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CATHOLIC CENTRAL HIGH SCHOOL ATHLETIC FIELD EXPANSION ZONING MAP AMENDMENT 18.699

CATHOLIC CENTRAL HIGH SCHOOL ATHLETIC FIELD EXPANSION REZONING 18.699

Public hearing on the request of Catholic Central High School for recommendation to City Council for rezoning of property in Section 18, located on the south side of Twelve Mile Road, west of Wixom Road, from the I-1, Light Industrial District to the R-4, One-Family Residential District. The subject property is 39.8 acres.

Required Action

Recommend to City Council approval or denial of rezoning request from I-1, Light Industrial to R-4, One-Family Residential.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	06/21/11	Request is in compliance with the Master Plan for Land Use
Engineering	Comments provided		Summary of findings provided
Traffic	Comments provided	06/16/11	Summary of findings provided

Motion sheet

Approval

In the matter of the request of Catholic Central High School Athletic Field Expansion Zoning Map Amendment 18.699, motion to **recommend approval** to City Council to rezone the subject property from I-1, Light Industrial District to R-4, One-Family Residential District, *for the following reasons...*

1. *The proposed zoning district is consistent with the recommended Future Land Use, Educational Facility, for the site*
2. *As the highest density one-family residential district, the proposed R-4 District is consistent with the single family residential use designation in the Residential Densities Map in the Master Plan;*
3. *Twelve Mile Road is largely residential in character in this area and residential zoning is appropriate for this location; and*
4. *Adequate infrastructure exists to support the proposed density.*
5. *(Additional reasons here if any...)*

Denial

In the matter of the request of Catholic Central High School Athletic Field Expansion Zoning Map Amendment 18.699, motion to **recommend denial** to City Council to rezone the subject property from I-1, Light Industrial District to R-4, One-Family Residential District, *for the following reasons...*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

June 21, 2011

Planning Review

Catholic Central High School Athletic Field Expansion **Zoning Map Amendment 18.699**

Petitioner

Catholic Central High School

Review Type

Rezoning Request from I-1 (Light Industrial) to R-4 (One-Family Residential)

Property Characteristics

- Site Location: South side of Twelve Mile Road, west of Wixom Road
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: North: RC-1, Multiple-Family Residential, B-3, General Business (City of Wixom); South: R-1, One-Family Residential; East: B-2, Community Business, I-1; West: RA, Residential Acreage
- Current Site Use: Vacant
- Adjoining Uses: North: Multiple-Family Residential, Vacant (City of Wixom); South: Catholic Central High School; East and West: Vacant
- School District: South Lyon School District
- Proposed Rezoning Size: 39.8 acres

Project Summary

The petitioner is requesting the rezoning of two parcels on the south side of Twelve Mile Road, west of Wixom Road. The subject property is currently zoned I-1, Light Industrial. The applicant has requested a rezoning to R-4, One-Family Residential. The applicant has indicated they are requesting the rezoning in order to bring the parcels into compliance with the recommended Future Land Use for the parcels in the Master Plan for Land Use and to allow for the development of grass athletic practice fields on the site for the adjacent Catholic Central High School. Staff has discussed the Planned Rezoning Overlay option with the applicant, but the applicant has elected to proceed with a standard rezoning.



Recommendation

Staff **recommends approval** of the proposed Zoning Map Amendment, which would rezone the property from I-1, Light Industrial to R-4, One-Family Residential. The rezoning request is generally consistent with the Master Plan for Land Use, which

recommends Educational Facility Uses or Single Family Uses for the property and the recommended residential density for the property, 3.3 units per acre. Approval is recommended for the following reasons.

- ❑ The requested zoning is in generally in compliance with the Master Plan for Land Use and recommended residential density.
- ❑ Twelve Mile Road is largely residential in character in this area and residential zoning is appropriate for this location.
- ❑ The requested zoning is consistent with the residential zoning and residential special land use approved for Detroit Catholic Central High School to the south.

Planning Commission Options

The Planning Commission has the following options for its recommendation to City Council:

1. Recommend rezoning of the parcel to R-4, One-Family Residential (*APPLICANT REQUEST, STAFF RECOMMENDATION*).
2. Deny the request, with the zoning of the property remaining I-1, Light Industrial.
3. Recommend rezoning of the parcels to any other classification that the Planning Commission determines is appropriate. **NOTE:** This option may require the Planning Commission to hold and send notice for another public hearing with the intention of recommending rezoning to the appropriate designation. At this time, Staff has not reviewed any other alternatives.

Master Plan for Land Use

The parcels proposed to be rezoned are designated for Educational Facility on the Future Land Use map. Educational facilities are permitted in all residential districts. Additionally, the Residential Density Patterns map in the Master Plan for Land Use recommends a density of 3.3 units per acre for the subject parcels, indicating this property is also planned for residential uses should an educational use not develop on the site. The permitted maximum density in the R-4 District is 3.3 units per acre. A rezoning to the R-4 District would be in compliance with the planned uses for the site as indicated by the Future Land Use map.

Existing Zoning and Land Use

The following table summarizes the zoning and land use status for the subject property and surrounding properties.

