

**CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Planning & Economic Development

AGENDA DATE: Introduction: September 14, 2010
Public Hearing: October 5, 2010

CONTACT PERSON/PHONE: Art Rubio, (915) 541-4633, rubioax@elpasotexas.gov

DISTRICT(S) AFFECTED: 1

SUBJECT:

An Ordinance releasing all the conditions placed by Ordinance No. 9364, Ordinance No. 15708, Ordinance No. 011540, Ordinance No. 010052, Ordinance No.16241 and Resolution dated April 26, 1988, and Contract dated August 9, 1988, and Contract Amendment dated September 13, 1988 on the property abutting Transmountain Road between US Highway 54 and Interstate Highway 10, including All of Westport Unit Five, City of El Paso, El Paso County, Texas; Portions of Tracts 10A, 10B, Tract 10B4, 10C, 10D, 10E, 10E1, 12A, and all of Tracts 9, 10B3, and 11, Nellie D. Mundy Survey 239, City of El Paso, El Paso County, Texas; A portion of Tract 2, Nellie D. Mundy Survey 240, City of El Paso, El Paso County, Texas; Hoover Avenue and Northwestern Drive and all of Westport Unit Five, City of El Paso, El Paso County, Texas; Westport Unit Seven Amending Subdivision, City of El Paso, El Paso County, Texas; All of Lot 1A, Block 3, Westport Unit Three, City of El Paso, El Paso County, Texas; All of Lot 1, Block 3, Westport Unit Three, City of El Paso, El Paso County, Texas; A portion of Tracts 1A1, 1D, 2C, 2D, 2E and Resler Drive Right-of-Way, Nellie D. Mundy Survey 243, City of El Paso, El Paso County, Texas; and imposing new conditions on all the property. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: Property abutting Transmountain Road between US Highway 54 and Interstate Highway 10. ZON10-00076 (District 1)

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – No objection
City Plan Commission (CPC) – Review Pending

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Kathryn B. Dodson
Director, Planning & Economic Development

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE RELEASING ALL THE CONDITIONS PLACED BY ORDINANCE NO. 9364, ORDINANCE NO. 15708, ORDINANCE NO. 011540, ORDINANCE NO. 010052, ORDINANCE NO. 16241 AND RESOLUTION DATED APRIL 26, 1988, AND CONTRACT DATED AUGUST 9, 1988, AND CONTRACT AMENDMENT DATED SEPTEMBER 13, 1988 ON THE PROPERTY ABUTTING TRANSMOUNTAIN ROAD BETWEEN US HIGHWAY 54 AND INTERSTATE HIGHWAY 10, INCLUDING ALL OF WESTPORT UNIT FIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS; PORTIONS OF TRACTS 10A, 10B, TRACT 10B4, 10C, 10D, 10E, 10E1, 12A, AND ALL OF TRACTS 9, 10B3, AND 11, NELLIE D. MUNDY SURVEY 239, CITY OF EL PASO, EL PASO COUNTY, TEXAS; A PORTION OF TRACT 2, NELLIE D. MUNDY SURVEY 240, CITY OF EL PASO, EL PASO COUNTY, TEXAS; HOOVER AVENUE AND NORTHWESTERN DRIVE AND ALL OF WESTPORT UNIT FIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS; WESTPORT UNIT SEVEN AMENDING SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS; ALL OF LOT 1A, BLOCK 3, WESTPORT UNIT THREE, CITY OF EL PASO, EL PASO COUNTY, TEXAS; ALL OF LOT 1, BLOCK 3, WESTPORT UNIT THREE, CITY OF EL PASO, EL PASO COUNTY, TEXAS; A PORTION OF TRACTS 1A1, 1D, 2C, 2D, 2E AND RESLER DRIVE RIGHT-OF-WAY, NELLIE D. MUNDY SURVEY 243, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND IMPOSING NEW CONDITIONS ON ALL THE PROPERTY. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, City Council on April 26, 1988, adopted Ordinance No. 9364 which rezoned the property described as An Ordinance releasing all the conditions placed by Ordinance No. 9364, Ordinance No. 15708, Ordinance No. 011540, Ordinance No. 010052, Ordinance No. 16241 and Resolution dated April 26, 1988, and Contract dated August 9, 1988, and Contract Amendment dated September 13, 1988 on the property abutting Transmountain Road between US Highway 54 and Interstate Highway 10, including All of Westport Unit Five, City of El Paso, El Paso County, Texas; Portions of Tracts 10A, 10B, Tract 10B4, 10C, 10D, 10E, 10E1, 12A, and all Tracts 9, 10B3, and 11, Nellie D. Mundy Survey 239, City of El Paso, El Paso County, Texas; A portion of Tract 2, Nellie D. Mundy Survey 240, City of El Paso, El Paso County, Texas; Hoover Avenue and Northwestern Drive and all of Westport Unit Five, City of El Paso, El Paso County, Texas; Westport Unit Seven Amending Subdivision, City of El Paso, El Paso County, Texas; All of Lot 1A, Block 3, Westport Unit Three, City of El Paso, El Paso County, Texas; All of Lot 1, Block 3, Westport Unit Three, City of El Paso, El Paso County, Texas; A portion of Tracts 1A1, 1D, 2C, 2D, 2E and Resler Drive Right-of-Way, Nellie D. Mundy Survey 243, City of El Paso, El Paso County, Texas; and imposing new conditions on all the property. The penalty is as provided for in Chapter 20.24 of the El Paso City Code, hereinafter referred to as "Property;" and,

