



ORDINANCE NO. NS-2545

An ordinance of the City Council amending the Bend Comprehensive Plan Map to modify the boundaries of land use designations within a portion of the Southeast Area Plan

Findings

- A. On April 11, 2024, Cendrowski 2 Family LP, the owner of real property known as Tax Lot 1812150001700, submitted through an agent a Type III Quasi-judicial application for a Comprehensive Plan Map Amendment within the subject property. The application (PLCPMA20250192) was deemed complete on November 4, 2025.
- B. On December 9, 2025, Hearings Officer James Dole held a public hearing and issued a recommendation that the City Council adopt an Ordinance to modify the Comprehensive Plan Map consistent with the applicant's request.
- C. Public notice for the City Council hearing was provided in accordance with the requirements of Bend Development Code 4.1.423 - 4.1.425. On January 27, 2026, notice was mailed by the Planning Division to surrounding owners of record 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 representatives of the Southeast Bend and Old Farm Neighborhood Districts.
- D. The Bend City Council held a public hearing on February 18, 2026, to consider the Hearings Officer's recommendation.
- E. The Comprehensive Plan Map Amendment approved by this Ordinance meets all applicable Development Code criteria, policies of the Bend Comprehensive Plan, and Oregon Statewide Planning Goals.

Ordinance

Based on these findings, The City of Bend Ordains as Follows:

- Section 1.** The Bend Comprehensive Plan Map is amended as shown in Exhibit A.
- Section 2.** In addition to the findings set forth above, the City Council adopts and incorporates the findings in Exhibit B.
- Section 3.** If any provision, section, phrase, or word of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions that can be given effect without the invalid provision or application.



Section 4. All other provisions of the Bend Comprehensive Plan remain unchanged by this ordinance and remain in effect.

First Reading

02/18/2026

Second Reading

03/04/2026

Adoption by Roll Call Vote

Yes: Kebler, Franzosa, Méndez, Perkins, Platt, Riley

No:

Melanie Kebler, Mayor

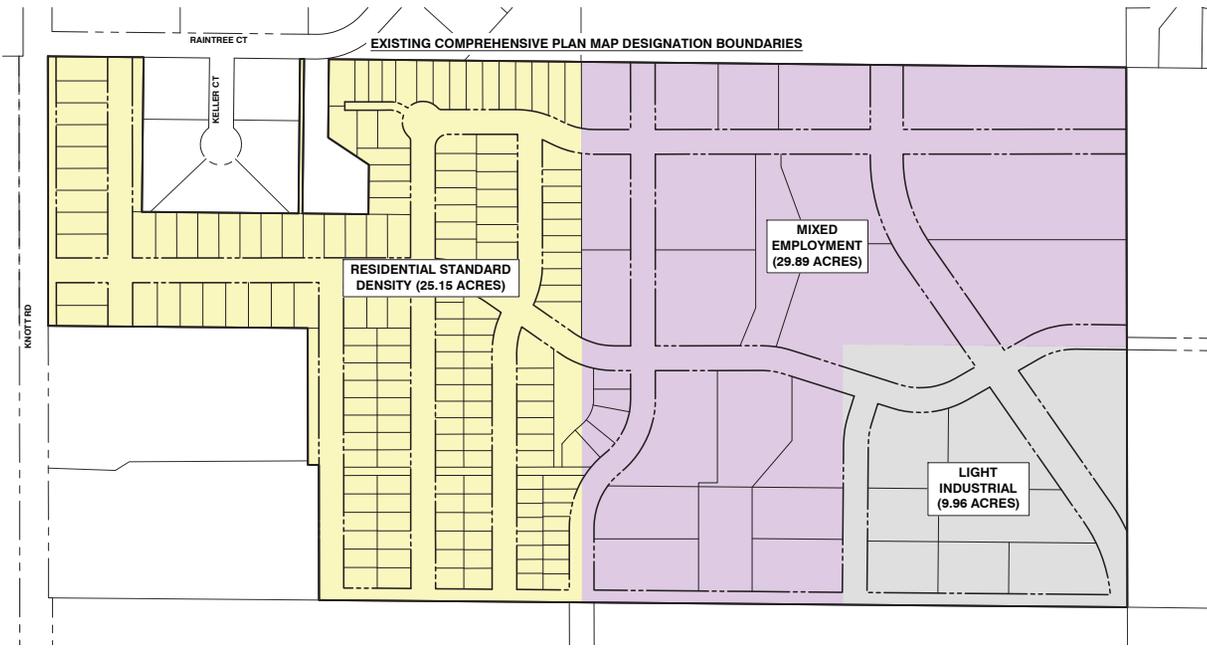
Attest:

