

Aaron Harris

From: Rickie Marchant <rickiemarchant@gmail.com>
Sent: Wednesday, January 24, 2024 4:01 PM
To: Aaron Harris
Subject: [EXTERNAL] LU22023-00844 / Southridge Park Extension

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Hi Aaron,

I'm writing in response to the development located at 13275/13335 SW Davies Road.

I'm opposed to the 2 year extension because I oppose the previously approved land use decision. As I understand it, and as you probably have on file, the previous owners of the latter property were selling to the current purchaser with the understanding that the property would remain as a single residence. The current purchaser deceitfully convinced the sellers that this was his intent when in actuality, he never lived in the home and as it appears, purchased it only for the gain of developing it. His gain is a loss to the rest of the neighborhood.

The current approved adjustments infringe on privacy by reducing the standard lot size, take away much needed shade for our park, compromise safety of neighborhood residence coming and going from the park, and adds traffic.

1) Dividing the lot into 9 lots doesn't create "minor adjustments" to lot size and rear-yard setbacks, it appears to me to create major adjustments. Sure it may be minor until you account of the new street that would need to exist to access these new homes. We've all had to live by the existing code for over 25 years, so it's unreasonable to allow this change when it becomes an infringement of space and privacy. It seems that these adjustments to lot size and rear-yard setbacks could also have the potential to devalue the homes around it. And when that many homes are devalued, it would devalue the rest of us along with it.

2) The development of this property will significantly add traffic and congestion. There will be no space for visitor parking in the development. No parking signs will be put on the new access street, which means all the overflow parking will be at the park and surrounding streets. The park existed first - to benefit the neighborhood - and the proposed changes further endangers children and pedestrians coming and going from the park. And again, lots of cars on the streets, devalues the already existing properties. And where do all these garbage cans go?

3) To take away community trees, takes away our green space that cools our neighborhood. The park already lacks shady areas - the development makes it worse.

Please don't let our concerns fall on deaf ears.

Sincerely,
Rickie Marchant
13365 SW Lancewood St
Beaverton, OR 97008