WHEREAS, the rezoning of the Property was subject to conditions that were necessary and attributable to the increased intensity of use and necessary for the protection of the surrounding area abutting the Property; and,

WHEREAS, City Council on April 26, 1988, adopted a Resolution authorizing the Mayor to sign a contract with the property owners of the Property, placing conditions on the property as a result of the rezoning of the Property by Ordinance No. 9364; and,

CITY CLERK DEPT. OF SECT. 10

WHEREAS, such a Contract placing the conditions on the Property was executed o August 9, 1988; and,

WHEREAS, on September 13, 1988, the contract dated August 9, 1988 was amended to revise certain conditions placed on certain portions of the Property; and,

WHEREAS, on April 17, 1990 City Council adopted Ordinance 010052 which changed the zoning of portions of the Property and placed additional conditions on the portions of the Property that were rezoned; and,

WHEREAS, on September 7, 1993 City Council adopted Ordinance 011540 which changed the zoning of portions of the Property and placed additional conditions on the portions of the Property that were rezoned; and,

WHEREAS, on March 2, 2004, City Council adopted Ordinance 15708 which changed the zoning of portions of the Property and placed additional conditions on the portions of the Property that were rezoned; and,

WHEREAS, on December 20, 2005, City Council adopted Ordinance 16241 which changed the zoning of portions of the Property and placed additional conditions on the portions of the Property that were rezoned; and,

WHEREAS, the property owner requested the removal or amendment of certain conditions placed on the Property; and

WHEREAS, City Council agrees to release all the conditions place on the Property by all the prior Ordinances, Resolutions, and Contracts, and impose new conditions on the Property; and,

WHEREAS, the property owners are in agreement that such new conditions should be placed on the property to continue to protect the properties abutting the Property;

WHEREAS, a public hearing regarding amendment of the conditions was held before the City Plan Commission, and the Commission recommended approval of the release; and,

WHEREAS, the City Council of the City of El Paso has determined that the release of the above conditions will protect the best interest, health, safety, and welfare of the public in general.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO, TEXAS:

1. That zoning conditions imposed by Ordinance No. 9364 adopted on April 26, 1988, Ordinance 011540, adopted September 7, 1993 Ordinance 15708, adopted March 2, 2004, Ordinance 16241, adopted December 20, 2005, and imposed by Contract, dated August 9, 1988, and amended on September 13, 1988, be released in their entirety and the following conditions be placed on the following portions of the Property:

2. That the property identified in **Exhibit A**, and further described below, be subject to the conditions as defined below:

a. That Parcel 1, approximately 10.07 acres, described as *A portion of Lot 1, Block 2, Transwest Subdivision, Unit One, and a Portion of Tract 10C, Nellie D. Mundy Survey No. 239; El Paso County*, and more particularly described in the metes and bounds attached in **Exhibit B**; Parcel 2, described as *A portion of the Nellie D. Mundy Survey No. 239 and Nellie D. Mundy Survey No.239, City of El Paso, County of El Paso*, and more particularly described in the metes and bounds attached in **Exhibit C**; and Parcel 3, described as *All of Lot 1, Block 6, Westport Unit Five,(All of Westport Unit Five) El Paso City, County of El Paso, Texas* and more particularly described in the metes and bounds attached in **Exhibit D**; and Parcel 4 described as *A portion of Tract 10B, Nellie D. Mundy Survey No. 239*, and more particularly described in the metes and bounds attached in **Exhibit E**; be subject to the following condition:

That the following signage standards, in addition to those standards in the City Code, shall also apply.

(1) Lots larger than six acres.

(a) Only monument signs shall be permitted and signs shall have a 100 percent width base constructed of unpainted brick or stone or other natural material e.g. adobe or rammed earth.

(b) No more than 2 (two) monument signs will be permitted per lot, except that 1 (one) monument sign in addition shall be permitted at each driveway entrance permitted by TXDOT provided that driveways are spaced at least 300 feet apart but in no case shall the number of signs exceed 4 (four).

(d) No digital (LED or other technology) signs are permitted except that digital price signs may be permitted at gasoline stations.

(e) Signs, excluding the base, shall not exceed 250 sqft in area and shall not exceed 20 feet in height.

(f) All pole and outparcel signs are prohibited.

(2) Lots equal to or less than 6 acres.

(a) Only monument signs shall be permitted and signs shall have a 100 percent width base constructed of unpainted brick or stone or other natural material e.g. adobe or rammed earth.

(b) No more than 1 monument sign will be permitted per lot, except that 1 (one) additional monument sign shall be permitted at each driveway entrance permitted by TXDOT provided that driveways are spaced at least 300 feet apart. In no case shall the number of signs exceed 2 (two).

(c) No digital (LED or other technology) signs are permitted except that digital price signs may be permitted at gasoline stations.

(d) Signs, excluding the base, shall not exceed 250 sqft in area and shall not exceed 20 feet in height.

(e) All pole and outparcel signs are prohibited.

b. That Parcels, 1, 2, and 4, described above are subject to the following additional conditions:

(1) A detailed site development plan shall be approved per city code prior to the issuance of any building permits.

(2) Prior to the issuance of a certificate of occupancy, the applicant shall install a 15 foot landscape buffer along the Right of Way (ROW) line. The 15 foot landscape buffer spaced 30 feet on center and staggered from those installed by the Texas Department of

Transportation. The landscape buffer shall also include drought tolerant plants spaced at intervals approximating the Resler hike and bike trail and as detailed in the Detailed Site Development Plan. The landscape buffer shall be irrigated per Title 18 of the city code. The landscape buffer shall be included in the calculation for required commercial landscaping under the landscape standards of Title 18.

c. That Parcel 2 describe above, is subject to the following additional condition:

(1). Vegetation and Re-vegetation shall apply for any improvements on site requiring any City building permit as follows.

(a) Vegetation and re-vegetation shall be required on all disturbed areas and shall be irrigated. If in the course of construction of buildable areas areas (buildable area is an area which is planned to become a parking facility, building, street drainage facility, park, or other built structure), non-buildable areas are disturbed areas, the developer shall restore the formally undisturbed non-buildable area through the replanting of appropriate native, adaptive and drought tolerant re-vegetation to mitigate soil erosion. For purposes of this requirement, appearance features which are compatible with the area shall be allowed if when approved by the Deputy Director for Planning and Economic Development – Planning

(b) Existing natural vegetation on the property shall be retained in its natural state, except where necessary for the construction of subdivision improvements and buildings or to replace or improve undesirable vegetation.

(c) To ensure proper vegetation, a Vegetation Preservation and Protection Report shall be required containing all of the following information:

(i) General description of existing vegetation and proposed use of new vegetation;

(ii) The vegetation to be removed and method of disposal;

(iii) The vegetation to be planted;

(iv) Slope stabilization measures to be installed.

(d) Revegetation and approval of all submitted reports shall be completed prior to the issuance of any certificates of occupancy.

