomes and multi-unit housing is planned to be eliminated. The planned deviations to the typical lot coverage standards have previously been approved for the adjacent Stevens Ranch Master Plan.

In order for the commercial designated area to be configured as a "main street" consistent with required policies, a maximum 15-foot setback is proposed and auto-oriented uses and auto-dependent uses will be prohibited.

Finally, clear and objective standards for a greater maximum block length and maximum block perimeter are proposed, with specific lengths for the requirement of mid-block access corridors.

Infrastructure. Required infrastructure (water, sewer and transportation) will be provided concurrent with each phase of development. The proposed Utility Plan (Exhibit C, Sheet P09 of the application) indicates how water and sewer services will be provided to each area of the master plan. The City-issued Utility Availability Memo (PRSWA202500480) indicates sewer capacity will be available for the Stevens Road Tract Master Plan and outlines mitigation for sewer improvements. The property is within the Avion Water District. Finally, the Transportation Analysis Memo (PRTFR202504639) prepared by the City outlined the transportation mitigation necessary for the Stevens Road Tract Master Plan, which will be codified in BDC Chapter 2.7 (see Attachment A).

Public Outreach: The applicant hosted a public meeting in accordance with BDC 4.1.215, on September 29, 2025 via Zoom. Documentation of public notices and verification of compliance forms were submitted with this application. According to the meeting sign-in sheets, approximately 17 people attended the public meeting, including the Old Farm Neighborhood District Land Use Chair.

On January 16, 2026, Proposed Development signs were posted by the applicant along the property frontage at Stevens Road, visible from adjacent right of way, and along the unimproved Ferguson Road right-of-way in the southwest corner of the site. These notices were posted for more than 10 days prior to the February 9, 2026 hearing date.

On January 16, 2026, the City of Bend Planning Division mailed notice of the Planning Commission public hearing for these applications to surrounding owners of record of property as shown on the most recent property tax assessment roll and to the addresses of property (based on the City's current addressing record) within 500 feet of the site, and to the designated representative of the Old Farm Neighborhood District. The notice was also emailed to the designated representative of the Larkspur Neighborhood District on January 29, 2026. The notice for the public hearing was mailed more than 10 days prior to the first evidentiary hearing, in accordance with BDC 4.1.423. One public comment was submitted to City staff at the time of the staff recommendation was written. There will be at least two evidentiary hearings for this application; one before the Planning Commission on February 9, 2026, and



another before the City Council once the Planning Commission issues a recommendation to the Council.

Record: The documents in CityView for PLSPD20250647 and PLTEXT20250648 are part of the record and also placed before the Planning Commission for consideration during the proceedings on this application. The documents are available for review in the Online Permit Center Portal at <https://cityview.ci.bend.or.us/Portal/Planning/Locator> by entering the project numbers PLSPD20250647 or PLTEXT20250648 in the search bar to find the project.

Copies of the application materials and applicable criteria can also be obtained by contacting the staff contact listed above.

Attachment:

Staff Recommendation for PLSPD20250647 and PLTEXT20250648



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Puede obtener esta información en formatos alternativos como Braille, formato electrónico, etc. También disponemos de servicios gratuitos de asistencia lingüística. Póngase en contacto en correo electrónico accessibility@bendoregon.gov o número de teléfono 541-693-2198. Los usuarios del servicio de retransmisión deben marcar el 7-1-1. Por favor, envíe sus solicitudes con 48-72 horas de antelación al evento; todas las solicitudes están sujetas a los tiempos de procesamiento del proveedor.