Ashley Bontje, City Recorder

Approved as to form:

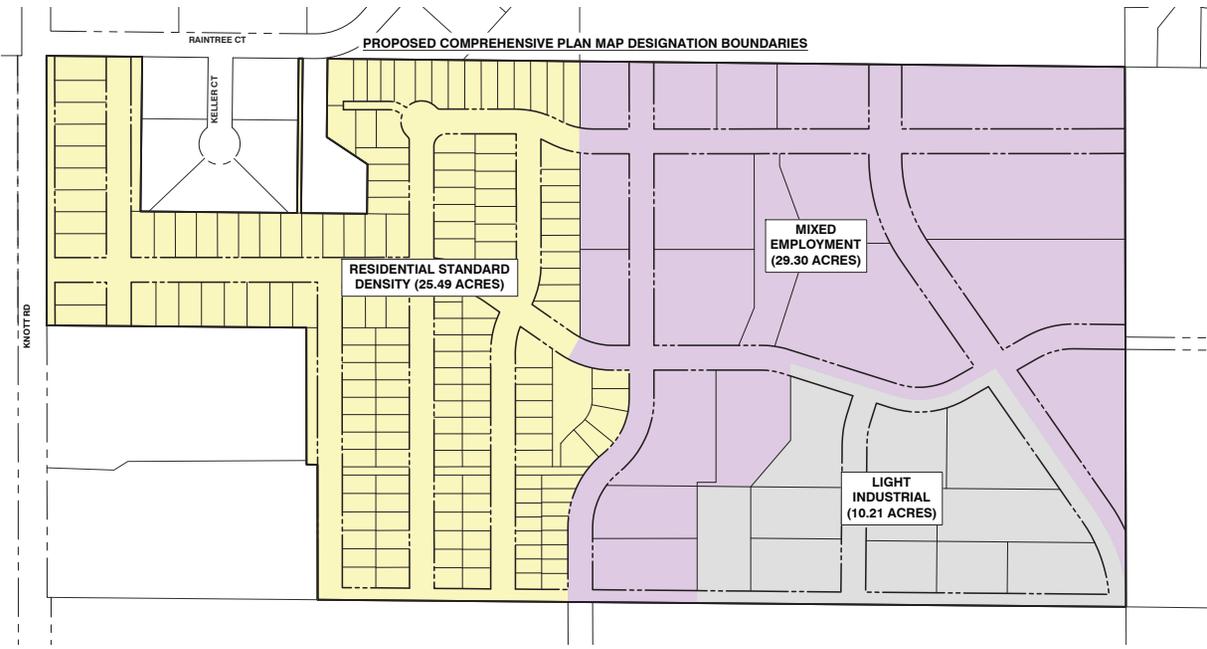
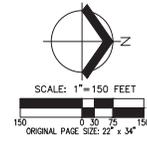
Ian Leitheiser, City Attorney

EXHIBIT A



EXISTING COMPREHENSIVE PLAN MAP DESIGNATIONS	
RESIDENTIAL STANDARD DENSITY (RS)	25.15 ACRES
MIXED EMPLOYMENT (ME)	29.89 ACRES
LIGHT INDUSTRIAL (IL)	9.96 ACRES
TOTAL	65 ACRES

PROPOSED COMPREHENSIVE PLAN MAP DESIGNATIONS	
RESIDENTIAL STANDARD DENSITY (RS)	25.49 ACRES
MIXED EMPLOYMENT (ME)	29.30 ACRES
LIGHT INDUSTRIAL (IL)	10.21 ACRES
TOTAL	65 ACRES



AKS DRAWING FILE: 12540 COMP PLAN MAP-2506 LAYOUT 1

EXHIBIT B

**CITY OF BEND
HEARINGS OFFICER RECOMMENDATION**



COMMUNITY
DEVELOPMENT

PROJECT NUMBER: PLCPMA20250192

APPLICANT: Momentasize Construction, Inc.
61239 Tetherow Dr
Bend, OR 97702

APPLICANT'S REPRESENTATIVE: AKS Engineering & Forestry
2777 NW Lolo Dr
Bend, OR 97703

OWNER: Cendrowski 2 Family LP
931 W 23rd St Unit G
Houston, TX 77008

LOCATION: 60850 Raintree Drive; Tax Lot 1812150001700

REQUEST: Comprehensive Plan Map Amendment to modify the boundaries of the Mixed Employment (ME), Light Industrial (IL) and Standard Density Residential (RS) land use designations with less than 0.6-acre net change in the land areas (Type III Quasi-judicial review with Hearings Officer recommendation to City Council).

