



NOTICE OF PENDING ADMINSTRATIVE LAND USE DECISION

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

DATE MAILED: December 3, 2024

FILE NUMBER: 11SPR-24

LOCATION: The subject property is located at 51385 Hwy 97, La Pine, Oregon 97739. The Tax Lot number is 701 on Deschutes County Assessor’s Map 22-10-15DA.

REQUEST: The request for approval of a new gas station with 12 fueling bays, and a new 3,000 square foot convenience store.

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 15.108. - 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.

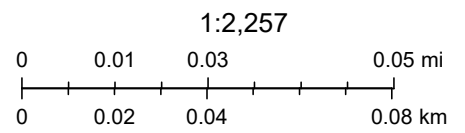
cc: Property owners within 100'
Planning Commission (email)
Standard Agency Notice List (email)

City of La Pine File 11SPR-24



12/3/2024, 2:26:06 PM

-  Override 1
-  City Limits
-  Taxlots



Maxar, Microsoft