

Jaswal, Gagandeep

From: grazia aquino [REDACTED]
Sent: 2025/02/05 10:33 AM
To: Jaswal, Gagandeep; City Clerks Office; Hanson, Nicole
Cc: Rob Aquino
Subject: [EXTERNAL]QUESTIONS SUBMITTED: Development on Castlegate Blvd. Road OZS2024-0057 21T-24007B

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Hello Gagandeep,

Thank you for taking the time to speak with me today and for providing clarification regarding the submission of my questions for the upcoming public meeting on February 10, 2025, concerning the draft plan for 3827 Castlemore Road. As discussed, I am submitting my questions via email, and I kindly request that they be addressed during the meeting. Please find my questions outlined below for your review.

Questions:

1. **Lot Size and Consistency with Existing Homes:**

The existing lots on the north side of Castlegate Blvd, backing onto Castlemore, are all 70-foot lots, they were set to wide lots to maintain consistency with the estate homes on Castlemore. However, it appears that the proposed development consists of 50-foot lots. What is the reason for this change?

Consistency with Existing Homes

2. As architects, we were required to adhere to strict design guidelines, including the use of stucco, stone, and other high-end materials to maintain consistency with the estate homes on Castlemore to receive design approval, will the same architectural restrictions apply to ensure uniformity with the surrounding neighborhood?

3. **Zoning and Land Use:**

Will these lots be strictly zoned for residential use, or is there potential for rezoning to commercial or low-density housing? If rezoning is being considered, what is the rationale, and how will it impact the existing residential character of the area?

4. **Developer Involvement:**

Has a developer already been selected for this project? If so, who is the developer, and do they have a track record of maintaining high-quality construction and design standards?

5. **Property Value and Community Impact:**

What impact will this development have on property values in the surrounding area? Have there been any studies or assessments conducted regarding this?

6. Construction Timeline and Community Consultation:

What is the projected timeline for this development, and how will residents be kept informed throughout the process? Will there be further opportunities for community input?

7. Existing Fence on Castlemore

The fencing along the existing 70-foot lots is deteriorating and falling down. How will this be addressed when a new fence is installed? Additionally, with the acoustic wall on the north side of Castlemore, and amplified sound on Castlegate Blvd. will there be any modifications to the fence on the south side of Castlegate? Given the new development and the effort to integrate the fencing, how does the City plan to address the condition of the existing, damaged fence?

Additionally, could you please forward the contact information for the planner assigned to this file, as per our conversation? Once again, I sincerely appreciate your follow-up and the helpful information you provided during our call.

Best regards,

Grazia A. Nalli- Aquino

[Redacted signature block]