



NOTICE OF AGENDA
TWIN FALLS CITY PLANNING & ZONING COMMISSION
November 10, 2015 6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Muñoz Christopher Reid Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods

City Council Liaison

Rebecca Mills Sojka

I. CALL MEETING TO ORDER:

1. Confirmation of quorum
2. Introduction of staff

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **October 27, 2015 PH**
2. Approval of Findings of Fact and Conclusions of Law:
 - Nagel-All State Auto Sales (SUP 10-27-15)

III. ITEMS OF CONSIDERATION:

1. Request for consideration to **revise the development plan as approved for Special Use Permit #1322**, granted June 24, 2014 and reactivated June 23, 2015 to allow development of the Canyon Retirement Community, a multi-staged, multi-phased retirement community on property located south and west of the intersection of Cheney Drive West, undeveloped and Fieldstream Way, undeveloped. c/o Richard Pogue on behalf of Canyons Retirement Community, LLC

IV. PUBLIC HEARINGS:

1. Request for a **Special Use Permit** to serve alcohol for consumption on-site in conjunction with a restaurant operating outside the permitted hours of operation on property located at 565 Washington Street North c/o Jovita Ocampo Hernandez dba Jarritos Mexican Restaurant (app. 2753)
2. Request for a **Zoning District Change and Zoning Map Amendment** from R-2 and R-2 PRO to RB; Residential Business, for property located at 2176 and 2188 Addison Avenue East c/o Doug & Arlene Christensen (app. 2754)

V. GENERAL PUBLIC INPUT:

VI. ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

VII. UPCOMING PUBLIC MEETINGS: (held at the City Council Chamber unless otherwise posted)

1. Work Session- **December 2, 2015**
2. Public Hearing- **December 8, 2015**

VIII. ADJOURN MEETING:

Si desea esta información en español, llame Leila Sanchez al (208) 735-7287

Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the meeting.

CITY OF TWIN FALLS
PLANNING & ZONING COMMISSION
Public Hearing Procedures for Zoning Requests

1. Prior to opening the public meeting, the Chairman shall review the public hearing procedures, confirm a quorum is present and introduce staff present.
2. Individuals wishing to testify or speak before the Commission shall wait to be recognized by the Chairman, approach the microphone/podium, state their name and address, then commence with their comments. Following their statements, they shall write their name and address on the Sign-In record sheet(s) located on a separate table near the entrance of the chambers. The administrative assistant shall make an audio recording of each public meeting.
3. **The Applicant, or the spokesperson for the Applicant, shall make a presentation** on the application/request. No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing – WHICH IS A MINIMUM OF 15 DAYS PRIOR TO PUBLIC HEARING. **The applicant's presentation should include the following:**
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**

The Applicant is limited to 15 minutes, unless a written request for additional time is received and granted by the Chairman prior to commencement of the public meeting.

4. Upon completion of the applicant's presentation City Staff will present a staff report which shall summarize the application/request, history of the property, if any, staff analysis of the request and any recommendations.
 - **The Commission may ask questions of staff or the applicant pertaining to the request at this time.**
5. The public will then be given the opportunity to provide public testimony/input/comments regarding the request.
 - **The Chairman may limit public testimony to no more than two (2) minutes per person.**
 - **Five (5) or more individuals, having received personal public notice of the application under consideration, may select a spokesperson by written petition. The spokesperson shall be limited to 15 minutes.**
 - **No written comments, including e-mail, received after 12:00 o'clock noon on the date of the hearing will be accepted for consideration by the hearing body. Written comments, including e-mail, received by 12:00 o'clock noon or before the date of the hearing shall be either read into the record or displayed on the overhead projector either during or upon the completion of public comment.**
 - **Following the Public Testimony, the applicant is permitted a maximum five (5) minutes rebuttal to respond to Public Testimony.**
6. Following the Public Testimony and Applicant's response, the Public Input portion of the public hearing shall be closed-**No further public testimony is permitted.** Commission Members, as recognized by the Chairman, shall be allowed to request clarification of any public testimony received of the Applicant, Staff or any person who has testified. The Chairman may again establish time limits.
7. The Chairman shall then close the Public Hearing. The Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. **Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed.** Legal or procedural questions may be directed to the City Attorney.

Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and thereafter removed from the room by order of the Chairman.



Date: Tuesday November 10, 2015

To: Planning and Zoning Commission

From: Jonathan Spendlove, Community Development Department

Request:

Consideration of a request from Richard Pogue, to modify the site plan presented during the Public Hearing process for Special Use Permit #1322.

Time Estimate:

Applicant or representative presentation will take approximately five (5) minutes. Staff presentation will take five (5) minutes.

Background:

Attached is a request from Richard Pogue, Partner of Canyons Retirement Community. The Original Special Use Permit #1322 was granted on June 24, 2014. In June 2015, a reactivation of this same Special Use Permit was approved by the Planning and Zoning Commission.

In October of this year, staff was approached by Mr Pogue and his representatives from EHM Engineers, Inc. regarding a change in the site plan of the retirement facility. After a general review by Staff, it was determined the revision should be presented to the commission during a public meeting.

The commission is tasked with reviewing the facts and circumstances of this case, along with the surrounding area, and determine if there have been substantial changes to the site plan which would require a new Special Use Permit prior to development.

Conclusion:

If the commission finds the revised site plan to be in substantial conformance to the original plan, staff recommends the commission motion to accept the revised plan as presented.

Attachments:

1. Narrative
2. Area/GIS Map Exhibit
3. Original Site Plan
4. New Site Plan
5. Reactivated SUP #1322

CANYONS RETIREMENT

November 2, 2015

Rene'e V. Carraway-Johnson
City of Twin Falls
Community Development Department
324 Hansen Street E
Twin Falls, Idaho 83303-1907

Re: SUP for Canyons Retirement Community.

Dear Rene'e;

Canyons Retirement was granted a Special Use Permit on June 24, 2014 and an extension of that approval was granted on June 23, 2015. Per our recent meeting we realize we have made significant changes to our initial layout that was previously approved. We believe these changes are beneficial to both the residents of our proposed development and the City and would like to present to the Commission the revised concept.

Phase 1 of the project will be the Continuing Care Retirement Community with 40 Assisted Living units with a maximum total of 50 beds and 20 Memory Care units with 20 beds. Phase 2 will be composed of 24 Independent Homes in a townhouse type setting.

Please review the existing SUP and proposed concept and let me know if there are any questions.

