

REZONING(S):

RZ-2018-004

RZ-2018-005

**CITY OF SUWANEE
REZONING ANALYSIS**

CASE NUMBER: RZ-2018-004 and RZ-2018-005

REQUEST: R-100 (SINGLE FAMILY RESIDENTIAL) TO
IRD (INFILL RESIDENTIAL DEVELOPMENT)

LOCATION: RZ-2018-004: 722 AND 662 SCALES ROAD
RZ-2018-005: 674 SCALES ROAD

TAX ID NUMBER: RZ-2018-004: 7-237-071, 064, 065, AND 128
RZ-2018-005: 7-237-027A

ACREAGE: RZ-2018-004: 1.09 ACRES
RZ-2018-005: .50 ACRES

PROPOSED DEVELOPMENT: RZ-2018-004: 3 SINGLE FAMILY
RESIDENTIAL DETACHED UNITS
RZ-2018-005: 3 SINGLE FAMILY
RESIDENTIAL DETACHED UNITS

APPLICANT: BARC HOLDINGS, LLC
C/O MITCH PEEVY
4480 COMMERCE DRIVE, SUITE A
BUFORD, GA 30518

OWNER: BARC HOLDINGS, LLC
2993 SANDY PLAINS ROAD, SUITE225
MARIETTA, GA 30066

CONTACT: MITCH PEEVY
770-614-6511

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DATA:

The applicant is requesting a rezoning to allow for the construction of 6 detached single-family houses. The applicant has submitted two requests for rezoning of 2 tracts totaling approximately 1.58 acres. The applicant is the same for both cases and both requests are located on Scales Road; however, all of the parcels are not adjacent so separate applications are required.

RZ-2018-004

RZ-2018-004 (Tract 1) is a request to rezone 4 parcels (two addresses) totaling 1.09 acres from R-100 to IRD in order to allow for the construction of 3 single-family detached homes. There is

one house located on one of the parcels. The rest are undeveloped. The subject property is located along the southern side of Scales Road, at the intersection of Scales Road and Brushy Ridge Way at 662 and 722 Scales Road. Proposed development is 3 single-family detached homes with front facades of cement siding, front porches, and side entry 2 car garages located behind the main structure. The applicant is proposing units that are a minimum of 2,000 square feet. The proposal indicates a 5-foot wide sidewalk along Scales Road. Access to each lot would be via 3 individual driveways off of Scales Road. The project would have an overall density of 2.75 units per acre.

RZ-2018-005

RZ-2018-005 (Tract 2) is a request to rezone a single approximately half acre parcel from R-100 to IRD. The subject property does not currently have a house on it. There was a house on the property that was demolished several years ago. The subject property is located northeast of RZ-2018-004, on the southern side of Scales Road at the intersection of Scales Road and Calaboose Street at 674 Scales Road. Proposed development of Tract 2 is 3 single-family detached homes with front facades of cement siding and front porches facing Scales Road. The homes are proposed to be a minimum of 2,000 square feet. Accessed is proposed via a 10-foot alley off Calaboose Street located behind the units. The alley will connect to the rear entry garage for each unit. The applicant is proposing a 5-foot wide sidewalk along Scales Road. The project would have an overall density of 6.12 units per acre.

ZONING HISTORY:

Tract 1 (RZ-2018-004) is zoned R-100 (Residential Single-Family District) and is located in the area classified as Old Town in the City. No rezoning cases are associated with the subject property.

Tract 2 (RZ-2018-005) is zoned R-100 (Residential Single-Family District) is located in the area classified as Old Town in the City and has no rezoning cases associated with the property.

DEVELOPMENT COMMENTS:

The following comments are provided to make the developer aware of certain pertinent issues. This list is not exhaustive of all development issues.

The applicant is seeking rezoning to the (Infill Residential District) IRD district. This district may only be used within the Old Town Overlay District. Both locations fall within the Old Town Overlay District and are eligible for the IRD district. The minimum lot width within the district varies depending upon whether the home is front loaded or rear loaded. The front-loaded units for RZ-2018-004 would require minimum 55-foot-wide lots and the rear loaded units for RZ-2018-005 would require minimum 45-foot-wide lots. It appears that all of the proposed lots will be able to meet these requirements. It should be noted that although the units associated with RZ-2018-004 are front loaded (the driveway comes off the front), the garages are still located to the rear of the house.

If approved, the City will formally review the project during the normal development process.

The project would be served by the City of Suwanee Water System. The system can handle the project, but certain improvements may be necessary to serve the project.

The size of the lots associated with the proposed development will require connection to the Gwinnett County Sewer system. The applicant is aware that they are responsible for providing sewer to the new homes. They have contacted Gwinnett County Department of Water Resources and received preliminary approval of a proposal to connect to the Gwinnett County Sewer system.

ANALYSIS:

The subject properties include approximately 1.58 acres of land distributed among multiple parcels along Scales Road. All of the parcels are currently zoned R-100. There do not appear to be any environmental issues, creeks, floodplain or wetlands that should inhibit development of the land. The parcels can support the proposed development of 6 single-family homes.

Tract 1 (RZ-2018-004) is located near the intersection of Brushy Ridge Way and Scales Road and is surrounded by single-family detached dwellings. To the north is the Brushy Creek Subdivision zoned R-75 (Single-Family Residence District). To the northeast, east, and southeast are existing single-family homes zoned R-100 (Residential Single-Family District). To the southwest is the Old Suwanee single-family detached neighborhood zoned RM-6 (Residential Multi-Family Duplex District). To the west are more R-100 zoned properties with single-family dwellings and further west are two M-1 (Light Industry District) zoned parcels, developed with single-family homes. The proposed use of the property as single-family homes is consistent with the surrounding uses.