**Land Use and Zoning
 For Subject Property and Adjacent Properties**

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Site	I-1, Light Industrial	Vacant land	Educational Facility/Single-Family Residential
Northern Parcels (across Twelve Mile Road – City of Wixom)	RC-1, Multiple-Family Residential B-3, General Business	Multiple-Family Residential, Vacant	Multiple-Family, Community Business
Southern Parcels	R-1, One-Family Residential	Catholic Central High School	Educational Facility
Eastern Parcels	B-2, Community Business I-1, Light Industrial	Vacant	Community Commercial/Educational Facility
Western Parcels	RA, Residential Acreage	Vacant	Educational Facility/Single-Family Residential

Compatibility with Surrounding Land Use

The surrounding land uses are shown on the above chart. The compatibility of the requested R-4 zoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request.

Directly to the **north** of the subject property is Twelve Mile Road. Beyond Twelve Mile Road in the City of Wixom is multiple-family housing and vacant land. A rezoning of the subject property to R-4 will not adversely affect the northern parcels as the subject properties are currently used for residential uses or are vacant. Furthermore, the applicant has indicated it is their intent to utilize the subject property for practice athletic fields for the existing Catholic Central High School, so no additional traffic should be brought to the area as a result of the development.

Catholic Central High School is located directly **south** of the subject property. No negative impacts are expected as the land is currently occupied by Catholic Central High School, who also owns and plans to utilize the subject property. Furthermore, if residential development ever took place on the subject property, it would not adversely affect the high school to the south as educational facilities are regularly located in residential areas with no substantial negative impacts.

Vacant land (planned for an Educational Facility and Community Commercial) is located directly **east**. Impacts would be the same as those noted above for an educational facility or single-family homes. The proposed rezoning should not have any adverse impacts on land zoned or planned for Community Commercial as commercial uses are more intense than educational or residential uses.

Directly to the **west** of the subject property is vacant land zoned for residential use and master planned for residential uses and educational uses. Impacts would be the same as those noted above for an educational facility or single-family homes.

Comparison of Zoning Districts

The following table provides a comparison of the current and proposed zoning classifications. No alternatives have been provided at this time although rezoning to any less dense one-family residential district (i.e. R-1, R-2, R-3) would be in compliance with the Master Plan for Land Use.

	I-1 (Existing)	R-1 – R-4 (Proposed)
Principal Permitted Uses	1. Office buildings 2. Accessory buildings, structures and uses 3. Publicly owned parks and outdoor recreation facilities 4. Public or private fitness facilities 2,000 sq. ft. or less 5. Medical office	1. One-family detached dwellings 2. Farms and greenhouses* 3. Publicly owned and operated parks, parkways and outdoor recreational facilities 4. Cemeteries (existing) 5. Home occupations 6. Accessory buildings and uses 7. Keeping of horses and ponies* 8. Family Day Care Homes
Special Land Uses <i>(Italics denotes a special land use only when adjacent to</i>	1. <i>Research and development and technical training activities</i> 2. <i>Data processing and computer centers</i> 3. <i>Warehousing and wholesale</i> 4. <i>Manufacturing*</i>	1. Churches and facilities normally incidental thereto* 2. Public, parochial and private elementary, intermediate or secondary schools offering courses in general education*

	I-1 (Existing)	R-1 – R-4 (Proposed)
<i>residential)</i>	5. Industrial office sales, service and industrial office related uses* 6. Trade or industrial schools 7. Laboratories – experimental, film or testing 8. Greenhouses 9. Public utility buildings* 10. Public or private indoor recreation facilities greater than 2,000 sq. ft. and private outdoor recreation facilities* 11. Pet boarding facilities* 12. Veterinary hospitals or clinics* 13. Motion picture, television, radio and photographic production facilities* 14. Metal plating, buffing, polishing and molded rubber products* 15. Uses which serve the limited needs of an industrial district: banks, industrial trade schools or industrial clinics, industrial tool and equipment sales, service, storage and distribution, eating and drinking establishments and motels* 16. Automobile service establishments* 17. Self-storage facilities* 18. Retail sales activities when ancillary to an otherwise permitted use* 19. Central dry cleaning plants or laundries* 20. Railroad transfer, classification and storage yards 21. Tool, die, gauge and machine shops 22. Storage facilities* 23. Municipal uses 24. Motion picture, television, radio and photographic production facilities	3. Utility and public service buildings and uses* 4. Group Day Care Homes, Day Care Centers and Adult Day Care Centers* 5. Private noncommercial recreational areas, institutional or community recreation centers, nonprofit swimming pools* 6. Golf courses* 7. Colleges, universities and other such institutions of higher learning* 8. Private pools* 9. Cemeteries (proposed)* 10. Railroad right-of-way 11. Mortuary establishments* 12. Bed and breakfasts* 13. Accessory building and uses incidental to a Special Land Use
Minimum Lot Size (Area)	Determined by off-street parking, loading, greenbelt screening, yard setback or usable open space requirements	R-1: 21,780 square feet R-2: 18,000 square feet R-3: 12,000 square feet R-4: 10,000 square feet
Minimum Lot Size (Width)	Determined by off-street parking, loading, greenbelt screening, yard setback or usable open space requirements	R-1: 120 feet R-2: 110 feet R-3: 90 feet

	I-1 (Existing)	R-1 – R-4 (Proposed)
		R-4: 80 feet
Building Height	40 feet	2.5 stories –or– 35 feet
Building Setbacks	Front: 40 feet Sides: 20 feet Rear: 20 feet	<u>R-1</u> Front: 30 feet Sides: 15 feet Aggregate of Two Sides: 40 feet Rear: 35 feet <u>R-2</u> Front: 30 feet Sides: 15 feet Aggregate of Two Sides: 40 feet Rear: 35 feet <u>R-3</u> Front: 30 feet Sides: 10 feet Aggregate of Two Sides: 30 feet Rear: 35 feet <u>R-4</u> Front: 30 feet Sides: 10 feet Aggregate of Two Sides: 25 feet Rear: 35 feet
Minimum Floor Area Per Unit / Maximum % of Lot Area Covered	Determined by off-street parking, loading, greenbelt screening, yard setback or usable open space requirements	1,000 square feet / 25%
Maximum Density	N/A	R-1: 1.65 units/acre R-2: 2.0 units/acre R-3: 2.7 units/acre R-4: 3.3 units/acre

*Subject to certain conditions.

