

FACT SHEET

Case #REZ-2018-0001 Bill # Z-18-01-12 Project Start: 23 January 2018

APPLICANT:	JRM Realty, LLC – Jim Mutton
REQUEST:	To rezone property from AR/Low Intensity Residential and R3/Multiple Family Residential to R1/Single Family Residential; and approve a primary plat for a 22-lot single family residential villa subdivision.
LOCATION:	The site lies on the south side of the 8600 block of West State Road 14 (Illinois Road), to the north and west of Centaur Acres (Section 11 of Aboite Township).
LAND AREA:	Approximately 7.8 acres
PRESENT ZONING:	AR/Low Intensity Residential and R3/Multiple Family Residential
PROPOSED ZONING:	R1/Single Family Residential
COUNCIL DISTRICT:	4-Jason Arp
ASSOCIATED PROJECTS:	Primary Plat, Quail Commons
SPONSOR:	City of Fort Wayne Plan Commission

12 February 2018 Public Hearing

- No one spoke at the hearing in favor.
- Four neighbors spoke at the hearing with concerns.
- Justin Shurley was absent.

19 February 2018 – Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Judi Wire and seconded by Billy Davenport to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

7-0 MOTION PASSED

- Rachel Tobin-Smith and Justin Shurley were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
8 March 2018

Reviewed by:



Kimberly R. Bowman
Executive Land Use Director

PROJECT SUMMARY

- The site was originally a metes and bounds residential property with one single family residence, with two accessory buildings.
- The structures remain but the majority of the site was rezoned to R3/Multiple Family Residential in 2014 for Blue Stone apartments.

The proposed rezoning parcel is located on the south side of West State Road 14 (Illinois Road), to the west of Inverness Center, and west and north of Centaur Acres subdivision. The adjacent parcels surrounding the site to the north, south, east, and west are developed with subdivisions or metes and bounds residential. The Plan Commission approved Blue Stone, a 24-unit duplex development on this property in 2014. The developer is now proposing a single-family subdivision, instead of a multiple family development plan. An additional 1.5 acres of property was purchased, at the southern end of the site and is still zoned AR/Low Intensity Residential. The request is to zone all the property to R1/Single Family Residential, which will allow the platting of a subdivision.

The proposed zoning district can be supported by the Comprehensive Plan in that it will offer infill development and investment in the area. The single family residential proposal will be compatible with surrounding land uses and provide additional living options within proximity to retail and services along the SR 14 corridor. The comprehensive plan supports this development through the following objectives:

LU1. Encourage carefully planned growth by utilizing the conceptual development map as part of the community's land use decision-making process;

LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;

LU5. Encourage sustainable growth and quality development, revitalization and redevelopment by increasing and enhancing connectivity;

LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

The newly proposed plat will completely replace the previously approved duplex rental proposal. The housing density will be slightly less than before. Access to the site will be from a new public road from SR 14, approximately in the location of the existing driveway. This drive ends in a cul-de-sac, and has a half-cul-de-sac about midway through the property. Building setbacks are 25-foot front yards, 25-foot rear yards and 5-foot side yards. Stormwater detention is proposed in two locations; along the western property line, and in the northeast corner, along the entrance. Per the Stormwater Engineering Department, the stormwater will discharge at an approved rate from the detention basins into a piped stormwater system along SR 14. The stormwater for the site is not proposed to be released into the Klaehn-Merritt Drain.

Sidewalks are proposed on both side of the public street, to connect to the existing trail on the south side of SR 14. No screening or buffering is required between single family land uses. There are no waivers of development standards requested for this project.

PUBLIC HEARING SUMMARY:

Presenters: Kevin McDermit and Jim Mutton presented the proposal to the Plan Commission, providing information as outlined above.