Tract 2 (RZ-2018-005) is located further northeast at the corner of Scales Road and Calaboose Street at 674 Scales Road. This parcel is completely surround by R-100 (Residential Single-Family District) properties, except that there are 5 single-family homes along Jackson Street that are zoned IRD (Infill Residential District) located to the southwest of the property. The proposed use of the property as single-family homes is consistent with the surrounding uses.

Tract 1 is located at the intersection of Brushy Ridge Way and Scales Road and is surrounded by single-family detached residential uses on all sides. The three proposed units will front Scales Road and are proposed to have a 5-foot sidewalk along Scales Road. The homes will be accessed via individual curb cuts from Scales Road. The homes in the proposed project would not place more of a burden on Scales Road than other homes in Old Town. They would be similar in size to surrounding development. There are several large trees on the property and efforts should be made to identify and protect specimen trees where feasible and practical.

Tract 2 is bound by Scales Road to the north, Calaboose Street to the east, and single-family detached residential to the south and west. The proposed site plan shows three single-family detached residential units that will front Scales Road and a 5-foot wide sidewalk that extends the

length of the property along the southern side of Scales Road to Calaboose Street. The applicant is proposing rear entry dwellings that will be accessed from Calaboose Street with a 10-foot alley connecting the three driveways. Landscaping should be provided in order to screen the alley located behind the proposed homes from the properties to the south of the project

The applicant has provided samples of the proposed architecture for the homes that would be built on the subject properties. All of the units are proposed to be two stories in height. Although many of the homes in the Old Town area are one story, the two-story homes can still be suitable to the area provided they are not elevated significantly above the road. If approved, conditions should be included to ensure that the homes are not significantly higher than Scales Road.

The 2030 Comprehensive Plan states that in Old Town, “historic preservation should be balanced with new construction and infill development encouraged but designed and built in ways that maintain and enhance the environment and unique small-town character” (2030 Comprehensive Plan, p. 99). The plan further states, “the growth strategy for Old Town should be carefully-crafted infill responding to the unique context in the historic areas” (2030 Comprehensive Plan, p. 101). The proposed single-family development is consistent with the Comprehensive Plan and exemplifies this contextual infill strategy by adding similarly scaled homes in line with the scale and character of Old Town while making improvements that could have the potential to stimulate other appropriately scaled infill development in the Old Town area.

In conclusion, the request to rezone the property from R-100 (Residential Single-Family District) to IRD (Infill Residential District) to allow for the development of six single-family dwellings is appropriate for the Old Town area. The proposal is consistent with both the surrounding single-family residential uses in the area and the 2030 Comprehensive Plan. As such, the Planning Department recommends **APPROVAL WITH CONDITIONS** of **RZ-2018-004 and RZ-2018-005**.

Recommended Conditions

RZ-2018-004

The Planning Department recommends approval of the request for IRD zoning subject to the following conditions (Tract 1):

1. Prior to the issuance of a building permit for any single-family residence, the architecture of the house is subject to the review and approval of the City of Suwanee Planning and Inspections Department.
2. Maximum building height shall be 35 feet.
3. The elevation of the first floor of any homes should not be more than 3 feet above the elevation of Scales Road.
4. A 5-foot sidewalk shall be provided along Scales Road. Street trees shall be provided between the sidewalk and edge of pavement for Scales Road. Said trees shall be a minimum 3” caliper and planted with appropriate spacing, as determined by the Planning and Inspections Department, depending upon the species of tree. Sidewalks and streets trees shall be installed, to the satisfaction of the Planning and Inspections Department, prior to approval of a certificate of occupancy for any improvements on lots adjacent to Scales Road.
5. If practical, preserve significant trees on the property.

Recommended Conditions

RZ-2018-005

The Planning Department recommends approval of the request for IRD zoning subject to the following conditions (Tract 2):

1. Prior to the issuance of a building permit for any single-family residence, the architecture of the home is subject to the review and approval of the City of Suwanee Planning and Inspections Department.
2. Maximum building height shall be 35 feet.
3. The elevation of the first floor of any homes should not be more than 3 feet above the elevation of Scales Road.
4. A 5-foot sidewalk shall be provided along Scales Road. Street trees shall be provided between the sidewalk and edge of pavement for Scales Road. Said trees shall be a minimum 3” caliper and planted with appropriate spacing, as determined by the Planning and Inspections Department, depending upon the species of tree. Sidewalks and streets trees shall be installed, to the satisfaction of the Planning and Inspections Department,

prior to approval of a certificate of occupancy for any improvements on lots adjacent to Scales Road.

5. A landscape plan intended to improve the aesthetic of the rear of the property and minimum visual impacts on adjacent properties, shall be provided to the City. Said plan shall be subject to the approval of the City of Suwanee Planning and Inspections Director. Prior to issuance of a Certificate of Occupancy for any improvements on lots adjacent to Scales Road, said approved plan shall be implemented.

Standards Governing Exercise of Zoning Power

Pursuant to Section 2006 of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the unrestricted use of property and shall govern the exercise of the zoning power therewith.

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The proposed single-family developments are compatible with surrounding single-family developments.

