

Question and Answer Report

B-1

Question Commissioner King. Response Staff and Applicant

Will the SF-4A-CO zoned properties located along Chick Pea Lane and Ralph Ablanedo Drive or any other adjacent property trigger compatibility development regulations for this site? If yes, please describe the compatibility development regulations that would apply to this site?

For the Cullen and Ralph Ablanedo site, compatibility standards will be applied at the time of site plan and will limit building height in proximity to the ParkRidge Gardens subdivision. ParkRidge Gardens is located approximately 75 feet from the site (the Ralph Ablanedo right-of-way) and the GR base zoning district establishes a minimum 10' front setback. In accordance with the Code's compatibility standards, building height is limited to three (3) stories and 40' beginning at 10' south of the site's frontage on Ralph Ablanedo. At 25' from the Ralph Ablanedo frontage (a distance of 100' from the nearest ParkRidge Gardens lot), compatibility standards allow for building height to increase by 1' for every 10 feet of distance.

Applicant: There is property to the north of the property and to the west of the property that will likely trigger compatibility standards on the redevelopment. The project is not requesting any variances to compatibility standards and will develop in accordance with applicable regulations. The buildings will be designed to step away from the triggering properties.

B-3

Question Commissioner King. Response Staff and Applicant

1. Can the existing hotel be repurposed or utilized to help people experiencing homelessness?

Applicant: The property is currently undeveloped. The Hotel that was proposed was not constructed due to COVID.

2. Given the existing light industrial zoning and the proposed residential uses, does the site contain any contaminants harmful to people and pets? Will harmful contaminants be identified and remediated prior to redevelopment of the site for residential uses?

Applicant: The LI zoned property to the north of this site is currently developed with a golds gym and no industrial uses. The LI zoned property to the east of this site is currently

undeveloped and has not ever been used with industrial uses. The site will still conduct appropriate environmental review prior to redevelopment.