

Requested Zone Change, Natural Resource to Residential 1: Ocean Terrace Subdivision

Background: On Monday, February 25, 2025, the City issued a decision approving, with conditions, the request for a tentative subdivision plat for Phase 4 of the Ocean Terrace Subdivision.

The applicant has requested to subdivide the 6.62-acre parcel into 15 lots and construct a new street, "Viewcrest Drive".

The property is in the Ocean Terrace Subdivision, south of Seacrest Drive, at the terminus of Windcrest and Spyglass Drives, on the bluff overlooking the Johnson Creek Greenway. This was a Type II Administrative decision that did not require a public hearing. Persons owning properties within 100 feet of the proposed development were notified in December 2024 and allowed 14 days to submit written comments.

Full details of the review are available at:

<https://www.bandon-or.gov/planning/page/23-077-ocean-terrace-phase-4-tentative-subdivision-plat-type-ii-review>

Record of Decision: As part of the planning request, "the applicant is also requesting a rezone from the Natural Resource to Residential 1, however because that request requires a legislative amendment, it is being considered in a separate application before the Planning Commission and City Council."

Next Hearing - City Council: Monday, June 2nd, 2025, 7:00 PM

Proposal: The City of Bandon will hold public hearings on the above referenced dates to consider an ordinance to rezone a 0.67-acre parcel in Ocean Terrace Subdivision Phase 4 from Natural Resources (NR) to Residential 1 (R-1). This rezone was requested by the property owner.

City Council Public Hearing: Monday, June 2nd, 2025, 7:00 PM

• **5:00 pm, May 26, 2025: Deadline for inclusion of testimony in meeting packet.** •

3:00 pm, June 2, 2025: Deadline for electronic (e-mail or FAX), hand delivered or US mail testimony. • *After 3:00 pm on June 2, 2025: Testimony must be presented at the hearing.*

Notice of Public Hearing

<https://www.bandon-or.gov/media/34841>

25-012 Ocean Terrace Map Amendment

<https://www.bandon-or.gov/planning/page/25-012-ocean-terrace-map-amendment>