(e) In no case shall the revegetation requirement apply to required landscaping or reduce the required landscape buffer in condition 2 above.

3. That the Parcel 5, described as *Tracts 9, 10-C, 10-D, 10-E-1, 11 and 12-A Nellie D Mundy Survey No. 239 and Lot 1, Block 2, Transwest Subdivision Unit One, City of El Paso, El Paso County, Texas*, and more particularly described in the metes and bounds attached in **Exhibit F** be subject to the conditions as defined below:

a. A detailed site development plan shall be approved per city code prior to the issuance of any building permits.

b. A subdivision plat shall be submitted prior to development of the land.

c. A traffic impact study shall be required prior to development of the land.

4. That Parcel 6a, described as *3.97 acres, being a porton of Tract 10B and all of Tract 10B3, Nellie D Mundy Survey No. 239, El Paso County, Texas* and Parcel 6b a *32.659 acre portion of Tract 10B, Nellie D. Mundy Survey 239, Tract 2, Nellie D. Mundy Survey 240, and Westport Unit Five, El Paso, El Paso County, Texas* and more particularly described in the metes and bounds attached in **Exhibit G** be subject to the conditions as defined below:

A detailed site development plan shall be approved per city code prior to the issuance of any building permits.

5. That Parcels 7,8 and 9 described as A parcel of land being a portion Tract 1A1, Nellie D. Mundy Survey No. 243, *City of El Paso, El Paso County, Texas, A portion of Resler Drive and Tracts 2E and 4G, Nellie D. Mundy Survey No. 240 and a portion of Tract 1B, Nellie D. Mundy Survey No. 242, and all of Tract 2A and a portion of Tract 2E Nellie D. Mundy Survey No. 243 City of El Paso, El Paso County Texas and a portion of Tract 3B, Nellie D. Mundy Survey No. 242, City of El Paso, El Paso County Texas, A portion of Tract 2C, Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas* and more particularly described in the metes and bounds attached in **Exhibit H** be subject to the conditions as defined below:

A ten foot landscape buffer shall be place between any commercial district and residential or apartment district.

PASSED AND APPROVED this _____ day of _____, 2010.

THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Mathew S. McElroy
Deputy Director – Planning
Development Services Department



City of El Paso – City Plan Commission Staff Report

Case No: ZON10-00076
Application Type: Zoning Condition Release and Amendment
CPC Hearing Date: September 23, 2010
Staff Planner: Arturo Rubio, 915-541-4633, rubioax@elpasotexas.gov

Location: East of I-10 and approximately 2 miles east and adjacent to Transmountain Road
Legal Description: All of Westport Unit Five, City of El Paso, El Paso County, Texas, A portion of Tracts 10B and all of Tract 10B3, Nellie D. Mundy Survey 239, City of El Paso, El Paso County, Texas, a portion of Tract 10B, Nellie D. Mundy Survey 239, City of El Paso, El Paso County, Texas, A portion of Tract 10B, Nellie D. Mundy Survey 239, Tract 2, Nellie D. Mundy Survey 240, Hoover Avenue and Northwestern Drive and all of Westport Unit Five and Westport Unit Seven Amending Subdivision, City of El Paso, El Paso County, Texas, A portion of Tracts 10A and 10E, Nellie D. Mundy Survey 239, City of El Paso, El Paso County, Texas, All of Tract 10B3, Nellie D. Mundy Survey 239, City of El Paso, El Paso County, Texas, All of Lot 1A, Block 3, Westport Unit Three, City of El Paso, El Paso County, Texas, All of Lot 1, Block 3, Westport Unit Three, City of El Paso, El Paso County, Texas, A 7.590 acre portion of Tract 2D, Nellie D. Mundy Survey 243 and Resler Drive right-of-way, City of El Paso, El Paso County, Texas, A 22.230-acre portion of Tract 2D, Nellie D. Mundy Survey 243 and Tract 10B4, Nellie D. Mundy Survey 239 City of El Paso, El Paso County, Texas, A 24.951-acre portion of Tract 2E, Nellie D. Mundy Survey 243 and Resler Drive right-of-way, City of El Paso, El Paso County, Texas, An 8.340-acre portion of Tract 2C, Nellie D. Mundy Survey 243, City of El Paso, El Paso County, Texas, An 8.904-acre portion of Tract 1D, Nellie D. Mundy Survey 243, City of El Paso, El Paso County, Texas, A 39.089-acre portion of Tract 1A1, Nellie D. Mundy Survey 243, City of El Paso, El Paso County, Texas, A portion of Tracts 10C, 10D, 10E1 and 12A and all of Tracts 9 and 11, Nellie D. Mundy Survey No. 239, and all of Lot 1, Block 2, Transwest Subdivision Unit One, City of El Paso, El Paso, County, Texas, A portion of Tracts 10C, 10D and 10E1, Nellie D. Mundy Survey No. 239, City of El Paso, El Paso County, Texas