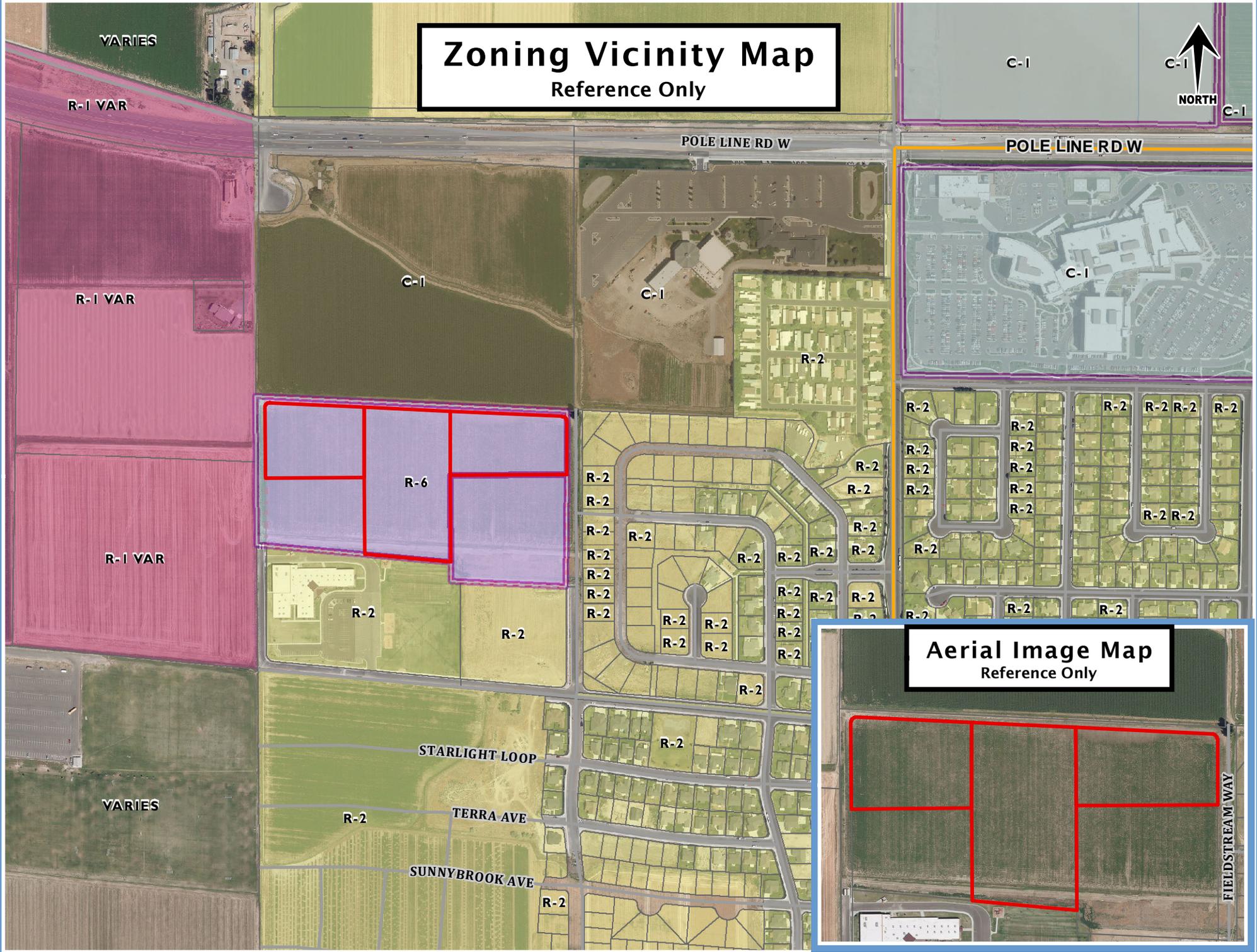
Sincerely,

A handwritten signature in black ink, appearing to read "Richard A. Pogue", written over a horizontal line.

Richard A. Pogue, Partner
Canyons Retirement Community, LLC
PO BOX 607
Hailey, Idaho 83333

