

March 9, 2015

Portland Planning and Sustainability Commission
Comprehensive Plan Update
1900 SW 4th Ave, Suite 7100
Portland, OR 97201

Re: PSC Comprehensive Plan Testimony

To whom it may concern:

My name is Ken Ball and I would like to request that my property at 2400 SE Ankeny St. be considered for a zoning change from the current R2.5 zone to a Mixed Commercial/Residential (CM2) zone as is being proposed in the 2035 Comprehensive Plan for a number of properties along this portion of SE Ankeny St.

I bought my property in August of 2012 with the understanding that it is a Nonconforming Situation. Prior to purchasing the property we requested and received from the Bureau of Development Services a letter confirming the properties Legal Non-Conforming Use Status. (Case # 2012-169975-000-00-PR). In September of 2012 I was able to move in my business Analog Line Out LLC (ALO Audio) and have continued to operate at this site.

Over the last couple of years I have realized the limitation of owning a property that is operating with a Non-Conforming situation, in this case a Warehouse/Shipping and Receiving use in an R2.5 zone. It is my understanding one of the goals of the 2035 Comprehensive Plan is to bring properties like mine more in line with their actual use. When this building was built in 1978 it was approved for Light Manufacturing and has never been a residence. When I think of possible future development for this property I do not foresee development that would utilize the R2.5 zoning, but rather I see a mixed use of commercial and residential consistent with the CM2 zone and the direction this area of town is taking.

Thank your for considering this property for a zoning change, and please let me know if there is anything I can do to aid in the process.

Regards,



Ken Ball
ALO Audio
2400 SE Ankeny St.
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