- B. Whether the zoning proposal will adversely affect the existing uses or usability of adjacent or nearby property;

It is unlikely that the zoning proposal will adversely affect the existing uses of adjacent or nearby property.

- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The subject property has a reasonable economic use as currently zoned.

- D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

Approval of the request likely would not result in excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

- E. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan;

The proposed development is consistent with the designation recommended by the Future Land Use Plan and the 2015 Downtown Suwanee Master Plan, which is single-family residential.

- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

The proposed development has the potential to stimulate contextual private investment in Old Town.

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF CITY OF SUWANEE, GEORGIA

APPLICANT INFORMATION*	OWNER INFORMATION*
NAME: <u>Barc Holdings, LLC</u>	NAME: <u>Barc Holdings, LLC</u>
ADDRESS: <u>c/o Mitch Peevy</u> <u>4480 Commerce Drive, Suite A Buford GA 30518</u>	ADDRESS: <u>2993 Sandy Plains Road, Suite 225</u> <u>Marietta, Ga. 30066</u>
PHONE: <u>770-614-6511</u>	PHONE: <u>770-241-8383</u>

CONTACT PERSON: Mitch Peevy CONTACT PHONE: 770-614-6511
 EMAIL ADDRESS: Mitchpeevy@gmail.com FAX NUMBER: _____

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): R-100 REQUESTED ZONING DISTRICT IRD
 PROPOSED DEVELOPMENT: 3 Single Family Homes
 TAX PARCELNUMBER(S): R7237 071; R7237 064; R7237 065; R7237 128
 ADDRESS OF PROPERTY: 722 and 662 Scales Road
 TOTAL ACREAGE: 1.09 PUBLIC ROADWAY ACCESS: _____

FOR RESIDENTIAL DEVELOPMENT:	FOR NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>3</u>	NO. OF BUILDINGS/UNITS: _____
DWELLING UNIT SIZE (SQ. FT.): <u>2,000</u>	TOTAL GROSS SQUARE FEET: _____

CERTIFICATIONS

I hereby certify that the above and attached information is true and correct. I am also aware that pursuant to Section 2004 no reapplication on the same land which has been denied by the City Council shall be acted upon within 12 months from the date of last action unless said time period is waived by the Council. In no case shall a reapplication be acted upon in less than 6 months from the date of last action by the Council. I am also aware that pursuant to Section 2003 of the Zoning Ordinance any and all conditions which may be attached to the property shall be binding on the property and all subsequent owners.

Signature of Applicant* <u>Robert Babcock</u> Print Name* <u>Mary A. Hobby</u> Signature of Notary _____ 	Signature of Owner* <u>Robert Babcock</u> Print Name* <u>Mary A. Hobby</u> Signature of Notary _____ 
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* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form(s)

CITY OF SUWANEE USE ONLY
 Date Received: 6/27/18 Case No.: RZ-2018-004 Accepted By: UJG

REZONING APPLICANT'S LETTER OF INTENT

The Applicant and Owner, Barc Holdings, LLC, requests rezoning on 1.09 acres for the purpose of developing and building 3 Single Family homes. In order to develop the site as proposed, the Applicant respectfully requests a rezoning from R-100 to IRD. The subject property is located on Scales Road and is found in the 7th district, land lot 237 in the City of Suwanee.

The property is located in the Old Town area of Suwanee and the applicant seeks to develop the property with 3 single family homes with a minimum of 2,000 square feet of heated space which exceeds the required minimum of 1,600 square feet. The proposal in fact meets all of the requirements for the Old Town Overlay District as the garages will be located on the rear of the homes and all setbacks meet code. The applicant understands that all house plans must be approved by the planning department before obtaining a building permit. The homes are planned to have a "farm house" look and will be a mixture of materials of brick, stone and concrete siding with a front porch. The proposed price for the homes will be in the high \$300's to the low \$400's. The applicant is also proposing to bring sanitary sewer to the properties and preliminary design and capacity approval has been obtained from the Gwinnett County Sewer Department.

RZ-2018.004

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

Pursuant to section 2006 of the 1998 Zoning Ordinance, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary:

- (A) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property: Yes, the proposed homes will be a compliment to other homes in the area.
- (B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property: No, the area is all single family homes and these homes will match the uses in the area of Old Town Suwanee.
- (C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned: No, the property does not have a reasonable economic use without the proposed rezoning.
- (D) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools: No, the 3 homes will not be burdensome to the area.
- (E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan: Yes, the proposal meets the land use plan for the area of Old Town Suwanee.
- (F) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal: Please see letter of Intent.

CITY OF SUWANEE USE ONLY

Date Received: 6/27/18 Case No.: RZ-2018-004 Accepted By: WJG

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PHONE: <u>770-614-6511</u>	PHONE: <u>770-241-8383</u>

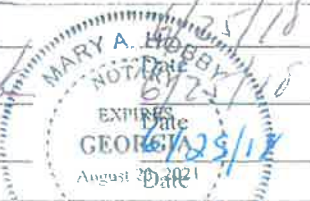
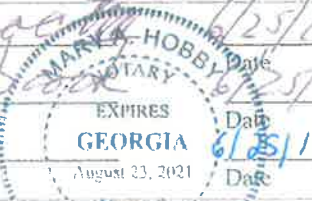
CONTACT PERSON: Mitch Peevy CONTACT PHONE: 770-614-6511
 EMAIL ADDRESS: Mitchpeevy@gmail.com FAX NUMBER: _____