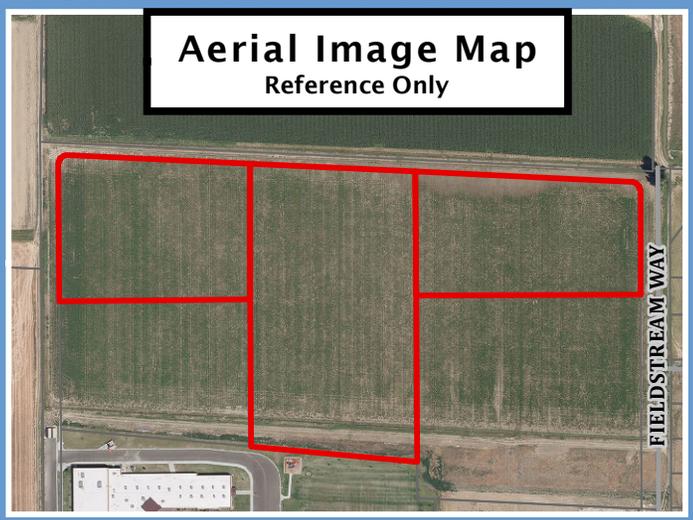
Zoning Vicinity Map

Reference Only



Aerial Image Map

Reference Only





FUTURE PHASE
LOT 4

LOT 5

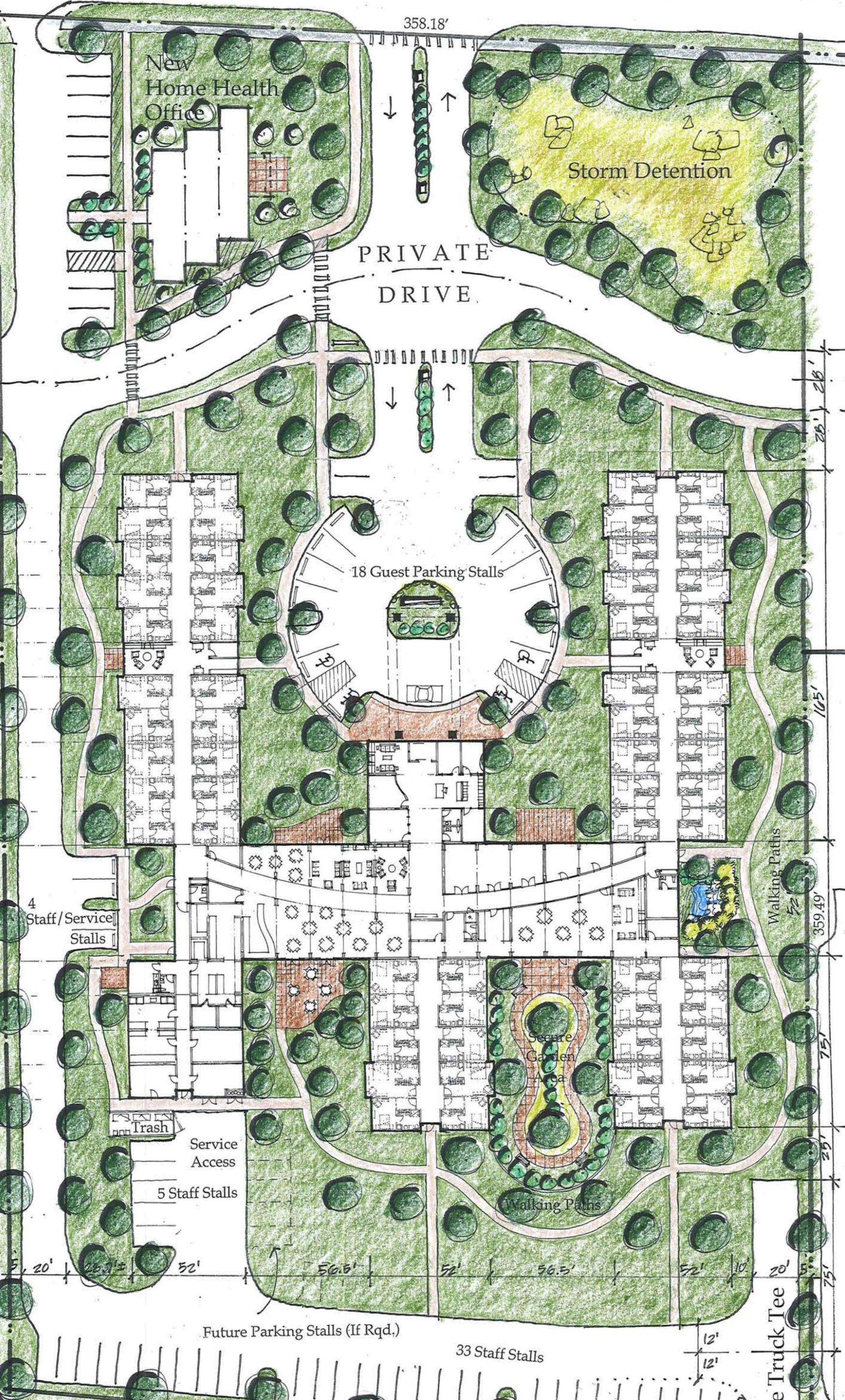
FUTURE PHASE
LOT 5

INDEPENDENT LIVING AREA

N College Rd W

©

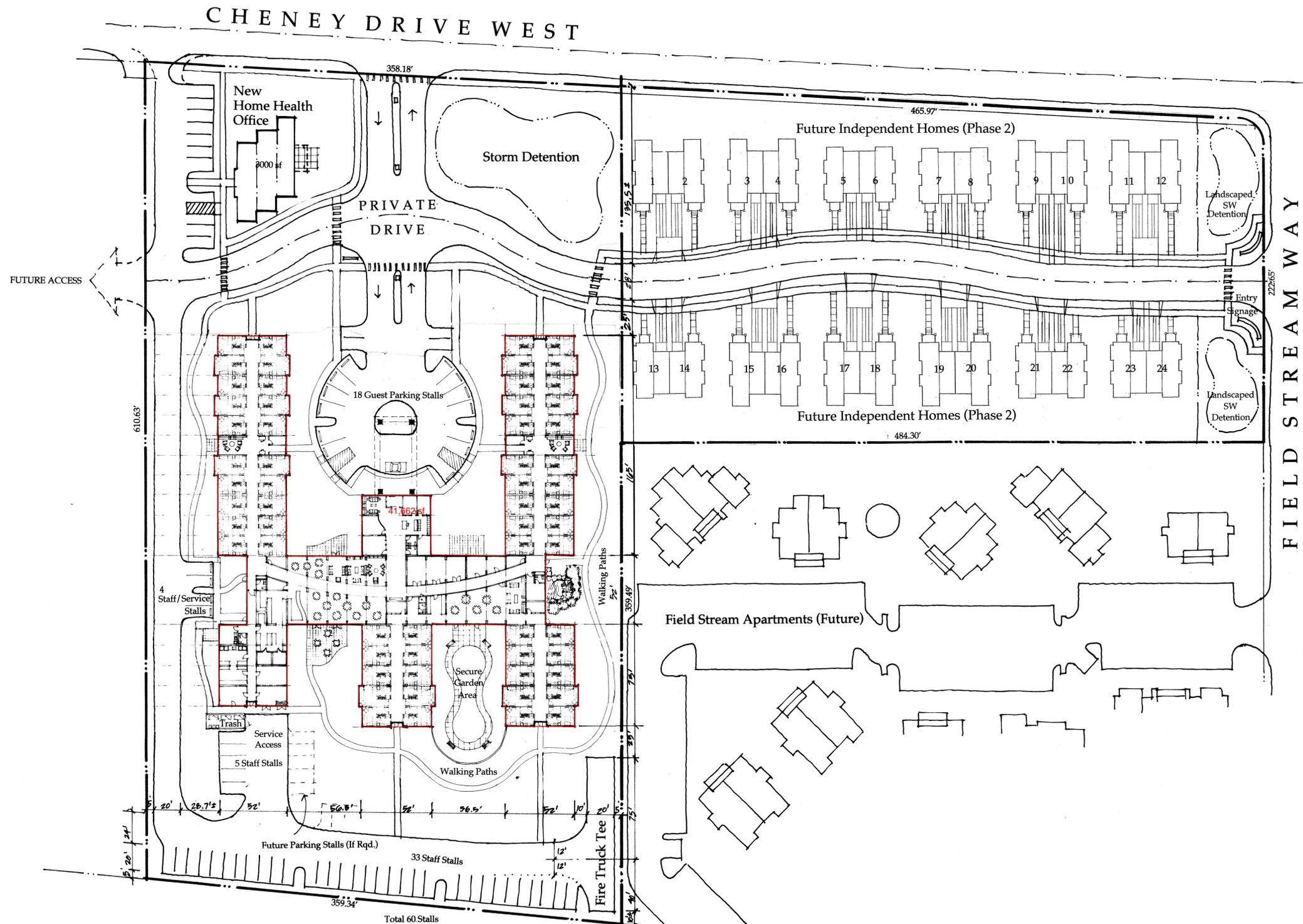
CDM
Christensen
DESIGN MANAGEMENT
P.O. BOX 5068, BELLINGHAM, WA 98227
O: 360-676-4800, F: 360-674-4793



