Arapahoe Road Rezoning Virtual Community Meeting:
Fact Sheet

1. **Who is the developer (name, address)?**
    - Presently, there is no developer and there are no current development plans for the Property. This is a request for a rezoning only.
2. **Who is the owner (name, address)?**
    - The Property's owner is Team Rahal of Centennial, Inc. The Owner's address is 6715 Carlisle Pike, Mechanicsburg, PA 17050.
3. **What is the zone district, and if rezoning, to what zone district?**
    - The Property's current zone district is "General Commercial" or "CG." The proposed zone district is "Business Park 75 ft. height limit" or "BP75." The BP75 classification is similar to the existing BP100 classifications immediately to the east and south of the Property. The only difference is that the BP75 classification has a lower height limit of 75 feet, in contrast to 100 feet for the BP100 district.
4. **What is the proposed use?**
    - Presently, there is no proposed use for the Property. If the rezoning is approved, the uses of the Property could include those available in the BP75 district. Those uses include offices, assisted living facilities, and nursing homes.
5. **What is the approval process?**
    - The approval process for rezonings is outlined in Section 12-14-604 of the Centennial Land Development Code (LDC). Generally speaking, however, the process consists of a community meeting in which the applicant discusses the proposal with the community. Then the applicant incorporates the community's comments into its proposal and submits an application to the City. The City processes the application and City staff makes a recommendation as to whether it should be approved or denied. The City's Planning Commission then reviews the application at a public hearing and recommends approval or denial to the City Council. City Council holds another public hearing on the application and makes a final decision about whether to approve the rezoning.
6. **What is the proposed building going to look like (height, square footage, building materials)?**
    - Because this application simply concerns a rezoning and not a development, there is not yet a building proposal. The LDC provides general information regarding design standards, however, and other city guidelines require certain design elements along the Arapahoe Road corridor.
7. **Will there be landscaping and buffering within and along the perimeter of the site?**
    - The precise design and location of buildings on the Property will be determined by the subsequent owner/developer. All designs will be subject to LDC standards for landscaping, buffering, plant material, etc.
8. **How will vehicles get to the site and park?**
    - The precise design and location of buildings on the Property will be determined by the subsequent owner/developer during the site planning process. The rezoning proposal in itself will not change the current access to the Property via S. Blackhawk St. and E. Arapahoe Pl.
9. **How will pedestrians get to the site and to the building?**

- The precise design and location of pedestrian access to the Property will be determined by the subsequent owner/developer during the site planning process.

10. How will stormwater be managed if required?

- The Owner is preparing a Phase I drainage report to analyze current stormwater flows on the property. The site planning process will address these impacts when the Property is developed. The rezoning will not affect those existing patterns.

11. What kind of traffic impacts will there be and what kind of mitigation (if known)?

- Because this rezoning is not associated with any development proposal, it will not create any traffic impacts. All traffic impacts will be addressed and managed at the site planning stage if and when a development occurs.

12. When would the developer like to begin construction?

- No construction is currently planned for the Property.