PROPERTY INFORMATION
 PRESENT ZONING DISTRICT(S): R-100 REQUESTED ZONING DISTRICT IRD
 PROPOSED DEVELOPMENT: 3 Single Family Homes
 TAX PARCELNUMBER(S): R7237 027A
 ADDRESS OF PROPERTY: ~~647~~ Scales Road 674 Scales Road
 TOTAL ACREAGE: .50 PUBLIC ROADWAY ACCESS: _____

FOR RESIDENTIAL DEVELOPMENT:	FOR NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>3</u>	NO. OF BUILDINGS/UNITS: _____
DWELLING UNIT SIZE (SQ. FT.): <u>2,000</u>	TOTAL GROSS SQUARE FEET: _____

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Signature of Applicant* <u>Robert Babcock</u> Print Name* <u>Mary A Hobby</u> Signature of Notary		Signature of Owner* <u>Robert Babcock</u> Print Name* <u>Mary A Hobby</u> Signature of Notary	
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* If Additional Applicant or Owner information is needed Please Complete Additional Application Form(s)

CITY OF SUWANEE USE ONLY
 Date Received: 6/27/18 Case No. RZ-2018 005 Accepted By: WJG

REZONING APPLICANT'S LETTER OF INTENT

The Applicant and Owner, Barc Holdings, LLC, requests rezoning on 0.50 acres for the purpose of developing and building 3 Single Family homes. In order to develop the site as proposed, the Applicant respectfully requests a rezoning from R-100 to IRD. The subject property is located at the corner of Scales Road and Calaboose Street and is found in the 7th district, land lot 237 in the City of Suwanee.

The property is located in the Old Town area of Suwanee and the applicant seeks to develop the property with 3 single family homes with a minimum of 2,000 square feet of heated space which exceeds the required minimum of 1,600 square feet. The proposal in fact meets all of the requirements for the Old Town Overlay District as access to the homes will be from a common driveway located to the rear of the homes and all setbacks meet code. The applicant understands that all house plans must be approved by the planning department before obtaining a building permit. The homes are planned to have a "farm house" look and will be a mixture of materials including brick, stone and concrete siding with a front porch. The proposed price for the homes will be in the high \$300's to the low \$400's. The applicant is also proposing to bring sanitary sewer to the properties and preliminary design and capacity approval has been obtained from the Gwinnett County Sewer Department.

RZ-2018-005

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

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Please respond to the following standards in the space provided or use an attachment as necessary:

- (A) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property: Yes, the proposed homes will be a compliment to other homes in the area.
- (B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property: No, the area is all single family homes and these homes will match the uses in the area of Old Town Suwanee.
- (C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned: No, the property does not have a reasonable economic use without the proposed rezoning.
- (D) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools: No, the 3 homes will not be burdensome to the area.
- (E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan: Yes, the proposal meets the land use plan for the area of Old Town Suwanee.
- (F) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal: Please see letter of Intent.

CITY OF SUWANEE USE ONLY

Date Received: 6/27/18 Case No.: RZ-2018-005 Accepted By: WJG



Rz-2018-004



LOCATION MAP

SITE INFORMATION

EXISTING ZONING: R-100
TOTAL AREA: 1.08 ACRES
38,000 SQ. FT. COVERED = 2.75/ACRE
MINIMUM LOT WIDTH = 50 FT. 0 IN.
MIN. ZONING SETBACKS
SIDE " 3.5'
REAR " 20'

SPECIAL USE PERMIT REQUEST:
ALLOW A SPECIAL USE PERMIT TO ALLOW AN OPERATIVE USE TO BE OUT
OF THE ZONING DISTRICT.

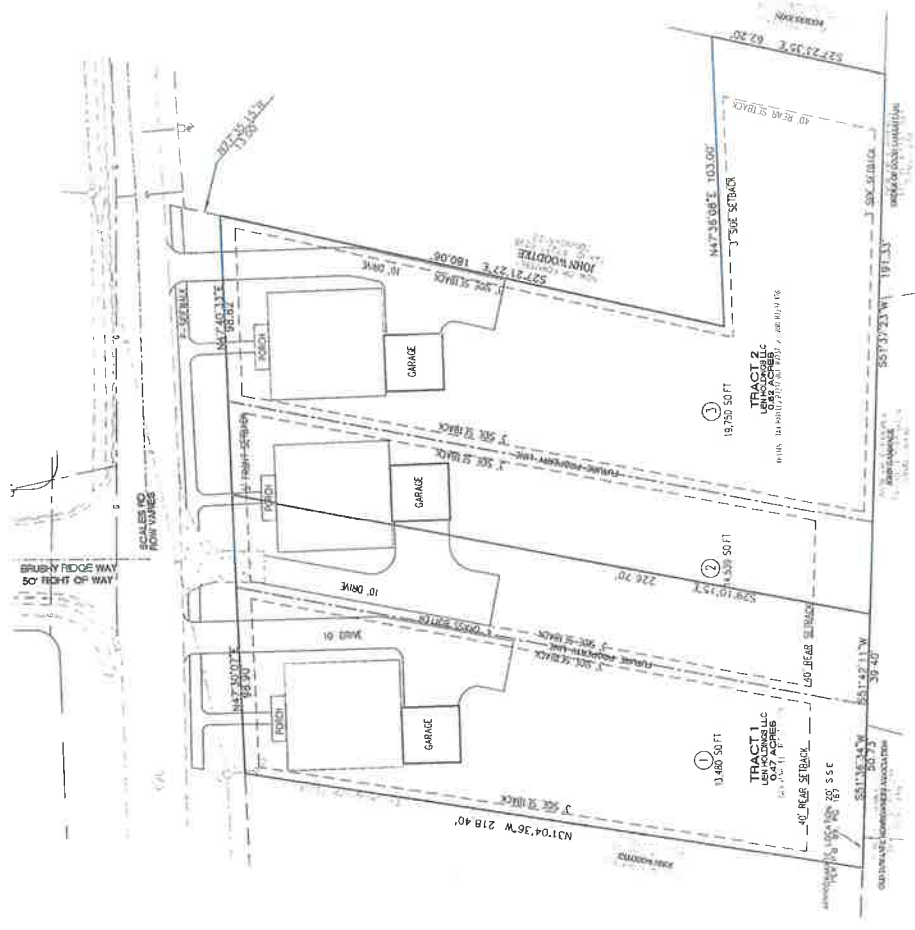
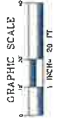
REZONE & SPECIAL USE PERMIT PLAN FOR:

662 & 732 SCALES ROAD
7TH DISTRICT, LAND LOT 237
CITY OF SUMNER, GEORGIA
WINNETT COUNTY

OWNER:
BARC HOLDINGS LLC
2993 SANDY PLAINS ROAD
MARIETTA, GA 30066
PHONE: 770-241-8389

APPLICANT:
BARC HOLDINGS
2993 SANDY PLAINS ROAD
MARIETTA, GA 30066
MANAGER: BOB BABCOCK
PHONE: 770-241-8389

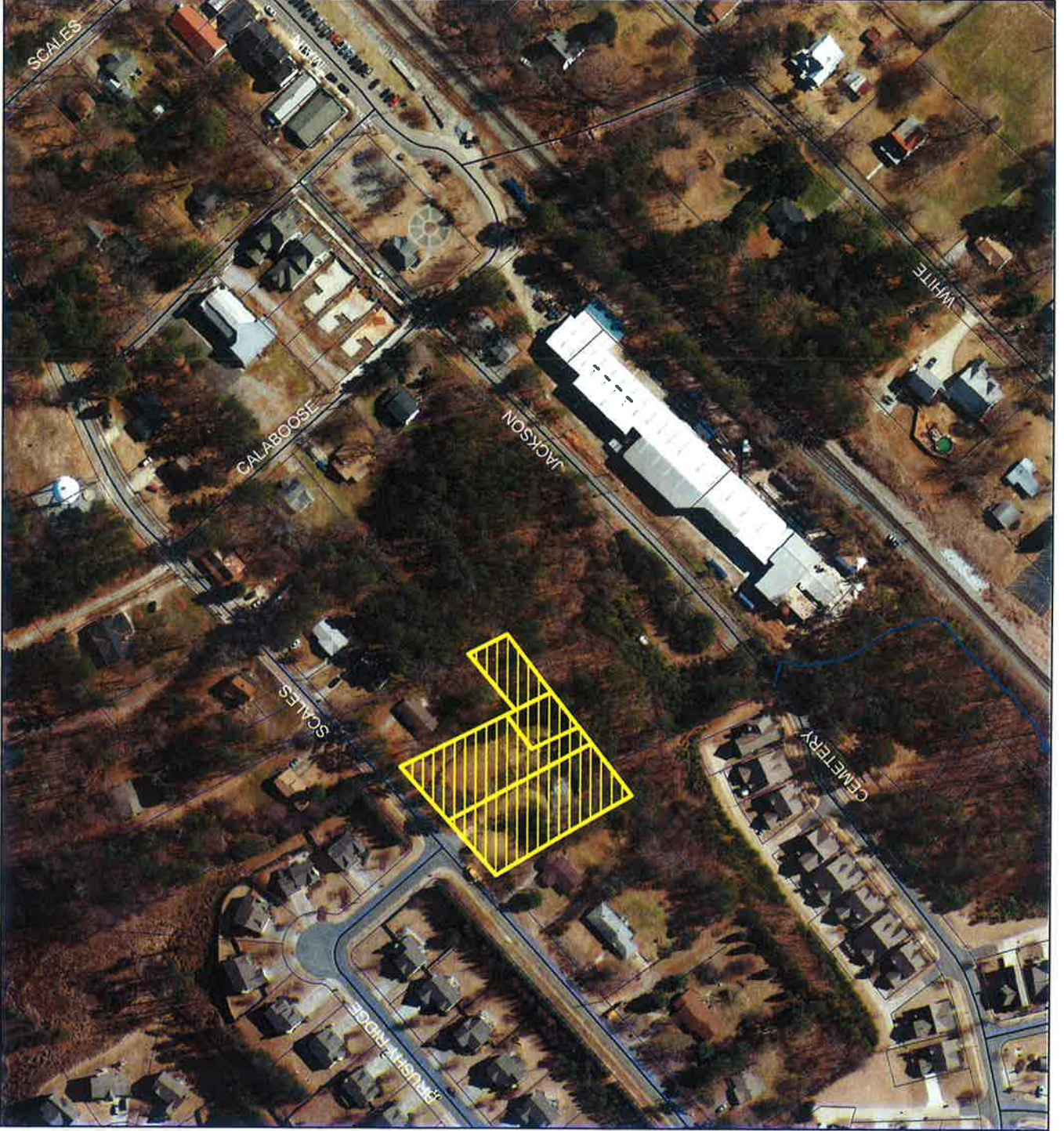
DESIGNER:
BULLARD LAND PLANNING, INC
3790 CANNONWOLFE DR
CONY, SHELBYVILLE, GA 30039
678-344-1253 ulp.bobby@bellsouth.net