Infrastructure Concerns

See the Engineering review letter for a specific discussion of water and sewer capacities in the area serving the subject property. The Engineering review indicates there will be increased demand on utilities as a result of the proposed rezoning. However, these impacts were evaluated as part of the Master Plan for Land Use update process and determined to have a minimal impact on the water and sanitary sewer systems. A Rezoning Traffic Study was not required as the applicant has proposed a rezoning from non-residential to residential. The City's traffic consultant has provided a review letter indicating the proposed rezoning for school use would not have significant traffic impacts. See the Traffic review letter for additional information.

Natural Features

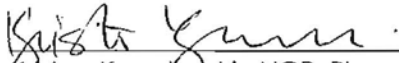
The regulated wetland and woodland maps indicate that there are regulated woodlands and wetlands covering a portion of the site. The location of any woodlands and wetlands will need to be field verified by the applicant with the submittal of any site plan for the parcels. Impacts to these natural features will be reviewed and discussed during the site plan submittal for any project on the property.

Development Potential

Based on the total size of the property, development under the existing zoning could result in the development of a small industrial park with a variety of building sizes with total square footage of all buildings near 430,000 square feet. Residential development under the proposed zoning could result in a site condominium or subdivision of approximately 132 houses. However, the applicant has indicated this property will be utilized in conjunction with the adjacent Catholic Central High School and not for a residential development.

Submittal Requirements

- The applicant has provided a survey and legal description of the property in accordance with submittal requirements.
- The applicant has placed the rezoning signs on the property, in accordance with submittal requirements and in accordance with the public hearing requirements for the rezoning request.
- The applicant has submitted the Community Impact Statement (required for Special Land Uses in the R-1 – R-4 Districts over 10 acres). It indicates there will be no permanent employees located on the property and no sewer or water taps required. Natural Features on the site have been summarized and the applicant has indicated no impacts are anticipated. No increased impacts to police or fire services are anticipated.



Kristen Kapelanski, AICP, Planner
248-347-0586 or kkapelanski@cityofnovi.org

ENGINEERING REVIEW



MEMORANDUM

TO: BRIAN COBURN, P.E.; ENGINEERING MANAGER
BARB MCBETH, AICP; DEPUTY DIR. COMM. DEV.

FROM: NATHAN BOUVY, STAFF ENGINEER

SUBJECT: REVIEW OF REZONING IMPACT ON PUBLIC UTILITIES
REZONING 18.699 – CC HIGH SCHOOL ATHLETIC FIELD

DATE: JUNE 22, 2011

The Engineering Division has reviewed the rezoning request for the 39.84 acres located on the south side of Twelve Mile Road, one-half mile east of Napier Road and one-quarter west of Wixom Road. The applicant is requesting to rezone 39.84 acres from I-1 to R-4. The Master Plan for Land Use indicates a master planned density of 3.3 units per acre, which is roughly equivalent to an R-4 density. The impact to the utilities was evaluated as part of the Master Plan revisions for this area.

Utility Demands

A residential equivalent unit (REU) equates to the utility demand from one single family home. As shown below, the current zoning for this property has four possible development scenarios. If the area was ever developed under the current zoning, demand on the utilities for the site would likely range from an estimated 54 REUs to 182 REUs.

Zoning I-1 Scenarios with corresponding REU values

Zoning I-1 Scenarios	REUs
100% office	112
20% office/80% factory, warehouse	118
20% office/80% factory	182
20% office/80% warehouse	54

R-4 zoning would yield about 131 REUs, which is less than the impact from the most intense uses under I-1 zoning. However, the proposed rezoning increases the number of REUs for the site three out of the four development scenarios under the current zoning.

The utility impacts were reviewed with the Master Plan for Land Use and it was determined at that time that a residential density of 3.3 units per acre would not have a significant impact on utilities.

Water System

The project is located within the Intermediate Water Pressure District. Water service is currently available from the Catholic Central site. The proposed rezoning would have minimal impact on available capacity, pressure and flows in the water system.

Sanitary Sewer

The project is located within the Lannys Road Sanitary Sewer District. Sanitary service is not currently available to the site, but is located south and west on Wixom Road. The sanitary sewer on Catholic Central's site is private for Catholic Central with a connection at Wixom Road. . The proposed rezoning would have a minimal impact on the capacity of the downstream sanitary sewer.

Summary

While the rezoning of the subject parcel results in a net increase in demand for the water system and in sanitary capacity needs, the rezoning of these properties to R-4 would match the City's Master Plan for Land Use which was determined to have a minimal impact to the water or sanitary sewer systems.

TRAFFIC REVIEW

June 16, 2011

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375



**SUBJECT: Catholic Central High School Athletic Field Expansion –
Rezoning, Special Use, and Preliminary Site Plan – SP#11-26,
Traffic Review**

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendation and supporting comments.

