


From: [Jeffrey Delapena](#)
To: [T L Ceravolo](#); [Cnty 2025 Comp Plan](#); [Sue Marshall](#); [Bart Catching](#)
Cc: [Miel](#); [Jose Alvarez](#); [Oliver Orjiako](#)
Subject: RE: request to deny zoning change to parcel #179146-000
Date: Thursday, September 26, 2024 8:16:00 AM

Good day,

Thank you for submitting your comments regarding this proposed zoning change. I am forwarding to additional Staff and will enter your comments into the Comprehensive Plan Index of Record.

Regards,
Jeff Delapena

From: T L Ceravolo <tracyceravolo@gmail.com>
Sent: Wednesday, September 25, 2024 4:14 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>
Cc: Miel  <ginoceravolo@gmail.com>
Subject: request to deny zoning change to parcel #179146-000

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Dear Planning Commissioners and Councilwoman Marshall,

We just discovered that parcel #179146-000 has requested a zoning change from Mixed Use to Business Park. This property abuts our eastern and southern property line, and we respectfully request that this zoning change be denied.

Directly across the street from these properties is rural zoning; the property just one lot away to the east is also zoned rural. These are residents who have been here for decades. I appreciate that this rural area was considered when zoning this block of properties as Mixed Use. On the County's Code Publishing website, the purpose of Mixed Use development, among other wonderful purposes, is to "Accommodate and respect surrounding land uses by providing a gradual transition adjacent to lower density neighborhoods that may encircle a potential mixed use site."

Our property is only 4 acres. The 10 acre property being changed to Business Park would negatively impact the current quality of my property and the ability to develop my property as a Mixed Use development in the future. If you look at the zoning of the current block of Mixed Use properties (see attachment), you can see how taking this 10 acres out of Mixed Use would create an awkward flow and limited development opportunities for the eastern

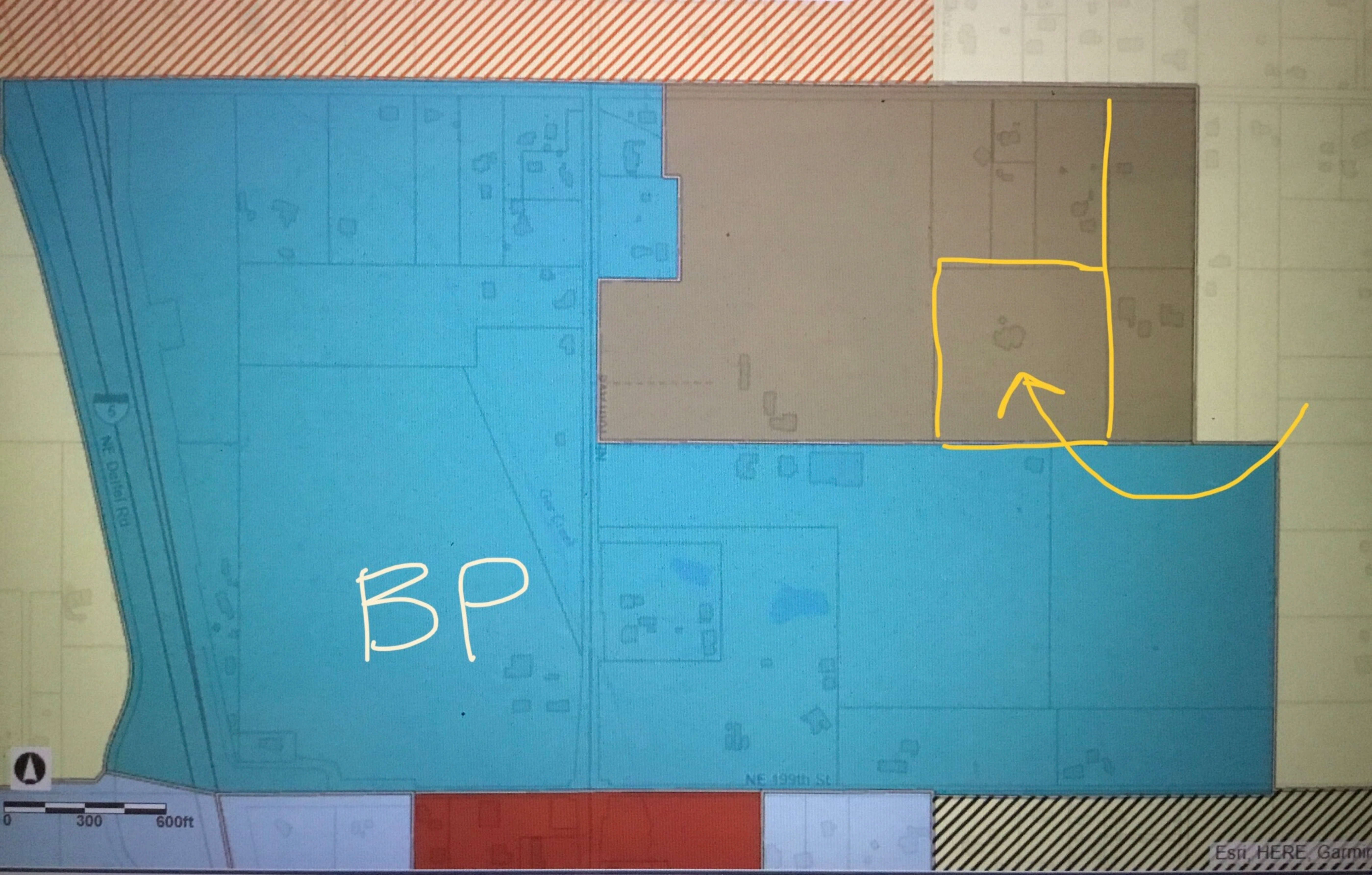
half of the Mixed Use district.

When parcel 179146-000 sold just a year ago, the Mixed Use zoning and narrow driveway access were known factors and should have been considered if a BP use was desired by the purchaser. There is an abundance of undeveloped parcels in the immediate area that are already zoned BP that could have been purchased (please see attached zoning info from County's website).

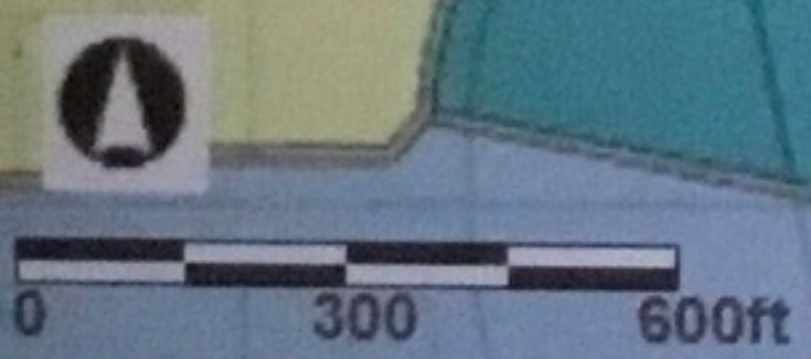
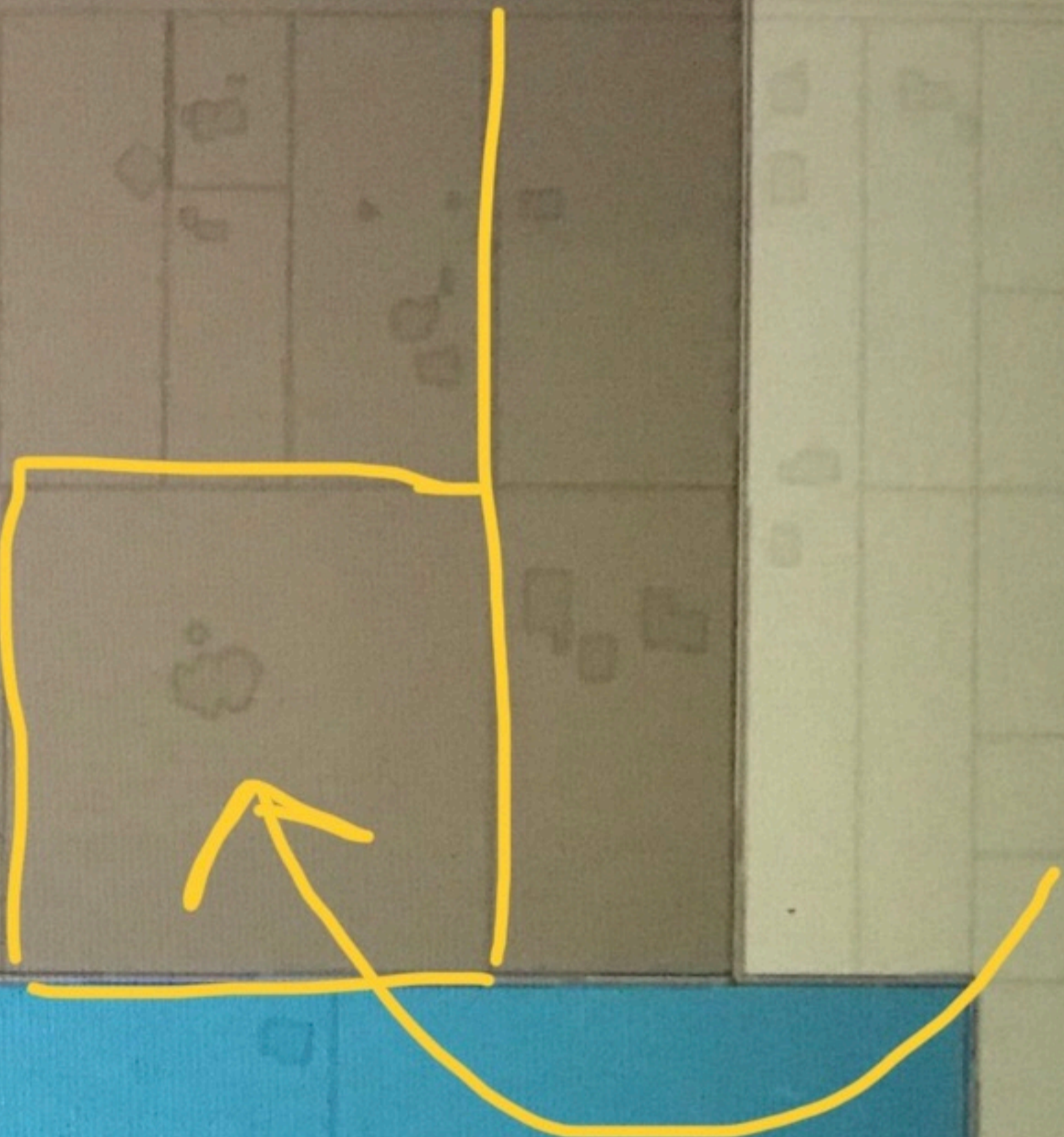
We need more Mixed Use zoning in this county to create dynamic, walkable communities with a variety of services. Mixed Use development will also help the county achieve its climate commitment as required by WA state law by reducing car trips. Citing the County's Code Publishing website, Mixed Use districts are meant to "...enhance livability, environmental quality and economic vitality; provide a variety of housing types and densities; reduce the number of automobile trips and encourage alternative modes of transportation; and create a safe, attractive and convenient environment for living, working, recreating and traveling." Sounds like a good plan.

We respectfully ask you to reject this zoning change request.

Thank you sincerely,
Gino and Tracy Ceravolo



BP



NE 199th St

Est. HERE, Garmin