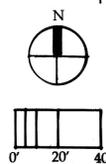
Site Plan

Canyons Retirement Community

Total 60 Stalls



Preliminary
Site Plan



10/27/15

Rev 10/28/15

DEVELOPMENT SERVICES
 ARCHITECTURAL
 ENGINEERING
 DESIGN SERVICES
 DESIGN COMMITTEE

Christensen
 DESIGN MANAGEMENT
 P.O. BOX 10041 BELLINGHAM, WA 98227-0041 FAX 360-845-4043
 www.christensenplanning.com T 360-845-4043

Canyons Retirement Community
 Lots 2, 3A & 3B, Block 1, WS&V Subdivision
 Twin Falls, Idaho
 For Canyons Retirement Community LLC



**CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT**

324 Hansen Street East
P.O. Box 1907
Twin Falls, Idaho 83303-1907

SPECIAL USE PERMIT

Re-activated by the Planning & Zoning Commission June 23, 2015

Permit No.1322

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on June 24, 2014 to Canyon Retirement Community c/o Peter Candy whose address is P.O. Box 2071 Ketchum, ID 83340 for the purpose of operating a multi-stage retirement community to be developed on 10.5 (+/-) acres located on Lots 2, 3 and 4 block WS&V 1st Amended Sub-A PUD, which borders Field Stream Way to the east, Cheney Drive West-extended, to the north and Creekside Way-extended, to the west and legally described as WS&V Subd First Amd-a PUD Lots 2, 3 & 4 Block 1 RPT59780010020A, RPT59780010030A, RPT5978001004A

The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

This permit corresponds to Zoning Application No.2647

1. Subject to amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to compliance with the WS&V PUD #263 Amended; an R-6 PRO Planned Unit Development.
3. Subject to Cheney Drive West Extended, from Grandview Drive to Creek Side Way, being built for the extent of each phase of the proposed development. To be constructed to acceptable current City Standards prior to issuance of any Final Certificate of Occupancy for this project.





CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

7/14/15

This permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

Please contact the Building Department at 735-7238 for further information.

cc: Building Inspection



Public Hearing: Tuesday, November 10, 2015

To: Planning & Zoning Commission

From: Rene'e V. (Carraway-) Johnson, Zoning & Development Manager

AGENDA ITEM IV-1

Request: Request for a **Special Use Permit** to serve alcohol for consumption on-site in conjunction with a restaurant operating outside the permitted hours of operation on property located at 565 Washington Street North c/o Jovita Ocampo Hernandez, DBA Jarrito's Mexican Restaurant (app. 2753)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff's presentation may be up to five (5) minutes.

Background:

Applicant:	Status: Lease	Size: 1,800 sf
Jovita Ocampo Hernandez DBA Jarrito's Mexican Restaurant 565 Washington St North Twin Falls ID, 83301 735-2288 jarritosmexicanrestaurant@gmail.com	Current Zoning: C-1	Requested Zoning: SUP – Alcohol Consumption on site in conjunction w/restaurant operating outside permitted hours
	Comprehensive Plan: Residential Business	Lot Count: 1 Lot
	Existing Land Use: Restaurant	Proposed Land Use: Restaurant serving alcohol for consumption on-site and operating outside the permitted hours
Representative:	Zoning Designations & Surrounding Land Use(s)	
Juana Rosas 565 Washington St North Twin Falls, ID 83301 208-735-2288 490-1520 juanarosas14@gmail.com	North: C-1, Wirsching Ave W; Progressive Auto Sales	East: C-1, Washington St N/Residential
	South: C-1, Residential	West: R-4, Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 10-13-2	

Approval Process:

The Special Use Permit process requires a public hearing to be held in which interested persons have the opportunity to be heard with regards to the application.

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval.

If an applicant or interested party appeals the decision of the Commission, the Administrator shall set a public hearing date before the City Council to consider testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

Approval of this request will have negligible impact the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with acquiring the appropriate alcohol licensing through the City and State.

Recent History:

This property was rezoned from R-4 to C-1 in 2006 and developed in 2007. Also in 2007 the property was granted SUP #1020 to operate a drive-thru window with extended hours of operation. In 2010, Java Jungle was given a Special Use Permit to serve alcohol for consumption on-site in conjunction with a restaurant. The owner of that restaurant chose not to renew their alcohol license in 2012. Since that time no alcohol has been served at this location. The drive-through window has not been utilized since 2012. Both SUP's have expired.

Analysis:

This is a request to allow the sale of alcoholic beverages for consumption on-site within the Jarrito's Mexican Restaurant. The applicant has provided a narrative detailing their operations. A restaurant is a permitted use within the C-1 zone. It is reasonable to assume this restaurant will operate in the same manner as has been for the last few months.

Per City Code 10-4-7: Alcohol Sales for consumption on site requires a special use permit prior to being legally established when it is located within 300' of residential property.

It is not anticipated the added function of serving alcohol will have any significant impacts to the area. The base use of the property as a restaurant is permitted. This was designed, built, and operated as a restaurant with an alcohol license in the past. It is not anticipated allowing a beer and wine license to be issued will significantly increase impacts in the area.

Possible Impacts: Staff does not foresee a significant increase in negative impacts to the surrounding properties with the establishment of this business as presented.

The applicant has indicated they do not plan on using the drive-through window. If they choose to do so in the future they will need to come back to the commission for a special use permit.

Conclusion:

Should the Commission grant this request, as presented, staff recommends the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.

Attachments:

1. Letter of Request
2. Zoning Vicinity Map
3. Aerial Photo Map
4. Site Plan –Applicant Submitted
5. Site Photos

Jarrito's Mexican Restaurant
Jovita Ocampo Hernandez
565 Washington Street North
Twin Falls, ID 83301

September 11, 2015

City of Twin Falls
Community Development Services
324 Hansen Street East
Twin Falls, ID 83301

To Whom It May Concern,

Jarrito's Mexican Restaurant is the name of my business; it was opened on June 20th, 2015. Hours of operation are Monday thru Thursday from 7 a.m. to 9 p.m., Fridays from 7 a.m. to 12 a.m., Saturday from 11 a.m. to 9 p.m., and Sunday from 11 a.m. to 8 p.m. I plan to have three employees in addition to myself during the week.