Recommendation

We recommend approval of the preliminary site plan, subject to City's approval of the rezoning and special use, and subject to the issues shown below in **bold** being satisfactorily addressed on the final site plan.

Project Description

What is the applicant proposing?

1. The applicant, Catholic Central High School, proposes the rezoning of two adjacent parcels – totaling 39.84 acres – from I-1 (Light Industrial) to R-4 (One-Family Residential), so as to develop four athletic fields, a discus facility, and a shot-put facility (as a special land use). The four fields will be used for soccer, football, and lacrosse practice, and the discus/shot-put facilities will be used for practice and as competitive stations during track meets.
2. The subject site extends north from the existing campus to 12 Mile Road, and west from ¼ to ½ mile west of Wixom Road (see attached aerial photo). No regular motor vehicle circulation or parking is planned for the subject property. According to the Community Impact Statement, visitors and staff will park in existing on-campus lots and walk to the various proposed facilities; “public access to the fields from 12 Mile Road will not be permitted,” although we note that no fence appears to be proposed along 12 Mile. Limited facilitation of EMS access will be provided via two 10-ft-wide gravel paths, one extending north from an existing on-campus concrete walk, and the other extending south from a gated access on 12 Mile Road. The two paths will stop about 600 ft away from each other.

Trip Generation

How much traffic would the proposed development generate?

- The table below forecasts the site's trip generation if it were conventionally developed consistent with the existing I-I and proposed R-4 zoning. We have no basis for forecasting the actual trip generation by the proposed athletic uses.

Trip Generation Forecast

Land Use	ITE Use	Size	Weekday Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
				In	Out	Total	In	Out	Total
Existing I-I Zoning									
General Light Industrial	110	39.84 acres	2,064	248	51	299	64	225	289
Proposed R-4 Zoning									
Single-Family Detached Homes	210	156 ¹	1,565	30	89	119	99	58	157
Trip Reduction									
I-I Trips less R-4 Trips			499	218	-38	180	-35	167	132

¹ Assumes 10% of the land area is used for streets, and the balance is divided at 10,000 s.f. per lot.

Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

- N/A. No new full-service access drives are proposed.

Vehicular Access Improvements

Will there be any improvements to the abutting road(s) at the proposed driveway(s)?

- No, N/A.

Driveway Design and Control

Are the driveways acceptably designed and signed?

- The proposed Access Gate Detail on sheet 2 of 3 should be redesigned to better comply with the comparable detail in the City's Design and Construction Standards (Figure VIII-K). Missing, for instance, are the Emergency Access Only sign and red reflective diamond panels.**

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

- The Community Impact Statement indicates that a sidewalk along 12 Mile Road is not proposed [since] "all pedestrian traffic to the fields will come from the existing campus." However, this disregards the customary use of a frontage sidewalk by pedestrians walking past a site, not just those entering and exiting a site. In this case, there are homes west and north of the site, and commercial uses east of the site, which may generate pedestrian

traffic between them, especially if a sidewalk exists along the frontage of the subject site. **A 5-ft sidewalk must be provided along the site's 12 Mile Road frontage, as required by Sec 11-276(b) of the City's Design and Construction Standards Ordinance, unless a City Council waiver is granted.**

Parking and Circulation

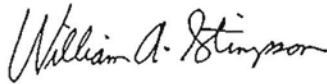
Can vehicles safely and conveniently maneuver through the site?

8. N/A.

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



Rodney L. Arroyo, AICP
Vice President



William A. Stimpson, P.E.
Director of Traffic Engineering

Attached: Vicinity Aerial



Vicinity Aerial, Proposed Catholic Central High School Athletic Field Expansion

APPLICANT RESPONSE LETTER

Z EIMET W OZNIAK
& ASSOCIATES

Civil Engineers & Land Surveyors

55800 Grand River Avenue, Suite 100
New Hudson, Michigan 48165-9318
248.437.5099 · 248.437.5222 fax
www.zeimetwozniak.com

July 5, 2011

Ms. Kristen Kapelanski, Planner
City of Novi
Community Development
45175 West Ten Mile Road
Novi, Michigan 48375

RE: Catholic Central Athletic Field Expansion
Novi, Michigan

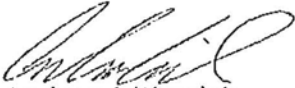
Dear Ms. Kapelanski:

We have reviewed the Plan Review Center Report dated June 21, 2011 and the attached letters from the City of Novi Engineering Department and Birchler Arroyo Associates.