Comments in Favor:

None

Questions or Comments in Opposition:

- Chad Neely, Goldspur Drive – Lots are too small, wants a barrier between the two single family subdivisions and wants only single-story homes allowed along his property line.
- Matt Branning, Illinois Road – concerned about number of access points onto SR 14/Illinois Road.
- Chris Klerner – Goldspur Drive – This development will be very congested. Lots are too small for single story homes. Concerned about sewer.
- Dale Borne, Goldspur Drive – Purchased a large lot for privacy. This development is taking that away. Concerned about runoff.

Rebuttal/Additional Information:

- All drainage will be directed to stormwater detention ponds and away from Centaur Acres.
- There is no requirement for fencing and buffering between two single-family neighborhoods.
- There is no maximum density limit in the zoning ordinance.

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2018-0001

APPLICANT:	JRM Realty, LLC – Jim Mutton
REQUEST:	To rezone property from AR/Low Intensity Residential and R3/Multiple Family Residential to R1/Single Family Residential for a 22-lot single family residential villa subdivision.
LOCATION:	The site lies on the south side of the 8600 block of West State Road 14 (Illinois Road), to the north and west of Centaur Acres (Section 11 of Aboite Township).
LAND AREA:	Approximately 7.8 acres
PRESENT ZONING:	AR/Low Intensity Residential and R3/Multiple Family Residential
PROPOSED ZONING:	R1/Single Family Residential

The Plan Commission recommends that Rezoning Petition REZ-2018-0001 be returned to Council with a “Do Pass” recommendation for the following reasons:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The general area has seen a mixture of land developments including office, retail, metes and bounds residential, and single-family residential land uses. This proposal will provide infill development using existing infrastructure.
 2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. Site plan review from the Plan Commission, reviewing departments and staff will ensure a compatible development that complements the neighborhood. There is a mixture of residential uses in the area with multiple-family developments just east of this site on State Road 14.
 3. Approval is consistent with the preservation of property values in the area. This proposal provides another housing choice for residents who choose to live in the southwest community, and may not desire to maintain property. While the units are attached, the density is compatible with surrounding developments that may have smaller subdivision lots; and multiple family residential complexes exist to the east along the West State Road 14 corridor.
 4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments indicates that the site can be developed for residential uses. State Road 14 was recently expanded to include two travel lanes in each direction, with a bi-directional center turn lane.
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These findings approved by the Fort Wayne Plan Commission on February 19, 2018.



Kimberly R. Bowman, AICP
Executive Director
Secretary to the Commission

#REZ-2018-0001

BILL NO. Z-18-01-12

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. A-02 (Sec. 11 of Aboite Township)**

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

SECTION 1. That the area described as follows is hereby designated an R1 (Single
Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City
of Fort Wayne, Indiana:

Part of the Northwest and Northeast Quarters of Section 11, Township 30 North, Range 11
East, Allen County, Indiana, described as follows:

Commencing at an Allen County Surveyor referenced Harrison Monument at the Northeast
corner of the Northwest Quarter of said Section 11; thence North 89 degrees 32 minutes 24
seconds West, on the North line of said Northwest Quarter, 139.84 feet to the Northwest
corner of a 6.50-acre parcel described in Document #2012026919 as found in the Office of
the Recorder of Allen County, Indiana, said corner also being the Northeast corner of a
1.50-acre parcel described in Document #93-035665; thence South 00 degrees 54 minutes 00
seconds West, on the common line between said 6.50-acre and said 1.50-acre parcels, 63.69
feet to the Point of Beginning on the South right-of-way line of Illinois Road (Indiana State
Road #14) as described in Document #207001066; thence South 89 degrees 53 minutes 34
seconds East, on said South right-of-way line, 140.50 feet; thence continuing on said South
right-of-way line, South 89 degrees 49 minutes 46 seconds East, 74.51 feet to a point on the
West line of Centaur Acres, as recorded in Plat Book 24, page 101; thence South 00 degrees
54 minutes 00 seconds West, on said West line, also being the East line of the
aforementioned 6.50-acre parcel, 897.71 feet to the Southeast corner of said 6.50-acre
parcel, also being the Northeast corner of a 2.0-acre parcel described in Document #73-
14411; thence continuing South 00 degrees 54 minutes 00 seconds West, on the West line of
said Centaur Acres, also being the East line of said 2.00-acre parcel, 134.00 feet; thence
South 79 degrees 22 minutes 47 seconds West, 244.92 feet; thence South 45 degrees 09
minutes 21 seconds West, 85.25 feet to a point on the South line of said 2.00-acre parcel,
said point also being the Northwest corner of Lot 6 of said Centaur Acres; thence South 89
degrees 53 minutes 31 seconds West, on the South line of said 2.00-acre parcel, 65.52 feet to
the Southwest corner of said 2.00-acre parcel; thence North 00 degrees 54 minutes 00
seconds East, on the West line of said 2.00-acre parcel, 238.70 feet to the Northwest corner
thereof, also being the Southwest corner of the aforesaid 6.50-acre parcel also being the
Northwest corner of said 2.0-acre parcel; thence continuing North 00 degrees 54 minutes 00
seconds East, on the West line of said 6.5-acre parcel, 526.85 feet to the Southwest corner of