Do to the nature of my business I would like to request a special use permit to sell beer. As a business owner I understand the importance of providing a comfortable environment for my customers along with providing excellent food and serving their favorite drinks. Obtaining a special use permit to sell beer would increase sales and customer satisfaction in my restaurant. In the short time that the doors have been opened, customers have already expressed their desire to be able to have a nice cold beer along with their dinner. There for, keeping in mind my customers and of course overall sales, I ask to be granted a special use permit to sell beer on the premises.

There should be no affects on the adjoining properties since the beer will be consumed inside the restaurant. There are other businesses in the area that sell beer, for example, Mi Pueblo also sells beer for consumption inside their restaurant area. There are two gasoline stations nearby that also sell beer. Adjacent to the restaurant is a beauty shop and an office which should not be affected at all.

Thank you for your time and consideration. If you should have any additional questions please feel free to contact me at 208-735-2288.

Sincerely,

Jovita Ocampo Hernandez

Jovita Ocampo Hernandez

Aerial Photo Map

Reference Only



190 WIRSCH

COWHAM LN N

WIRSCHING AVE W

141 WIRSCH

133 WIRSCH

585 WASHIN

BOLTON ST

586 BOLTON

WASHINGTON ST N

592 WASHIN

578 WASHIN

566 WASHIN

556 BOLTON

557 WASHIN

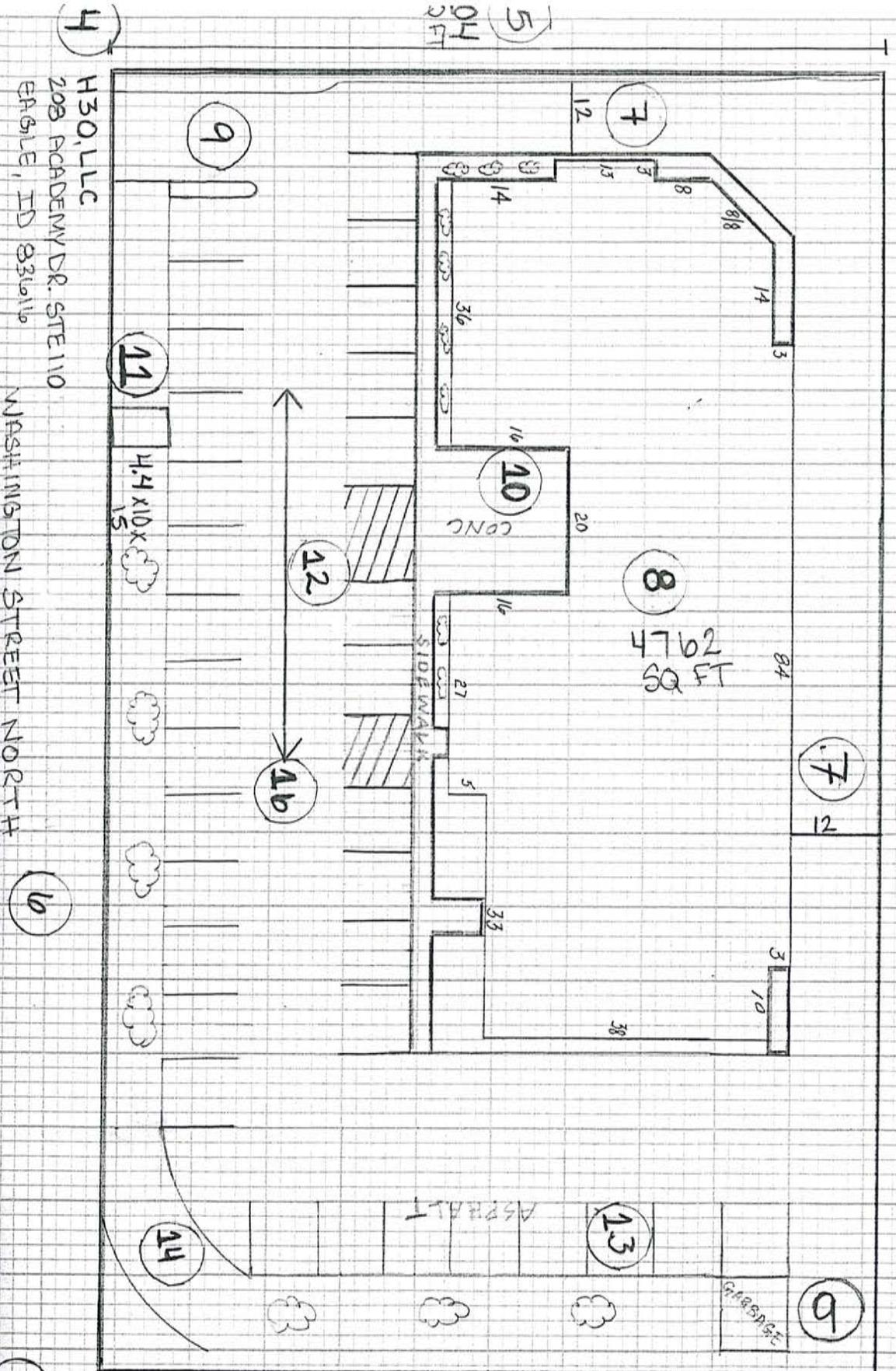
556 WASHIN

553 WASHIN



15 6' VINYL PRIVACY FENCE

- 2 SCALE 1 Square = 2 FT
- 3 TWIN FALLS DICKETTS SUBD EAST 152.40' LOT 1. EXC TAX # 2053; EAST 1/2 NORTH 1/2 LOT 2, EXC EAST 12' OF EAST 1/2 NORTH 1/2 LOT 2
- 5 177650 SQ FT
- 8 4762 SQ FT



- 1 10. FRONT ENTRANCE
- 11 SIGN
- 12. FIRE LANT
- 13. PARKING
- 14. LANDSCAPE
- 15. FENCE
- 16. TRAFFIC FLOW
- 1. NORTH ARROW
- 2. SCALE OF DRAWING
- 3. LEGAL DESCRIPTION
- 4. OWNERS INFO
- 5. PROPERTY LINE
- 6. STREET NAME
- 7. SET BACKS
- 8. BUILDINGS SQUARE FT
- 9. ACCESS

H30, LLC
208 ACADEMY DR. STE 110
EMBLE, ID 83616

WASHINGTON STREET NORTH

WASHINGTON AVENUE WEST



Corner of Washington St North and Wirsching Ave.



Frontage along Washington Street North
Jarrito's Restaurant on the left.



Back of Building Looking South.



Back of Building Looking North.



