



NOTICE OF PENDING ADMINSTRATIVE LAND USE DECISION

The City of La Pine Community Development Department has received the proposed land use application:

DATE MAILED: November 19, 2024

FILE NUMBER: 08SPR-24

LOCATION: The subject property is located at 51425 Hwy 97, La Pine, Oregon 97739. The Tax Lot number is 4100 on Deschutes County Assessor's Map 22-10-15AD.

REQUEST: The request for approval of a new coffee shop with a drive thru and related site improvements.

ZONING: Traditional Commercial Zone (C) and Downtown Overlay Zone.

STAFF CONTACT: Rachel Vickers, Associate Planner
Email: rvickers@lapineoregon.gov
Phone: (541) 280-5680

I. APPLICABLE STANDARDS, PROCEDURES, AND CRITERIA:

PART III – CITY OF LA PINE DEVELOPMENT CODE

ARTICLE 3 - ZONING DISTRICTS

CHAPTER 15.22. - COMMERCIAL AND MIXED-USE ZONES

ARTICLE 4 - OVERLAY ZONES

CHAPTER 15.40. - DOWNTOWN OVERLAY ZONE

ARTICLE 5 - DEVELOPMENT STANDARDS

CHAPTER 15.82. - LANDSCAPING, BUFFERING AND FENCES

CHAPTER 15.86. - PARKING AND LOADING

CHAPTER 15.88. - ACCESS AND CIRCULATION

CHAPTER 15.90. - PUBLIC FACILITIES

CHAPTER 15.92. - ADDITIONAL STANDARDS FOR LAND DIVISIONS

CHAPTER 15.94. - IMPROVEMENT PROCEDURES AND GUARUNTEES

ARTICLE 6 - SPECIAL USE STANDARDS

CHAPTER 15.102. - SPECIAL USES - GENERAL PROVISIONS

CHAPTER 15.104. - SPECIAL USE STANDARDS - RESIDENTIAL USES AND ACCESSORY USES

CHAPTER 15.108. - SPECIAL USE STANDARDS - NON-RESIDENTIAL USES

ARTICLE 7 - PROCEDURES

CHAPTER 15.204. - APPLICATION PROCEDURES

ARTICLE 8 - APPLICATIONS AND REVIEWS

CHAPTER 15.312. - SITE PLAN REVIEW

II. RECORD:

A copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at City Hall at 16345 Sixth Street, La Pine. Copies of these documents can also be provided at a reasonable cost from the City of La Pine. For more information or to request copies of these documents, contact rvickers@lapineoregon.gov.

III. DOCUMENT SUBMISSION:

Any comments must be made in writing and directed toward the criteria that apply to this request. Please refer to the project number in your written comments. Comments may be submitted by:

- Hand delivery to City Hall, 16345 6th St, La Pine, OR 97739 or,
- Mail to City Hall, PO Box 2460, La Pine, OR 97739 or,
- Email to rvickers@lapineoregon.gov.

IV. LIMITATIONS:

- Only comments on relevant approval criteria are considered relevant evidence and failure to address approval criteria with enough detail may hinder any appeal on that issue to the Land Use Board of Appeals or Circuit Court.
- **All comments must be received within 14 days of the date mailed.**



This Notice was mailed pursuant to City of La Pine Development Code Part III, Article 7, Section 15.204.020(B). Notice of the Decision will be mailed to the applicant and all those who submitted written comments, or who is otherwise legally entitled to notice.

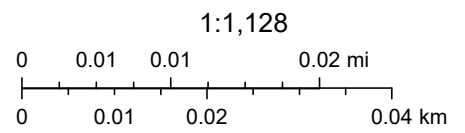
cc: Property owners within 100'
Planning Commission (email)
Standard Agency Notice List (email)

City of La Pine File 08SPR-24



11/19/2024, 8:36:56 AM

-  Override 1
-  Taxlots



Maxar, Microsoft