RZ-2018 004



Location Map RZ-2018-004



Legend

-  RZ-2018-004
-  streams
-  roads





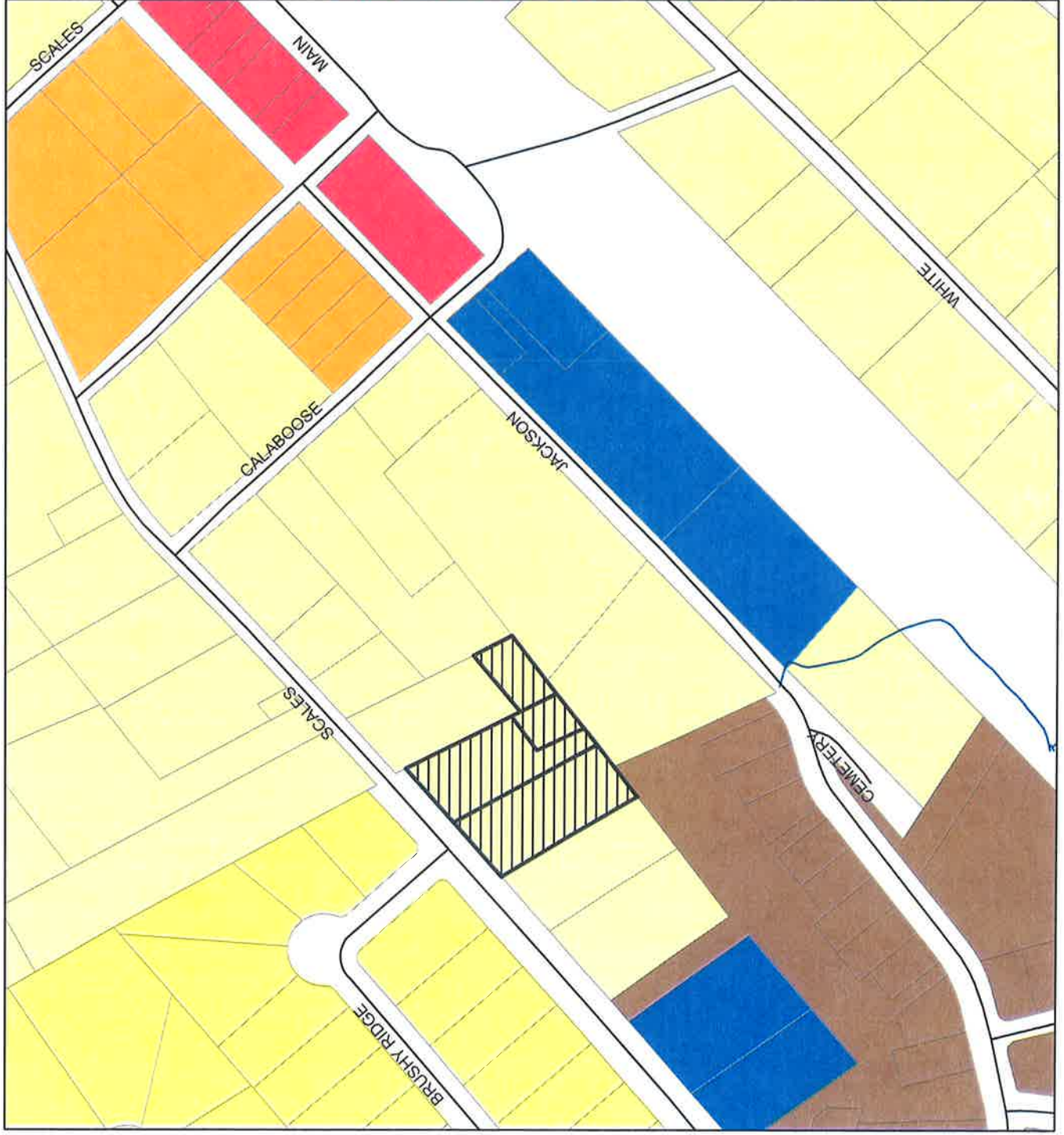
Zoning Map RZ-2018-004

Legend
RZ-2018-004

ZONING

- C-1
- C-2
- C-2A
- C-3
- GCA
- IRD
- M-1
- OI
- OTCD
- PMUD
- R-100
- R-140
- R-75
- R-85
- RM6
- RM8

- streams
- roads

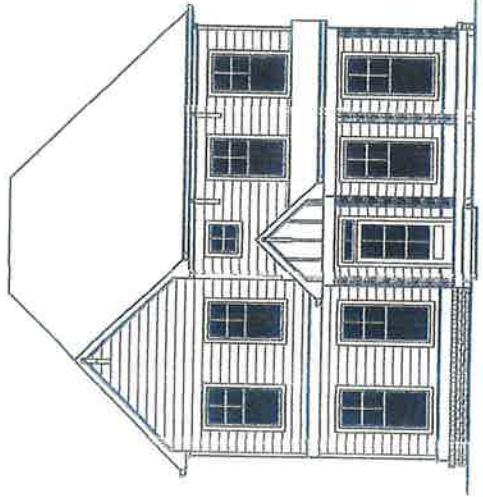


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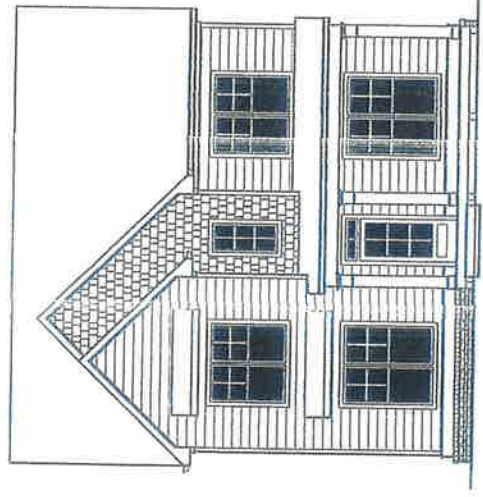