Public Hearing: **TUESDAY, NOVEMBER 10, 2015**

To: Planning & Zoning Commission

From: Rene'e V. (Carraway) Johnson, Community Development Department

AGENDA ITEM IV-2

Request: Request for a Zoning District Change and Zoning Map Amendment from R-2, and R-2 PRO to RB; Residential Business for property located at 2176 and 2188 Addison Avenue East c/o Tim Vawser/EHM Engineers, Inc. on behalf of Doug and Arlene Christensen (app. 2754)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owner	Size: 2.4 Acres
Doug and Arlene Christensen 2176 Addison Ave East Twin Falls, ID 83301 736-3779	Current Zoning: R-2 and R-2 Pro	Requested Zoning: RB; Residential Business
	Comprehensive Plan: Residential Business	Lot Count: 2 developed parcels
	Existing Land Use: One Single Family Residence; One Professional Office	Proposed Land Use: Residential Business
Representative:	Zoning Designations & Surrounding Land Use(s)	
EHM Engineers, Inc. Tim Vawser 621 North College Rd, Suite 100 Twin Falls, ID 83301 734-4888 tvawser@ehminc.com	North: R-2 NCO PUD Zone, Commercial Business	East: Eastland Drive; C-1 Zone, Gas Station;
	South: R-2 & R-2 Pro; Single Family Residence & Professional Office	West: R-2, Residential.
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-4, 10-4-18, 10-4-23, 10-14-1 through 9	

Approval Process:

At the conclusion of this Public Hearing, the Planning Commissioners will be asked to make a recommendation on the requested zoning district change and zoning map amendment of the property. The recommendation will be automatically scheduled for a public hearing before the City Council for a decision on this request.

Budget Impact:

Approval of this request will have no significant impact on the City budget.

Regulatory Impact:

After a public hearing, a recommendation from the Planning and Zoning Commission for the requested change will allow the request to proceed to the City Council for a decision.

History:

This parcel is part of the Hill Tract, which was recorded around 1907. Over the years, surrounding properties and parcels have been rezoned and developed with Commercial Businesses or Professional Offices.

The eastern portion of the property was zoned R-2 Professional Office in 1995. A Special Use Permit (#416) was issued for the establishment of a Professional Office. There is no further zoning history for this property.

Analysis:

This is a request for a **Zoning District Change and Zoning Map Amendment** to rezone a two (2) parcels from R-2 and R-2 Pro; to RB (Residential Business). The parcels, located at 2176 & 2188 Addison Ave East, is a combined 1.55 acres. There is an existing single family residence on the west parcel and a Professional Office on the East Parcel.

This intersection, Addison Ave E and Eastland Drive, has experienced many changes over the years. At this point, all other corners of the intersection have commercial businesses operating. The NW corner contains Idaho Central Credit Union, established in 2014 under a PUD. The NE corner was developed in 1995 with a restaurant. Before that, Kelly Nursery operated in the vicinity for a number of years. The SE corner comprises a gas station and Kmart that have been in operation for decades.

The applicant has expressed in their narrative that the rezone request stems from the desire to market and sell this property for commercial development. Under the current zoning designation of R-2 and R-2 PRO, commercial-retail uses are not permitted and some professional service oriented businesses may be allowed by Special Use Permit on the professionally zoned lot only.

The Addison Ave East corridor from Eastland to Sunrise was designated as appropriate for professional office use under the previous Comprehensive Plan and Future Land Use Map. It allowed for each lot/parcel fronting along this corridor to request a rezone to allow for a professional business. Many properties have been rezoned and converted over the years. In 2009 the entire Comprehensive Plan including the Future Land Use Map was completely revised. The new plan designated this area as appropriate for Residential Business Uses. The Residential Business Zone; 10-4-23, was adopted into the City Code in January 2011 by Ord 2998. The RB Zoning District has specific property development standards required to be met in order for development to occur. In brief, it was designed to create a gentle buffer zone between existing homes and the commercial operations desired along major arterials/collectors.

In reviewing a request for a Zoning District Change and Zoning Map Amendment the Commission has two (2) main tasks: 1- to determine whether the request is in conformance with the Comprehensive Plan and 2- to evaluate the request to determine the extent and nature of the amendment requested.

The Comprehensive Plan indicates this corridor as appropriate for Residential Business uses. There is no development plan to evaluate at this time. Any changes will require a full review by staff to determine the extent and nature of the changes. Any change shall comply with the purpose, uses and development standards of the Residential Business Zoning District prior to development.

Conclusion:

The Commission is asked to make a recommendation on this request which automatically is scheduled for a public hearing before the City Council. The Commission's recommendation may be to deny the request, approve the request as presented or they may table the request and ask that additional information be provided for their review.

To make a positive recommendation to the City Council the Commission must determine that **1-** the request is in conformance with the Comprehensive Plan and **2-** the extent and nature of changing the zoning of this property to the Residential Business Zone would allow land development that would be compatible with and not detract from the surrounding area.

If the Commission finds that items 1 & 2 listed above have been met, Staff proposes the Commission recommend approval of this request, as presented.

Attachments:

1. Letter of Request
2. Zoning Vicinity
3. Aerial Map
4. Comprehensive Plan – Future Land Use Map
5. Site Photos

Christensen Property Rezone

2176 Addison Avenue East

2188 Addison Avenue East

4.a Reason For Request:

Doug and Arlene Christensen request to rezone their properties located at the intersection of Addison Avenue East and Eastland Drive to Residential Business. They wish to sell their property and potential buyers have shown more of an interest in development of the property to business uses rather than residential which does not seem to be as desirable. The properties have commercial uses adjacent to them on the other three corners of the intersection and the residential business designation gives the best transition to existing surrounding uses.

4.b.i.

The zoning change relates specifically to the use outlined by the Comprehensive Plan.

4.b.ii.

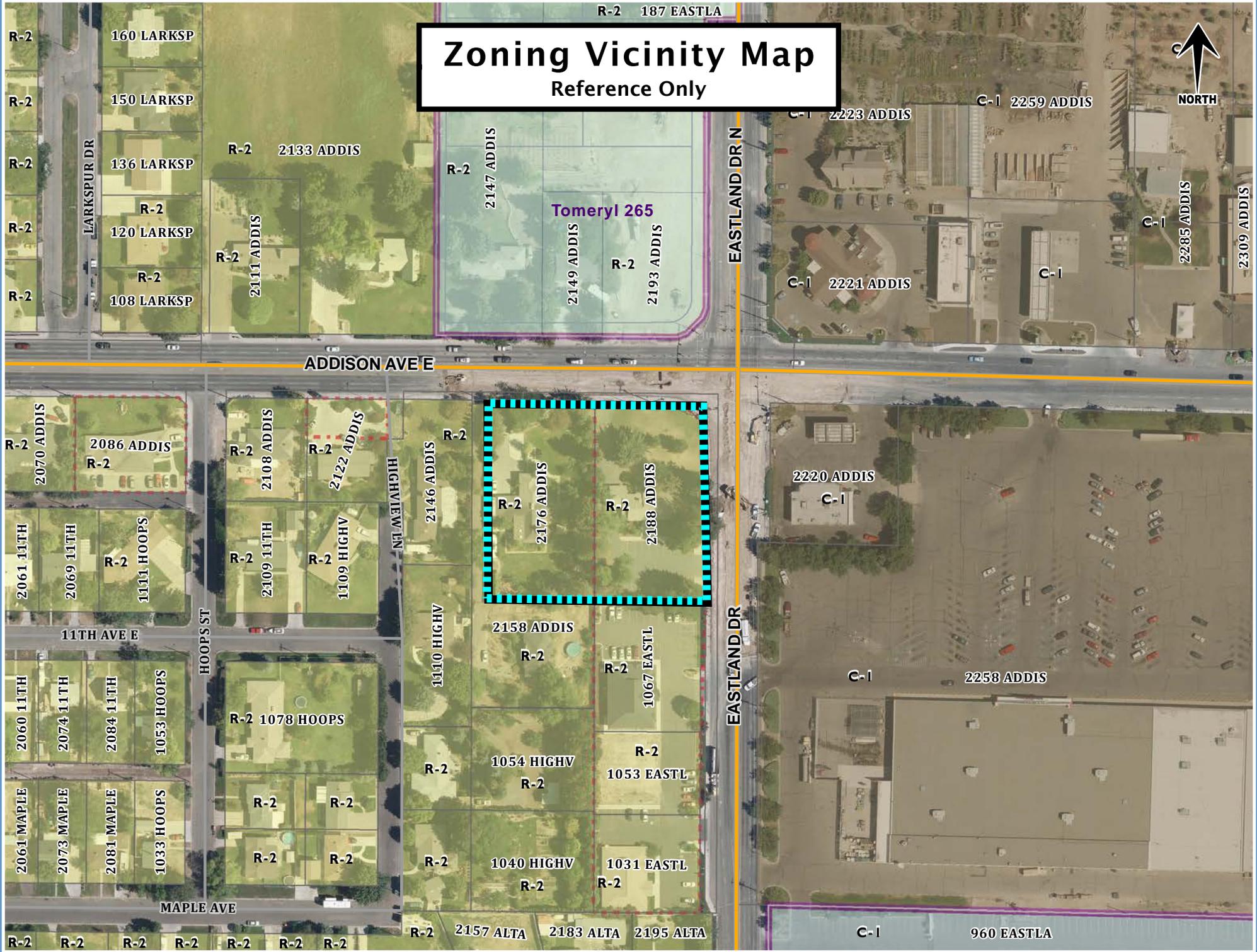
The proposed zoning change will allow a compatible transition between commercial uses to residential uses within the area.

4.b.iii.

The properties would have a user or development that is still unidentified but would comply with the zoning designation being requested.

Zoning Vicinity Map

Reference Only



Aerial Photo Map

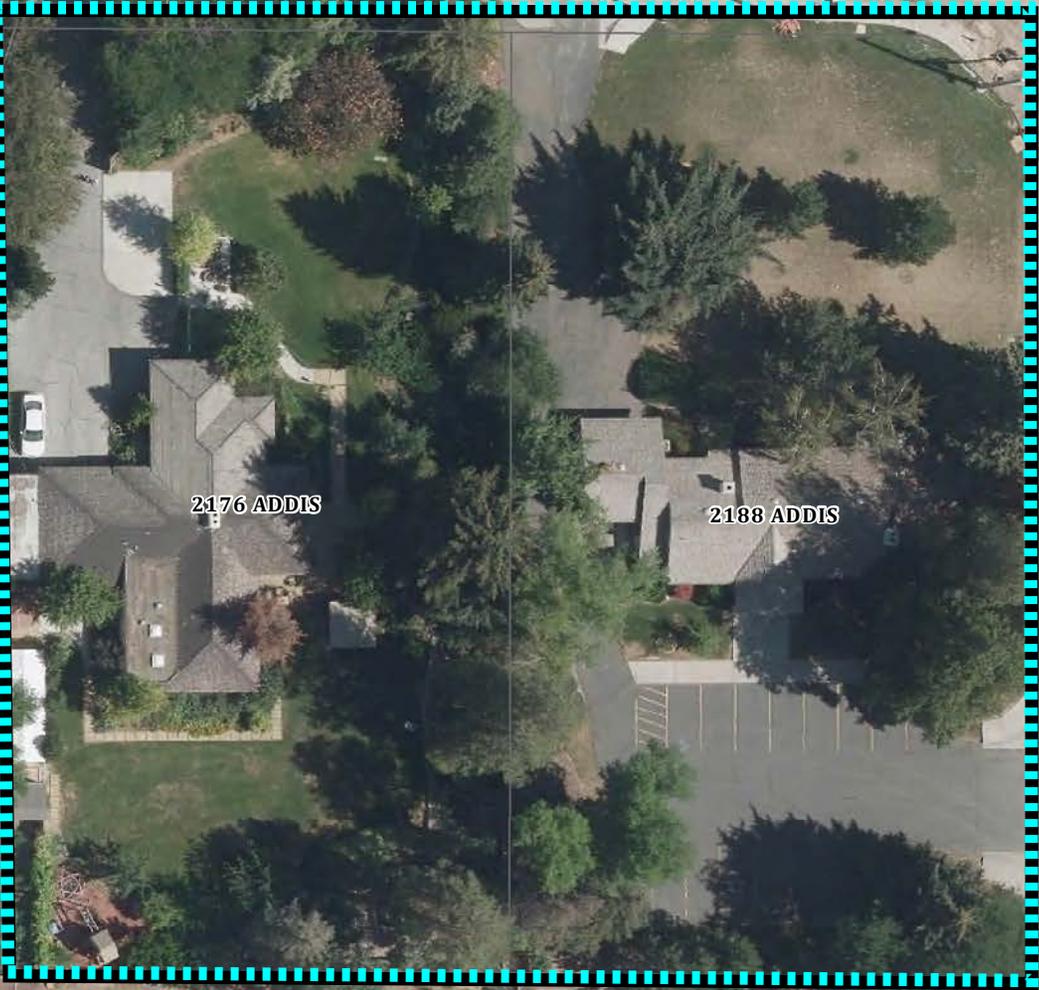
Reference Only



ADDISON AVE E

EASTLAND DR N

EASTLAND DR



2133 ADDIS

2147 ADDIS

2149 ADDIS

2193 ADDIS

2122 ADDIS

2146 ADDIS

HIGHVIEW LN

2176 ADDIS

2188 ADDIS

2220 ADDIS

1109 HIGHV

1110 HIGHV

2158 ADDIS

1067 EASTL

2258 ADDIS

Future Land Use Map

Reference Only

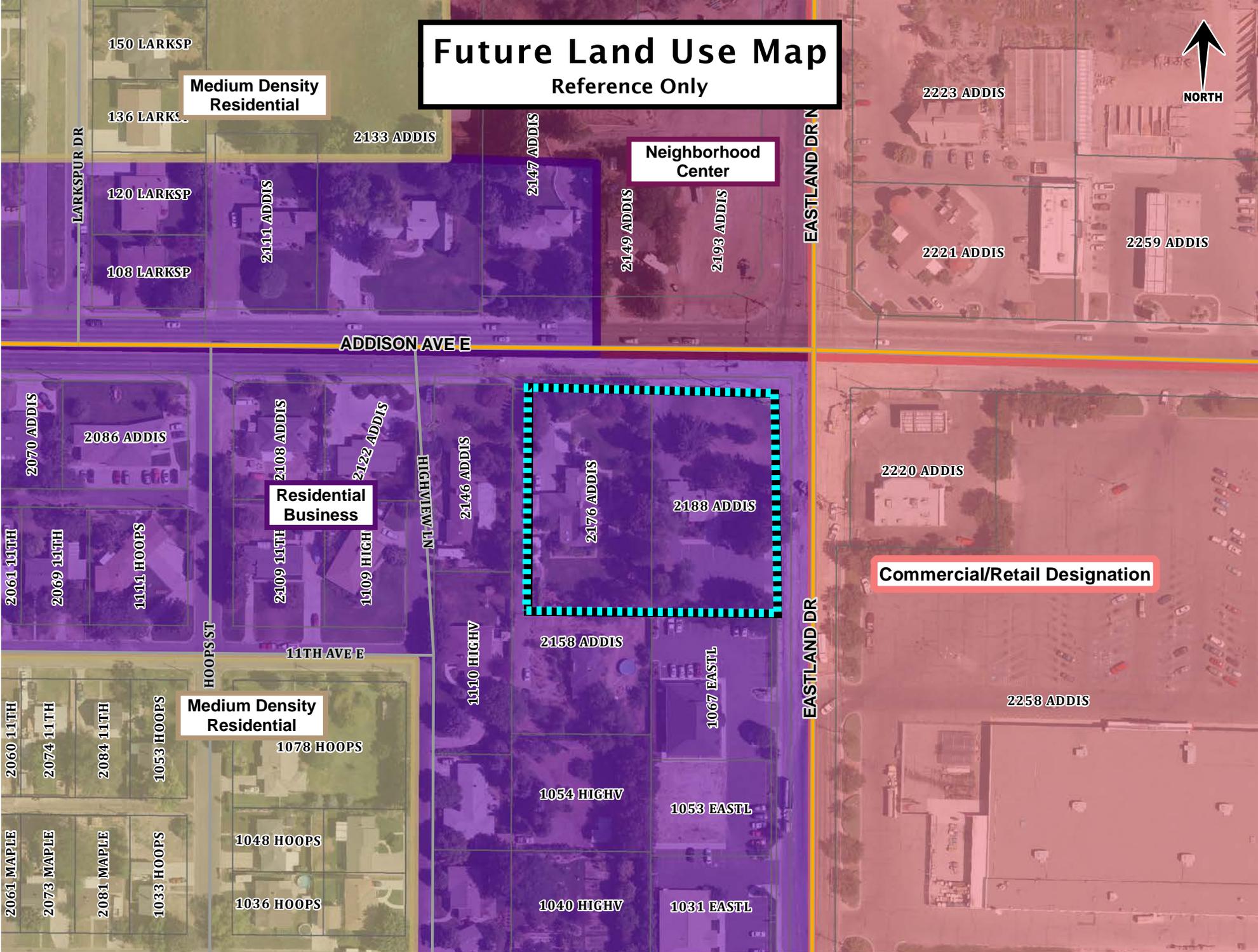


Medium Density Residential

Neighborhood Center

Residential Business

Commercial/Retail Designation





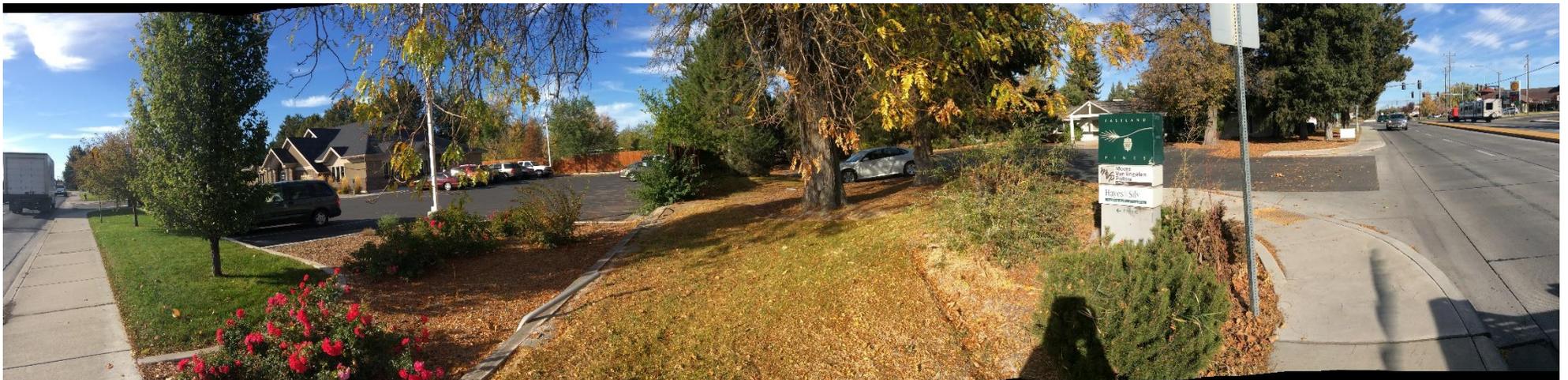
West Parcel, Frontage along Addison Ave E



East Parcel, Frontage along Addison Ave E



Corner of Addison Ave East and Eastland Drive



East Parcel, Boundary along Eastland Drive



East Parcel, Parking area on South portion of property. Looking towards Eastland Drive