Acreage: Approximately 341.35 acres
Rep District: 1
Zoning: C-3/c (Commercial/conditions), C-4/c (Commercial/conditions), C-4/sc (Commercial/special contract), and C-4/sc/sp (Commercial/special contract/special permit)
Existing Use: Vacant
Request: Zoning Condition Release and Amendment imposed by Ordinances # 9364, 15708, 16241, and 100052
Property Owner: Transmountain Development Company LP, Hunt El Paso Investment LTD, Westport Improvement Association, Plexxar Capital LTD, Hill 262 Partners LTD, Plexxar North LTD, RVE Unit 18 LTD, George Duncan (TR), and Transmountain Investors LTD.
Applicant: City of El Paso
Representative: City of El Paso

SURROUNDING ZONING AND LAND USE

- North:** R-3/sp (Residential/special permit), A-O (Apartment-Office), C-4/c (Commercial/conditions), and R-3A (Residential) / Vacant
- South:** C-4/c (Commercial/conditions) / Warehouses and Restaurant; C-3/c (Commercial/conditions) / Vacant
- East:** A-O (Apartment-Office), R-3A (Residential), C-4/c (Commercial/conditions), and PMD (Planned Mountain Development) / Vacant
- West:** C-4 (Commercial) / Outlet Mall, Restaurant, Gas Station, and Interstate-10 Freeway; C-4/c (Commercial/conditions) / Vacant

Plan for El Paso Designation: Mixed Use, Commercial, and Industrial (Northwest Planning Area)

Nearest Park: Westside Park (6,104 feet)

Nearest School: Canutillo Middle (3,884 feet)

NEIGHBORHOOD ASSOCIATIONS

Coronado Neighborhood Association
Mountain Arroyos Neighborhood Association
Save the Valley Neighborhood Association
Upper Mesa Hills Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on, September 7, 2010. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to release conditions imposed by Ordinance # 9364, 15708, 16241, and 100052

PLANNING DIVISION RECOMMENDATION

Planning Division recommends **approval** of the zoning condition release:

The Plan for El Paso-City-Wide Land Use Goals

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses
- b. Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- c. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- d. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.

The purpose of C-3 (Commercial) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

The purpose of C-4 (Commercial) districts is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses

characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for rezoning and offered no objections to the Planning Staff's recommendation for **approval** of the zoning condition release.

Development Services Department - Building Permits and Inspections Division

Plan Review: Plan Review has no objections to the release of Conditions

Landscape: No comments received.

Development Services Department – Subdivision Plan Review

1. Due to the subdivision being within an area in a Special Flood Hazard Area (AH, A2, B) applicant shall coordinate with Floodplain Coordinator for the requirements and compliance of Special Flood Hazard Area.
2. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
3. Grading plan and permit shall be required.*
4. Storm Water Pollution Prevention Plan and/or permit required.*
5. Drainage plans must be approved by the Development Services Department, Engineering Section.*
6. Coordination with TXDOT
7. The Subdivision is within Flood Zone AH- " Areas of 100-year shallow flooding where depths are between 1 and 3 feet, base flood elevations are shown", within Flood Zone A2 " Areas of 100-year flood, base flood elevations and flood hazard determined", within Flood Zone C - "Areas of minimal flooding, (No shading)." - Panels # 480214 0011C, 480214 0012C, 480214 0016C, and 480214 0017C, dated February 5, 1986.

* This requirement will be applied at the time of development.

