

From: Bob Schatz [mailto:bob@allusaarchitecture.com]
Sent: Wednesday, September 23, 2015 3:30 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: PSC Employment Zones Testimony

Hello

I just received notice that you are proposing to change the zoning of my property from EX to EG1. I purchased the property with intentions on developing the land and understanding the allowed regulations that came with the property. It appears that if the property was to change zones then it would remove potential development that I currently own. For example the height regulation would be reduced from 65 feet to 45 feet, the front setback increased from 0 to 5 feet and the coverage changed from 100% to 85% and I would have a required landscaping regulation that I currently don't have.

These changed restrictions would reduce the development potential of my land and thus reduce the value. I urge you to consider property owners like myself to have the ability to retain the zoning regulations we purchased into and consider future property owners to be regulated by the proposed changes. Either that or I would feel the need to be compensated for the reduced value.



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