

From: [Steve Garrett](#)
To: [Bridget Kean](#); Autumn@ajentitlements.com
Cc: ["Anthony Palumbo \(Tony.Palumbo@mattamycorp.com\)"](mailto:Anthony.Palumbo@mattamycorp.com)
Subject: RE: Western Grove MPUD
Date: Tuesday, January 5, 2021 3:29:55 PM

Ms. Kean;

In response to the letter received from Rainbow Groves Inc (dated January 5, 2021 and drafted by Dan McCarty), I offer the following response for both the project file as well as a response to Mr. Dan McCarty/ Rainbow Groves.

I will also provide a verbal response on the record at the Planning & Zoning Board (01.05.21).

Response:

The main point in the Rainbow Groves letter appears to be the item of 'buffers' specific to Rangeline Road.

First we acknowledge the existing uses and as well as the existing land use and zoning for those properties west of Rangeline Road from the Western Grove DRI and also appreciate that Rainbow Groves states that they are not opposed to our application. Furthermore, as I provide a detailed response below, I am hopeful that their concerns on 'buffers' will be adequately addressed.

The proposed application does not change any previous approvals nor Map 'H' with respect to the open space/buffers provided adjacent to Rangeline Road (within the Western Grove DRI/MPUD). The current application and maps (specific to this 'buffer') show the open space/buffer consistent with the approved open space/buffer amended in 2016 – which established an approximate 100-110' wide open space/buffer along the western and northern property boundaries of the Western Grove DRI. This open space/buffer was provided to accommodate the relocated Peacock Canal as well as provide a distance buffer for Western Grove development from Rangeline Road. There was also a larger radius provided in the northwest corner of the Western Grove DRI which was agreed upon by the industrial use/property owners (who expressed those concerns in 2016) to address those heavy industrial existing uses. Again – this open space/buffer is NOT being changed with this application of request.

I would be happy and will accommodate a meeting with Rainbow Groves if additional information or clarity is needed.

Steve Garrett, RLA

Vice President
Lucido & Associates

From: Bridget Kean <BKean@cityofpsl.com>
Sent: Tuesday, January 5, 2021 10:23 AM
To: Autumn@ajentitlements.com; Steve Garrett <sgarrett@lucidodesign.com>
Subject: FW: Western Grove MPUD

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Senior Planner
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From: dt1041@gmail.com <dt1041@gmail.com>

Sent: Tuesday, January 5, 2021 10:18 AM

To: Bridget Kean <BKean@cityofpsl.com>; dkurek@cityofpsl.com; dbeutel@cityofpsl.com; rbriney@cityofpsl.com; agomezmallada@cityofpsl.com; awooten@cityofpsl.com; rbriney@cityofpsl.com

Subject: Western Grove MPUD

Sent from my iPhone

Begin forwarded message: