

barefoot design group, llc

mongoose junction, p.o. box 1772, st. john, us virgin islands 00831
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Public Hearing Questions & Answers Animal Care Center (ACC) of St. John

1. **What's currently on the property?** Only vegetation, the property has not been developed.
2. **What has been the past use(s) of the property?** There has been no past use of the property. To our knowledge the property has never been developed.
3. **When was the property last in use?** The property has not been used. To our knowledge the property has never been developed.
4. **What's surrounding the property?**
 1. **North** Parcel 14-2 –ABM&C Company, Inc., R-2 zoning, community center
 2. **South** Parcel 14-3 –Pickles (new owners), B-3 zoning, long term commercial use, (deli, retail, art studio, yoga classes, etc)
 3. **East** Parcel 10-C –Moravian Church, R-2 zoning, included within the marina development
 4. **West** Parcel 6R-1 –Genvieve Marsh, B-2 zoning, gas station & market
Parcel 6R-1 –Marsh, B-2 zoning, commercial use
Parcel 6R-2 –Genvieve Marsh, B-2 zoning, commercial use, construction supplies
Parcel 6-4 –Govt. of VI, R-2 zoning, public use, construction
5. **How far away is the nearest residence?** The nearest residence is approximately 200' from proposed ACC building.
6. **What is the proposed use if the rezoning were to occur?** If approved the proposed use of the property would be the new location for the Animal Care Center (ACC) of St. John.
7. **Is there flooding or a gut on the property?** Yes, as part of the Coral Bay valley, the area is in a flood zone. The subject parcel includes Flood Zones A and AE but the proposed project shall be built above the base flood elevation, as is required.

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- In addition a man-made gut runs along the south-west edge of the property. We have coordinated with the CBCC to discuss using portions of the site as a playground and storm water retention area.
- 8. Are there cultural/historical resources on the property? How will they be incorporated into the development plans?** To our knowledge there are no cultural or historical resources on the property. As part of the CZM Permit process, the property will be considered by SHPO to determine if a cultural survey is needed. If resources are discovered, they shall be protected. Over 2/3 of the parcel shall not be disturbed so adjustments can be made to respect historical resources.
 - 9. Are there any endangered plants and/or animals? Is it within tree boa habitat?** To our knowledge there are no endangered plants and/or animals on the property.
 - 10. Will this be a multi-phase development?** No, the project shall not be phased. The proposed design is for a small building to be built at one time.
 - 11. How many phases?** Construction shall be only one phase.
 - 12. How many home sites per phase?** There are no home sites. The property shall not be divided with only the northern portion of the parcel being developed for the ACC building and supporting parking. The remainder of the site shall remain undeveloped and be used for gardens, nature paths, and storm water catchment.
 - 13. What size lots will the homes be developed on?** No homes shall be developed so no lots of any size shall be created.
 - 14. Will these units be for homeownership and/or rental?** No homes shall be sold or rented.
 - 15. Who will be the developer?** The project owner is the Animal Care Center (ACC) of St. John and shall develop the project.
 - 16. What price ranges?** No homes are to be built or sold so there are no price ranges.
 - 17. What size homes are we looking at?** No homes are to be built so there are no home sizes.
 - 18. Any amenities proposed?** No homes are to be built so there are no amenities proposed. We have coordinated with the CBCC to discuss using portions of the site as a playground and storm water retention area.

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- 19. What's the proposed timeline for completion of each phase?** There is only one (1) phase with construction expected to last about one year.
- 20. Sewer and Water Sources?** As is typical, water shall be collected from the roof and stored in cisterns, of adequate capacity, with wastewater being treated by an aerobic treatment system, of adequate capacity. The project is not dependent upon community water or sewer.
- 21. How many buildings?** One building.
- 22. Number of stories/height?** A portion of the design shall be one story and a portion shall be two stories.
- 23. Number of employees?** The ACC expects that there shall be four to five (4 to 5) employees working on site.
- 24. Hours of operation?** Typical hours of operation are 8am to 5pm.
- 25. Number of rental units?** There are no rental units.
- 26. How many parking spaces are proposed?** The project includes sixteen (16) parking spaces for the public and six (6) parking spaces for staff.
- 27. Will there be any buffering or landscaping surrounding the property?** Yes, there shall be landscape buffering on all sides of the project.
- 28. Public Hearing Attendees:**
 - 1. In support:** _____
 - 2. In opposition:** _____
 - 3. Concerns?**
 - 4. Questions?**