

*Isenhart Consulting, LLC*

April 12, 2016

RE: Residential Zone Change Proposal for 3348 SE 112<sup>th</sup> Avenue

Dear Planning and Sustainability Commission:

Isenhart Consulting, LLC is representing the owner (Mark Perkins) of the property located 3348 SE 112<sup>th</sup> Avenue. The owner received a letter from the City stating is proposing to rezone this property from R2 to R5. After talking with staff it is apparent the main reason for the rezone is due to the current overcrowding of the David Douglas School District. As such, staff has not recommended the site to have a comprehensive plan change and will remain R2 for the Comp Plan designation.

The owner feels that the overcrowding of the school district is something the school district should be dealing with and should not affect the property owner's right to develop at a higher density. The owner feels that this zone change will actually add to the school's issues sooner rather than later as the owner will likely submit an application for R2 density prior to the zone change going into effect in 2018. The reason for submitting the application prior to the zone change is to maximize the property value and not lose out on the opportunity to develop to the R2 density. Currently, the site is developed as a manufactured home park and is at R5 density; therefore, the increase to R2 density will affect the enrollment in the David Douglas School District. For this property, if the zoning is left at R2, the owner won't be forced to redevelop by 2018, thus giving the school district more time to alleviate their overcrowding.

Owner: Mark Perkins  
11471 SE Clover Lane  
Happy Valley, OR 97086

Sincerely,

Danelle Isenhart, AICP  
Isenhart Consulting, LLC