

August 27, 2023

**RE: Planning Commission & City Council**

August 22nd, 2023 Public Hearing for Land-use Action ZC-01-23 "0 NW 336th Ave, Hillsboro, OR 97124"

**Dear Planning Commissioners Nathan Braithwaite, Greg Vaughn, Jared Hartrampf, Dave Waffle, and Vickie Cordell** (position 6 and 7 are Vacant)  
c/o City of Cornelius Community Development & Planning Department

**Subject: Land-use Action ZC-01-23 Rezone – Request to deny the rezone**

A very probable adverse effect of rezoning on the character of the neighborhood is the potential of the proposed housing development to burden nearby properties, and in fact the whole neighborhood with uncontrolled overflow parking.

How so?

The proposed development has the potential to create 8 to 16 housing units on 0.6 acres, which could, in turn, involve resident ownership of 16 to 35 vehicles. Because of the development's proximity to a mass transit corridor, no on-site parking facilities are required.

From a sales perspective, the developers would be foolish not to create some parking in the units or on the property, but if they did not, or did not provide enough parking, then residents of the development would have to park on adjacent streets that are not sufficiently wide or otherwise not able to accommodate excess parking. This would result in a nuisance for adjacent residents, blockage of access and egress at the intersection of NW 336<sup>th</sup> Avenue with TV Highway (OR 8), and an impediment for emergency service, and delivery vehicles.

The zoning change could well be rejected because uncontrolled overflow parking would adversely impact the character and livability of the neighborhood. However, if the zoning change is approved, provision of adequate on-site parking and parking setbacks in the development should be made a condition of the approval.

Thank you for your consideration,



George Svicarovich

145 NW 336th Ave Hillsboro, OR 9712