HEARINGS OFFICER: James R. Dole

APPLICABLE STANDARDS, PROCEDURES AND CRITERIA:

City of Bend Development Code (BDC) *effective date March 5, 2025*

- Chapter 2.1, Residential Districts (RS)
- Chapter 2.3, Mixed-Use Zoning Districts (ME)
- Chapter 2.4, Industrial Districts (IL)
- Chapter 2.7, Special Planned Districts, Refinement Plans, Area Plans and Master Plans (Southeast Area Plan)
- Chapter 4.1, Development Review and Procedures
- Chapter 4.6, Land Use District Map and Text Amendments
- Chapter 4.7, Transportation Analysis

Bend Area Comprehensive Plan

Chapter 11, Growth Management

Oregon Administrative Rules

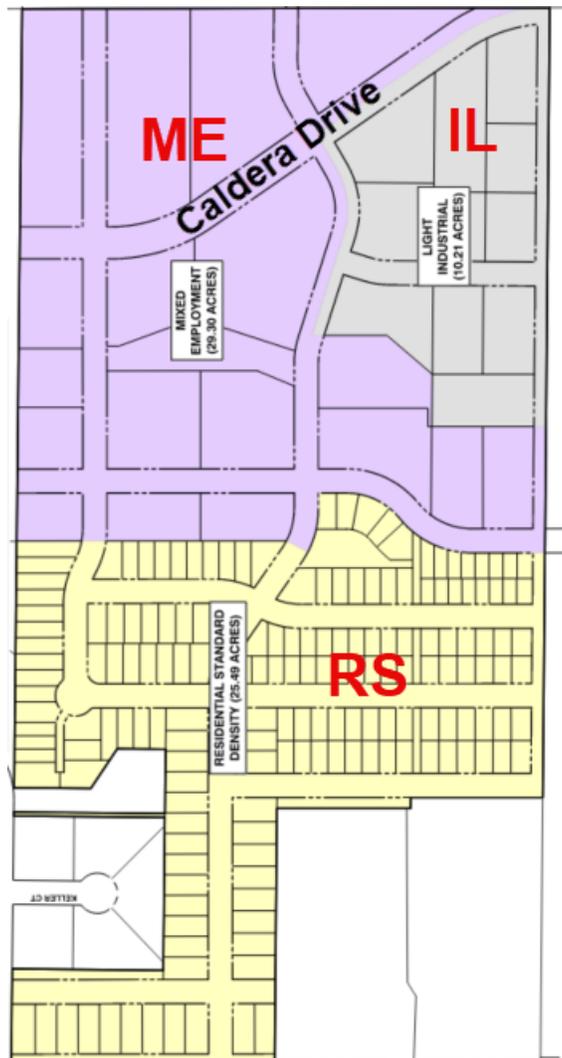
- Chapter 660-012-060, Plan and Land Use Regulation Amendments
- Chapter 660-015, Division 15, Statewide Planning Goals and Guidelines

FINDINGS OF FACT:

- 1. **LOCATION:** The 60-acre subject property is assigned the address 60850 Raintree Drive and is further identified as Tax Lot 1812150001700. The specific area subject to this Comprehensive Plan Map Amendment is located in the northeast quadrant of the subject property.
- 2. **ZONING AND PLAN DESIGNATION:** The subject property is designated Residential Standard Density (RS), Mixed Employment (ME) and Light Industrial (IL) on the City of Bend Comprehensive Plan. The property is currently zoned Urbanizable Area (UA); upon annexation the zoning will reflect the underlying Comprehensive Plan land use designations.



Existing Comprehensive Plan land use designations
(subject property outlined in red)



Proposed Comprehensive Plan land use designations
(colored area includes the entire annexation area)

- 3. SITE DESCRIPTION & SURROUNDING USES:** The subject property is within the Southeast (Elbow) Urban Growth Boundary Expansion Area and the Southeast Area Plan. The property is almost 60 acres in size and irregular in shape. The topography varies slightly throughout the site, with rock outcroppings clustered at the center and northern areas. Existing vegetation on the property is typical of the south side of Bend and includes coniferous trees of varying heights and maturities. No irrigation facilities or water rights exist on the property.