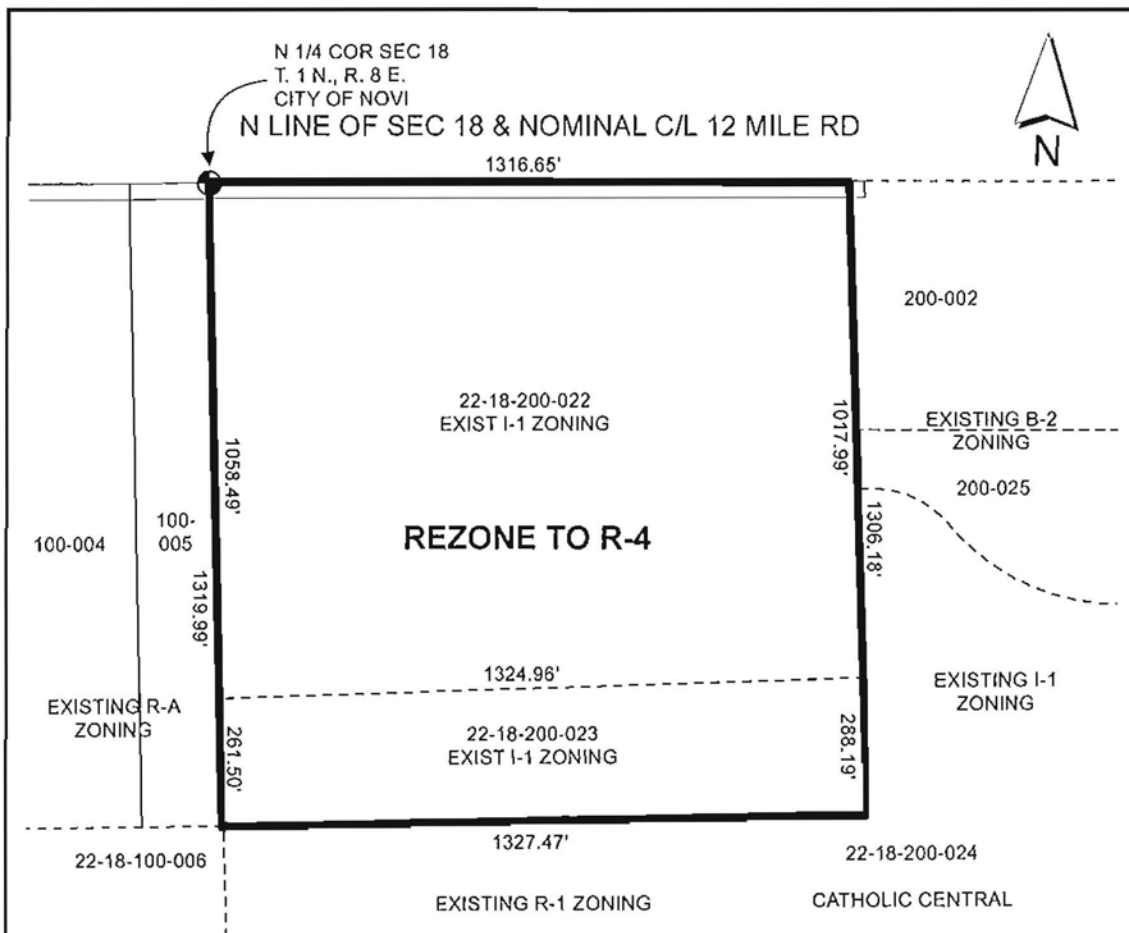
We agree with all of the comments and recommendations pertaining to rezoning.

With regards to item 7 of the Birchler Arroyo letter, we will be requesting a waiver from City Council for the 5-ft sidewalk along 12 Mile Road.

Very truly yours,


Andrew J. Wozniak

PROPERTY SURVEY



To rezone a part of the Northeast 1/4 of Section 18, T.1 N., R. 8 E., City of Novi, Oakland County, Michigan being parcels 22-18-200-022 and 22-18-200-023 more particularly described as follows:

Parcel 22-18-200-022

Beginning at the North 1/4 corner of Section 18 and proceeding along the north line of said section 18, said line also being the centerline of 12 Mile Road (33 feet wide, 1/2 width) S. 88°55'17" E. 1316.65 measured, (1317.10 record); thence S. 00°44'12" E. 1017.99 feet; thence S. 89°19'00"W 1324.96 feet; thence along the north and south 1/4 line of said section 18 N. 00°15'03"W 1058.49 feet to said north 1/4 corner of section 18 and point of beginning containing 31.47 acres more or less.

Parcel 22-18-200-023

Commencing at the north 1/4 corner of section 18 and proceeding along the north and south 1/4 line of said section 18 S. 00°15'03" E. 1058.49 feet to the point of beginning; then N. 89°19'00" E. 1324.96 feet; thence S. 00°44'12" E. 288.19 feet; thence N. 89°31'51" W. 1327.47 feet; thence along the north and south 1/4 line of said section 18 N. 00°15'03" W. 261.50 feet to the point of beginning containing 8.37 acres more or less.