Engineering Department - Traffic Division

No objection to release of existing conditions and imposition of new conditions per City Council action on 8/17/10.

Street Department

We offer no objections.

All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

Fire Department

El Paso Fire Department has no objections to release of conditions.

El Paso Water Utilities

Sun Metro

Sun Metro does not oppose this request.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

Attachment 1: Zoning Map

Attachment 2: Aerial Map

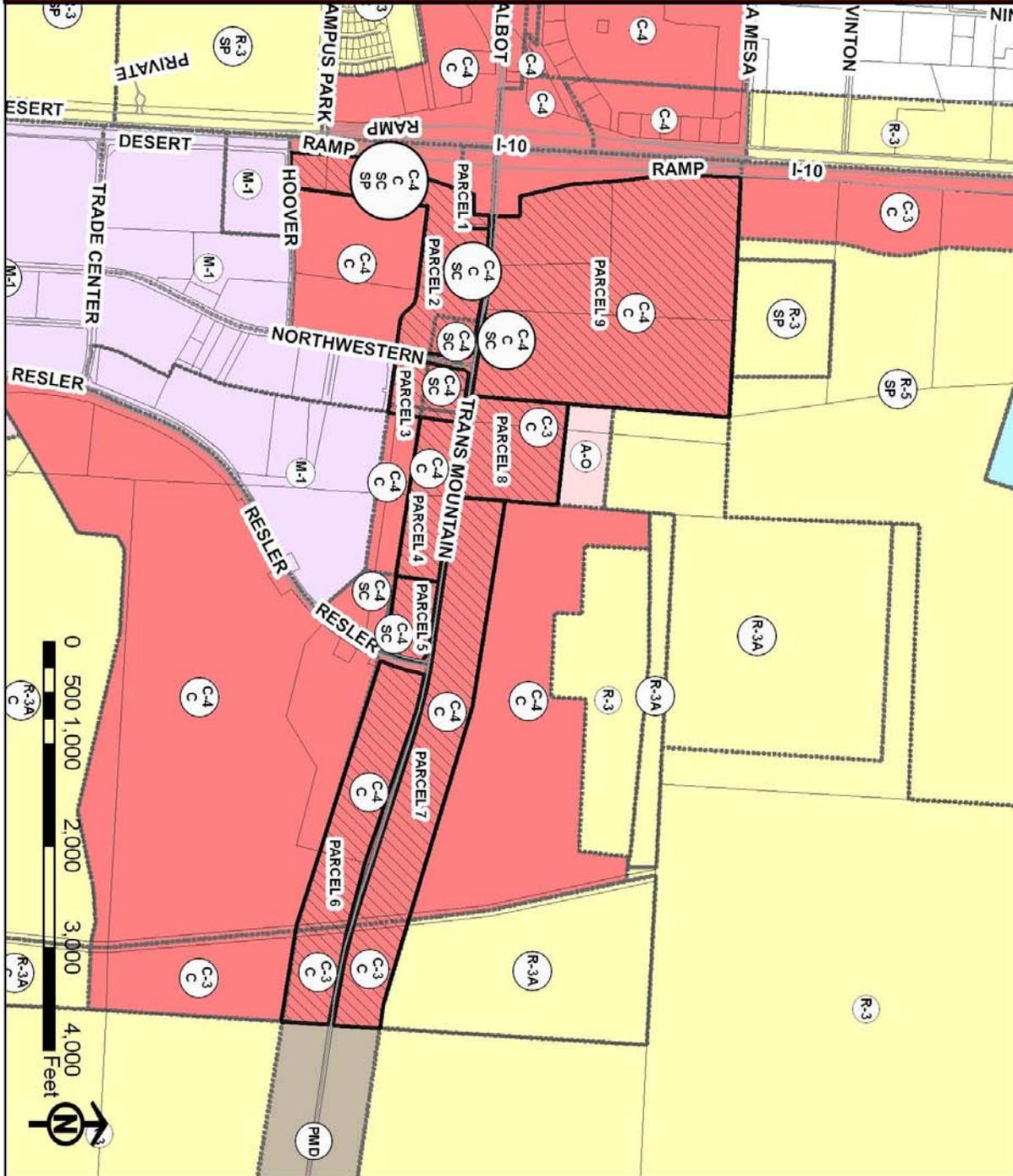
Attachment 3: Conceptual Site Plan

Attachment 4: Ordinance labels on map