To the north and west, there is a patchwork of land inside and outside of city limits. Inside city limits are residentially zoned land (zoned RS and Low Density Residential (RL)), including existing established subdivisions containing homes and large undeveloped tracts approved for the Magnolia Meadows and Easton subdivisions. Lands outside of city limits are zoned Urbanizable Area (UA) and contain rural residential uses. To the east, lands zoned UA contain a variety of uses including a veterinary clinic, a pet kennel, an indoor recreational archery facility, homes, and vacant undeveloped land. Land to the south, across Knott Road, is outside of the City's Urban Growth Boundary (UGB) within

Deschutes County. These lands are zoned Exclusive Farm Use (EFUTRB) and Surface Mining Impact Area (SMIA) and remain generally undeveloped with some rural residential and agricultural uses.

4. **PROPOSAL:** Type III Comprehensive Plan Map amendment to modify the boundaries of the Mixed Employment (ME), Light Industrial (IL) and Standard Density Residential (RS) land use designations with less than 0.6-acre net change among the designations. The acreage of the ME designation is proposed to be reduced by 0.59 acres, the RS designation increased by 0.34 acres and the IL designation increased by 0.25 acres. The purpose of the amendment is to reconfigure the map designations to align with planned/required roadway extensions and provides a compatible transition of uses within the Southeast Area Plan.
5. **PUBLIC NOTICE AND COMMENTS:** The applicant held a virtual public meeting at 5:00 p.m. on January 23, 2025, in accordance with the requirements of BDC 4.1.215. There were no attendees.

A notice of the proposed Comprehensive Plan Map amendment was sent to the Department of Land Conservation and Development (DLCD) on November 4, 2025. Notice for the December 9, 2025, public hearing before the Hearings Officer was mailed on November 13, 2025 to surrounding owners of record 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 Old Farm Neighborhood District. A "Proposed Development" sign was also posted on the site at the only publicly accessible right-of-way, Knott Road, on November 14, 2025. As of the date of this report, no public comments have been received by the Planning Division. Notices were sent to participating City Departments and other affected agencies for comment. The agency comments and recommendations that the Planning Division received in response are contained in the project file.

The Hearings Officer convened the public hearing at 1:00 p.m. on December 9, 2025. Staff presented the application and its recommendation. The applicant appeared through its authorized representatives. No one appeared in opposition to the request, either in person or in writing. The Hearings Officer closed the record at the conclusion of the public hearing.

6. **APPLICATION SUBMITTAL:** The application was submitted on April 11, 2025, and deemed complete on November 4, 2025, when the applicant submitted a revised map and narrative. Because it requires a Post Acknowledgement Plan Amendment (PAPA), the application is not subject to the 120-day statutory time limitation for review.

The documents in CityView for PLCPMA20250192 are part of the record. The documents are available for review and can be viewed in the Online Permit Center Portal at cityview.ci.bend.or.us/Portal/Planning/Locator (copy & paste link) by entering the project number PLCPMA in the search bar to find the project.

7. **SUBSEQUENT APPLICATIONS:** The applicant has submitted a concurrent annexation application (PLANX20250189); the City Council is the hearing body and decision maker on annexation applications. The annexation will include the subject property (approximately 60

acres), the abutting 5.08-acre property to the southwest (Tax Lot 181215DC00100), and the abutting right-of-way of Knott Road.

The applicant has also submitted a phased land division application (PLLD20250191) for the area to be annexed as required under BDC 4.9. The land division application will be reviewed administratively upon annexation. The applicant has named the planned development 'Copperwood Crossing.'

FINDINGS OF CONFORMANCE WITH APPLICABLE CRITERIA AND PROCEDURES

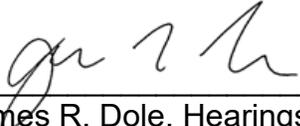
The Hearings Officer thoroughly reviewed the November 25, 2025 Staff Recommendation, the Copperwood Crossing Final Narrative entered in the record on November 20, 2025 and the remainder of the record, including the traffic impact reports. As Staff Notes, the application materials thoroughly address the applicable criteria and show that each is satisfied by this reasonable and appropriate request.

The Hearings Officer therefore adopts and incorporates herein the Findings set forth in the Staff Recommendation.

CONCLUSION: Based on the findings in this report, the proposed Comprehensive Plan Map amendment meets all applicable criteria.

RECOMMENDATION: The Hearings Officer recommends that City Council adopt the Hearings Officer's findings and approve the Comprehensive Plan Map amendments as requested.

Dated: December 15, 2025.



James R. Dole, Hearings Officer