FROM: I-1 LIGHT INDUSTRIAL DISTRICT

TO: R-4 ONE-FAMILY RESIDENTIAL DISTRICT

**ORDINANCE NO. 18.699
ZONING MAP AMENDMENT NO. 699
CITY OF NOVI, MICHIGAN**

ADOPTED BY THE CITY COUNCIL _____

DAVID LANDRY MAYOR

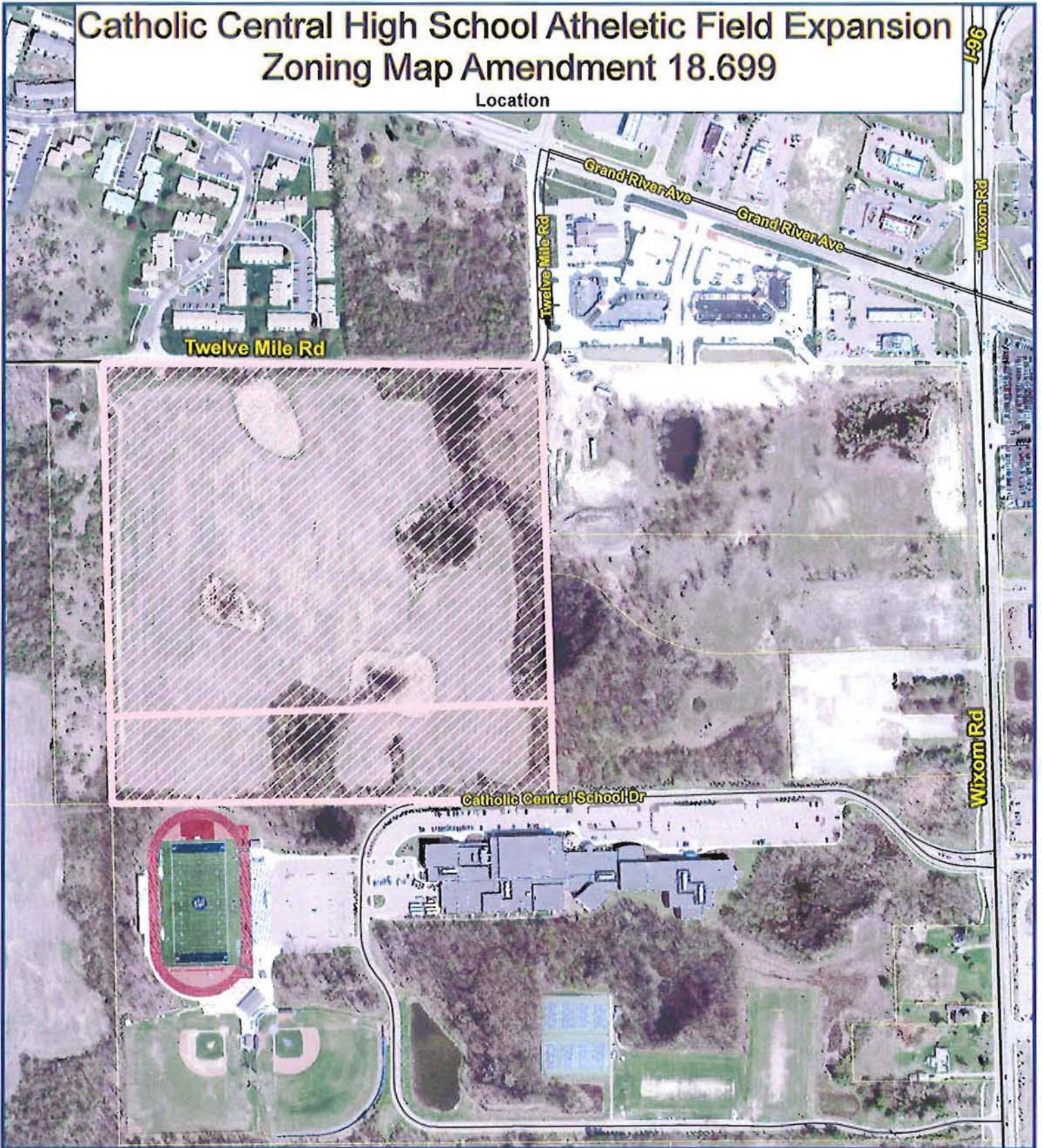
MARYANNE CORNELIUS CLERK

MAPS

Location
Zoning
Future Land Use
Natural Features

Catholic Central High School Athletic Field Expansion Zoning Map Amendment 18.699

Location



Map Author: Kristen Kapelanski
Date: June 21, 2011
Project: Rezoning 18.699
Version #: Place version here

Map Legend

 Subject Property



City of Novi
Planning Division
Community Development
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

MAP INTERPRETATION NOTICE

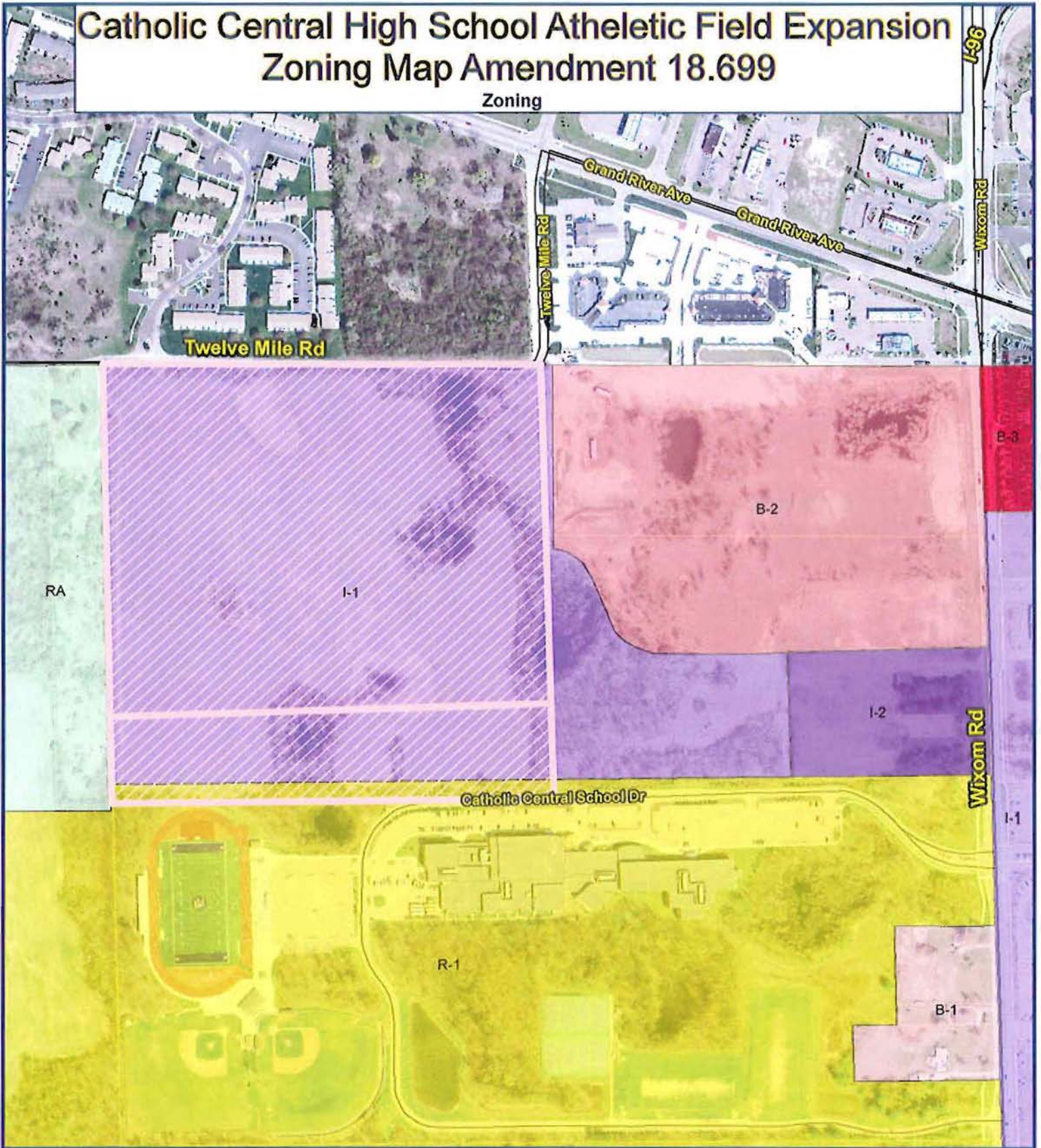
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor or as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