RZ-2018-005

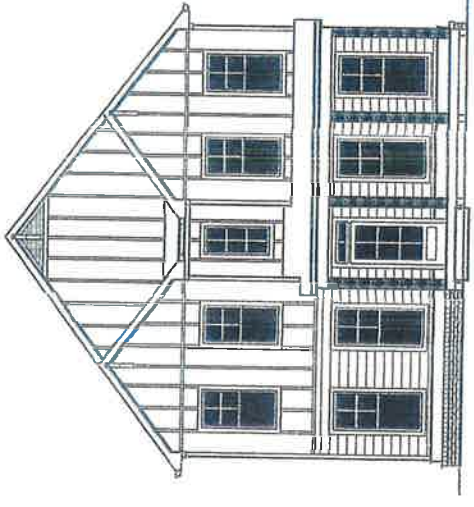
COPYRIGHT 2018	
DESIGNED BY	JJK
DRAWN BY	JJK
CHECKED BY	DR/10/18
DATE	10/10/18
NO.	000
DATE	



FRONT ELEVATION "A"
 SCALE: 1/8" = 1'-0"



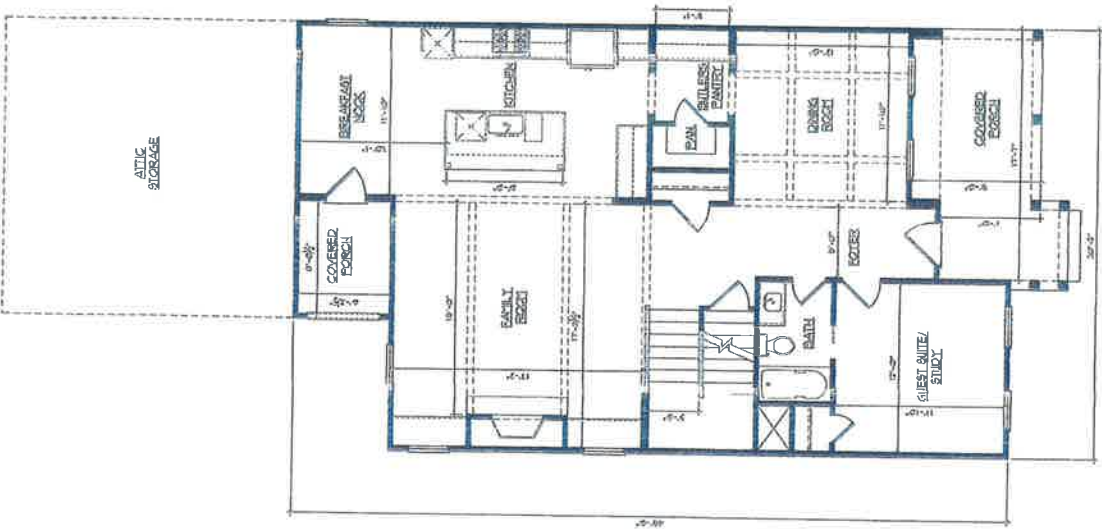
FRONT ELEVATION "B"
 SCALE: 1/8" = 1'-0"



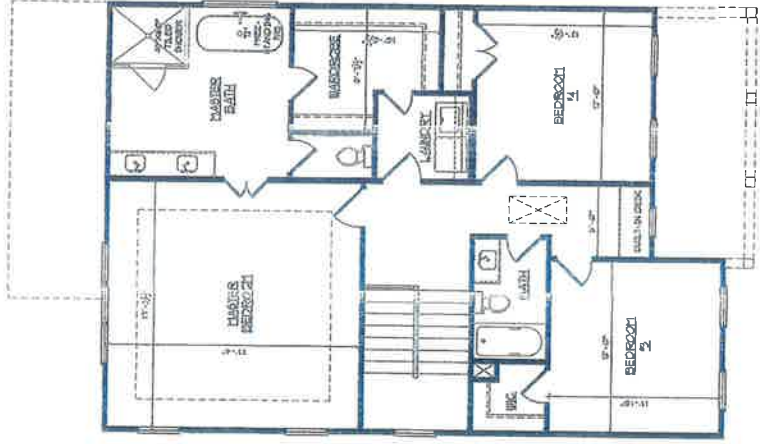
FRONT ELEVATION "C"
 SCALE: 1/8" = 1'-0"

PLANS NOT FOR CONSTRUCTION

RZ-2018-004 / RZ-2018-005



	SQUARE FOOTAGE
FIRST FLOOR	1,296 SQ. FT.
SECOND FLOOR	1,125 SQ. FT.
TOTAL	2,421 SQ. FT.
FINISHED BASEMENT	100 SQ. FT.
UNFINISHED BASEMENT	200 SQ. FT.