Attachment 5: Ordinances

ATTACHMENT 1: ZONING MAP

ZON10-00076

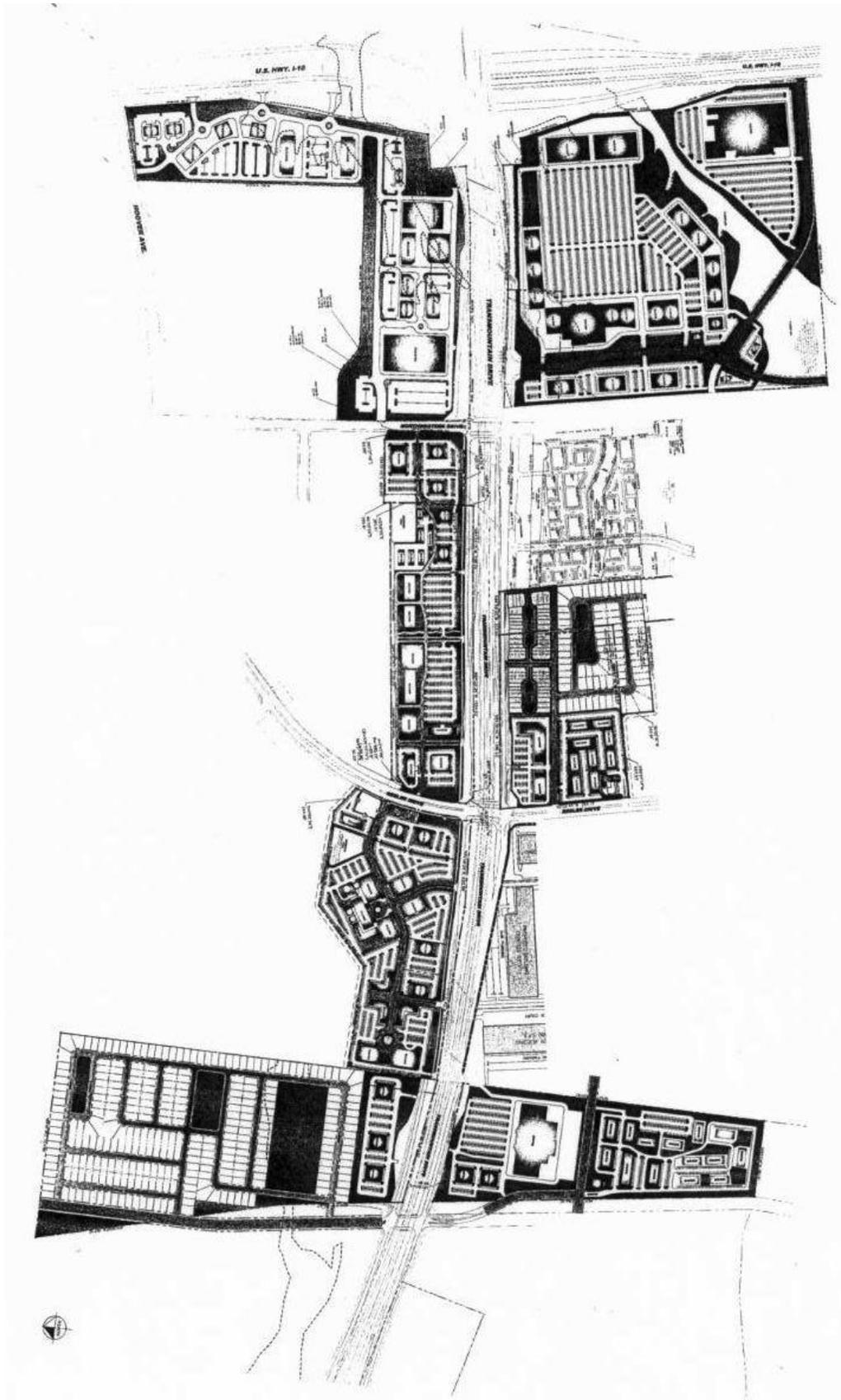


ATTACHMENT 2: AERIAL MAP

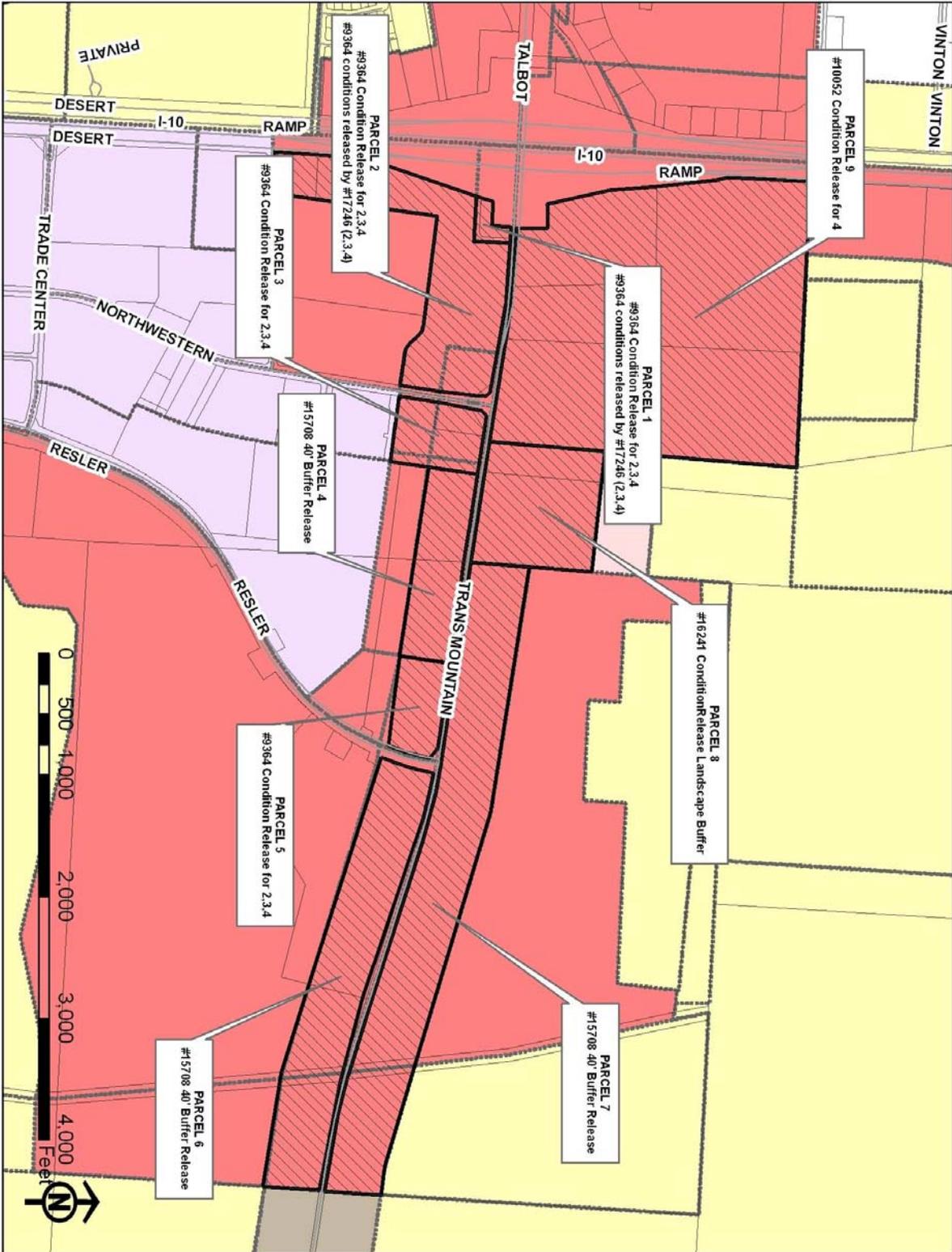
ZON10-00076



ATTACHMENT 3: CONCEPTUAL SITE PLAN



ATTACHMENT 4: ORDINANCE LABELS ON MAP



ATTACHMENT 5: ORDINANCE

ATTACHMENT 4: ORDINANCE

ATTACHMENT4: ORDINANCE