1 inch = 391 feet

Catholic Central High School Athletic Field Expansion Zoning Map Amendment 18.699

Zoning



Map Author: Kristen Kapelanski
Date: June 21, 2011
Project: Rezoning 18.699
Version #: Place version here

Map Legend

	Subject Property		B-2
	RA		B-3
	R-1		I-1
	B-1		I-2



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Planning Division
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45175 W Ten Mile Rd
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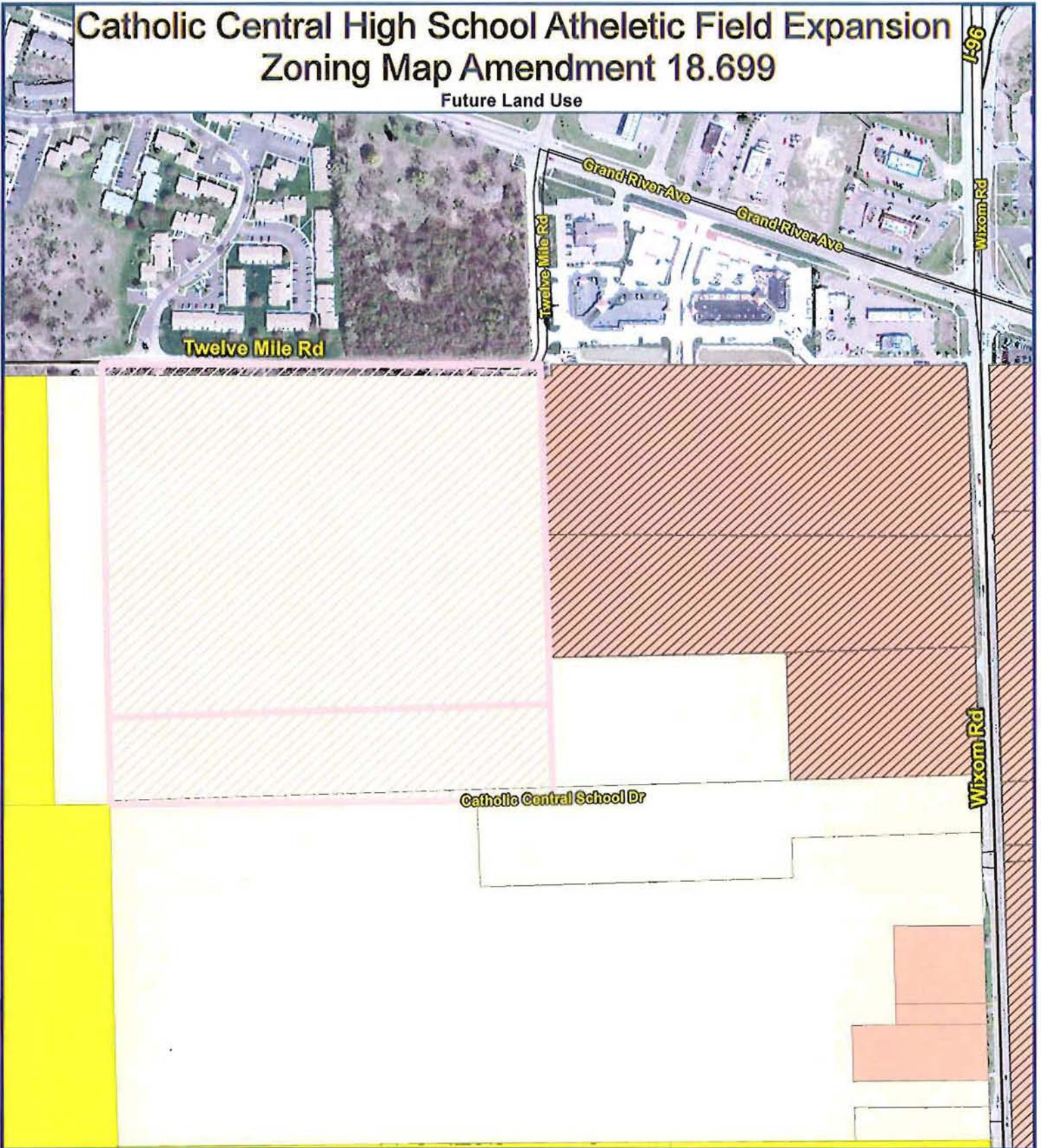