PLANS NOT FOR CONSTRUCTION

RZ-2018-004 / RZ-2018-005



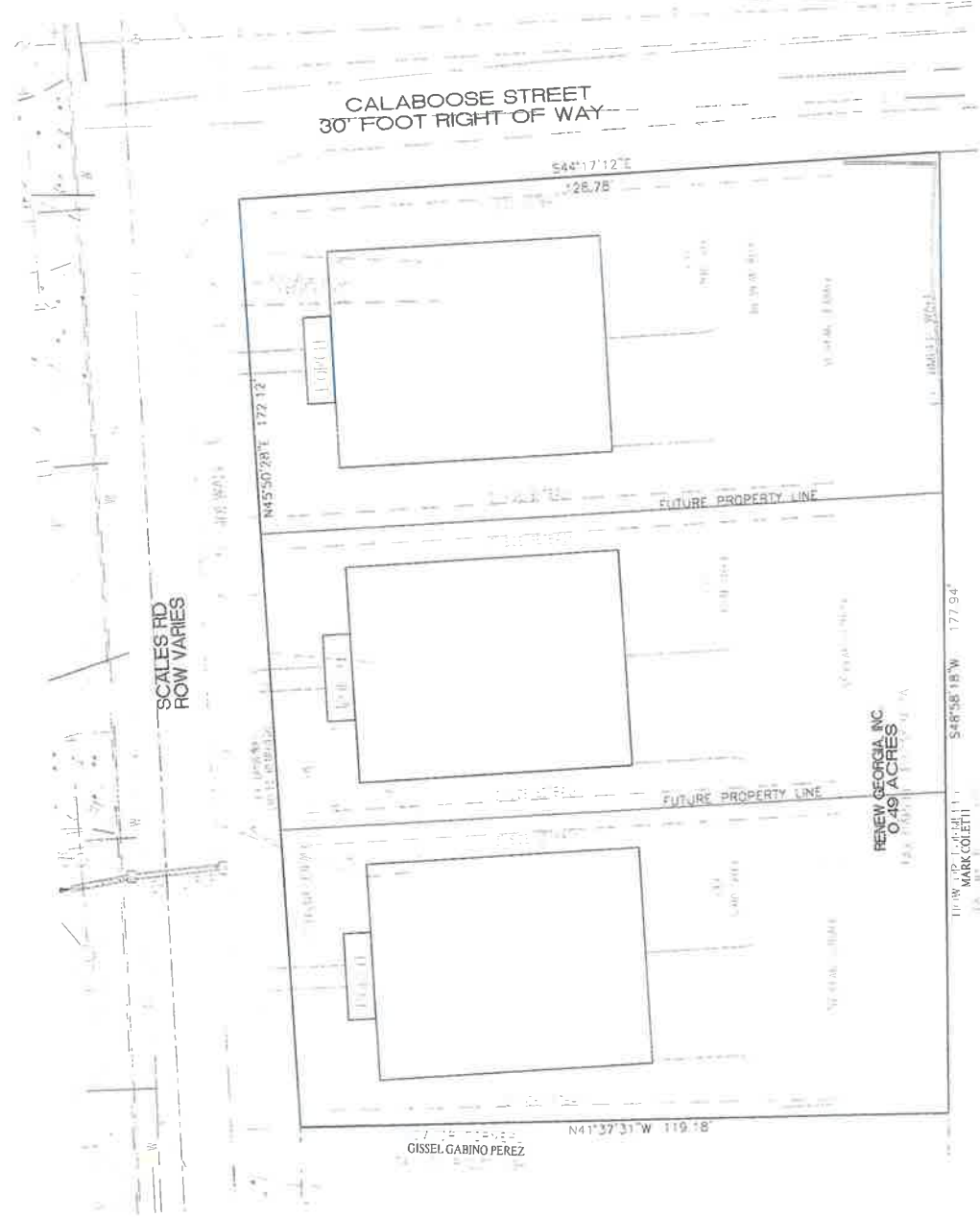
SPECIAL USE PERMIT REQUEST

REZONE & SPECIAL USE PERMIT PLAN FOR

52 J. SCALTS ROAD
 3003 SANDY PLAINS ROAD
 CITY OF DEKALB COUNTY
 DEKALB COUNTY
 OWNER
 EVER HOLDINGS LLC
 2993 SANDY PLAINS ROAD
 MARIETTA, GA 30066
 PHONE 770 411 8389

APPLICANT
 EVER HOLDINGS LLC
 2993 SANDY PLAINS ROAD
 MARIETTA, GA 30066
 MANAGER ROB BARBUCK
 PHONE 770 411 8389

DESIGNER
 RICHARD LAND PLANNING INC
 1290 CANNAS WOLFE DR
 SNEELAHLE, GA 30089
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Revised R2-2018-005

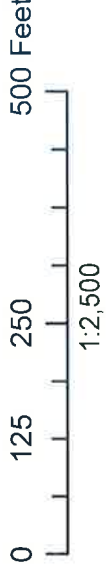


Location Map RZ-2018-005



Legend

-  RZ-2018-005
-  streams
-  roads























Zoning Map RZ-2018-005

Legend
 RZ-2018-005

ZONING

-  C-1
-  C-2
-  C-2A
-  C-3
-  GCA
-  IRD
-  M-1
-  OI
-  OTCD
-  PMUD
-  R-100
-  R-140
-  R-75
-  R-85
-  RM6
-  RM8

-  streams
-  roads

