



[EXTERNAL MAIL] Questions regarding 6A Beeston Hill rezoning application

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To Leia LaPlace <leia.laplace@dpr.vi.gov>

1. On Missing Studies & Due Diligence

- What traffic impact study has been conducted to assess the increased vehicle volume, congestion, and required roadway improvements that would result from the proposed townhouse development?
- Has an infrastructure and utility impact assessment been performed, including water, sewage, and electrical grid capacity, to demonstrate that existing systems can support this project?
- What stormwater management and flood risk analysis has been submitted, particularly given the topography of Beeston Hill and recent heavy rainfall patterns?
- Has an environmental impact assessment been carried out to evaluate ecological disruption, including vegetation loss, erosion, and wildlife habitat concerns?
- Can the applicant provide evidence of a socioeconomic impact study demonstrating how this project fits into long-term community planning goals, rather than short-term speculative development?

2. On Rezoning Inconsistency & End Use Concerns

- Why is a rezoning to B-2 (Business/Neighborhood Commercial) necessary if the stated intent is residential townhouse development? Wouldn't residential zoning categories (R-2, R-3, etc.) be more consistent with the project description?
- Can the applicant clarify whether the true intent is to pursue commercial development once the B-2 designation is granted, under the guise of residential housing?
- What binding guarantees will be provided to ensure that the property is not later developed as a commercial or mixed-use project once B-2 zoning is granted?
- How does this rezoning align with the Comprehensive Land & Water Use Plan for the area, which designates Beeston Hill predominantly for residential and low-impact uses?

3. On Community Impact & Transparency

- Why were neighboring residents not provided with a detailed impact report or visualization of how these townhouses would integrate with existing homes?
- How will traffic safety, pedestrian safety, and quality of life be preserved in an area currently zoned low-density residential?
- What are the long-term economic benefits to the community, beyond short-term developer profits, especially given the risk of speculative resale once rezoning is approved?

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