1 inch = 391 feet

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Catholic Central High School Athletic Field Expansion Zoning Map Amendment 18.699

Future Land Use



Map Author: Kristen Kapelanski
Date: June 21, 2011
Project: Rezoning 18.699
Version #: Place version here

Map Legend

-  Subject Property
-  Single Family
-  Local Commercial
-  Community Commercial
-  Educational Facility



City of Novi
Planning Division
Community Development
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org



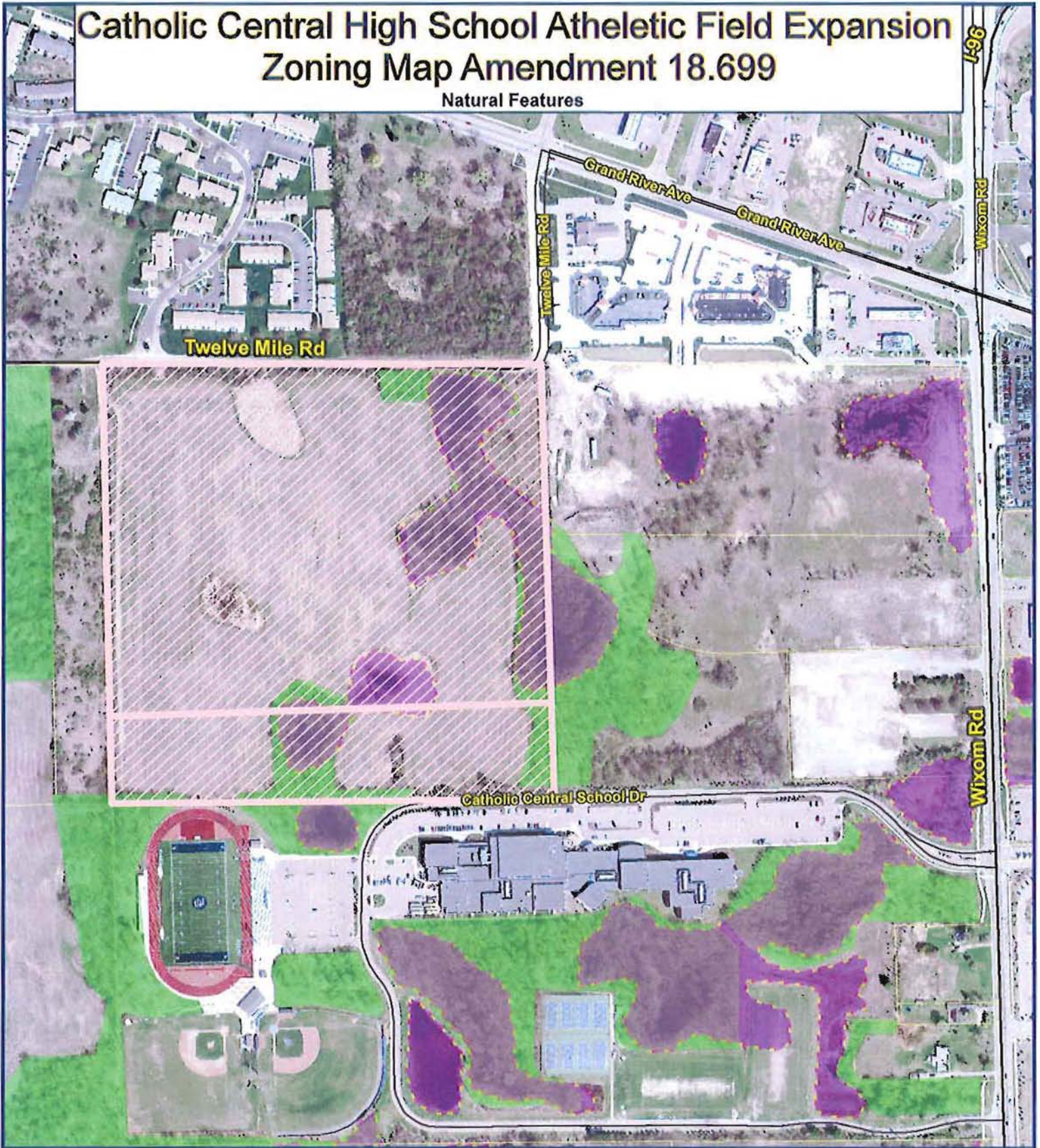
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Catholic Central High School Athletic Field Expansion Zoning Map Amendment 18.699

Natural Features



Map Author: Kristen Kapelanski
Date: June 21, 2011
Project: Rezoning 18.699
Version #: Place version here

Map Legend

-  Subject Property
-  Wetland Areas
-  Woodlands



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