1 the aforementioned 1.5-acre parcel, also being a Northwest corner of said 6.50-acre parcel;
2 thence along the common line between said 1.50-acre and said 6.50-acre parcels by the
3 following two courses: South 89 degrees 47 minutes 00 seconds East, 150.00 feet; thence
4 North 00 degrees 54 minutes 00 seconds East, 372.60 feet to the Point of Beginning,
5 containing 7.751 acres, more or less, and subject to easements and rights of way of record.

6 and the symbols of the City of Fort Wayne Zoning Map No. A-02 (Sec. 11 of Aboite
7 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
8 Wayne, Indiana is hereby changed accordingly.

9 SECTION 2. If a written commitment is a condition of the Plan Commission's
10 recommendation for the adoption of the rezoning, or if a written commitment is modified and
11 approved by the Common Council as part of the zone map amendment, that written
12 commitment is hereby approved and is hereby incorporated by reference.

13
14 SECTION 3. That this Ordinance shall be in full force and effect from and after its
15 passage and approval by the Mayor.

16
17 _____
18 Council Member

19 APPROVED AS TO FORM AND LEGALITY:

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21 _____
22 Carol T. Helton, City Attorney
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Department of Planning Services
Rezoning Petition Application

Applicant	Applicant	Jim Mutton - JRM Realty LLC		
	Address	5612 Illinois Road		
	City	Fort Wayne	State	IN Zip 46804
	Telephone	260-432-9438	E-mail	jim@muttonpower.com

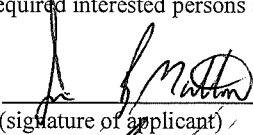
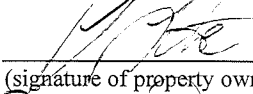
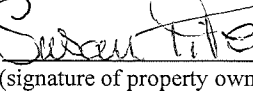
Contact Person	Contact Person	Kevin McDermit - Lougheed & Associates		
	Address	1017 S HAdley Road		
	City	Fort Wayne	State	IN Zip 46804
	Telephone	260-432-3665	E-mail	krmcdermit@comcast.net

All staff correspondence will be sent only to the designated contact person.

Request	☐ Allen County Planning Jurisdiction	☒ City of Fort Wayne Planning Jurisdiction
	Address of the property 8633 Illinois Road	
	Present Zoning R3/AR	Proposed Zoning R1 Acreage to be rezoned 6.246+1.505=7.751
	Proposed density 2.84 units / acre units per acre	
	Township name Aboite	Township section # 11
	Purpose of rezoning (attach additional page if necessary) For the development of a single family residential villa-minium subdivision	
Sewer provider Aqua Indiana		Water provider FORT WAYNE

Filing Requirements	Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.	
	☒ Applicable filing fee	
	☒ Applicable number of surveys showing area to be rezoned (plans must be folded)	
	☒ Legal Description of parcel to be rezoned	
	☐ Rezoning Questionnaire (original and 10 copies) County Rezonings Only	

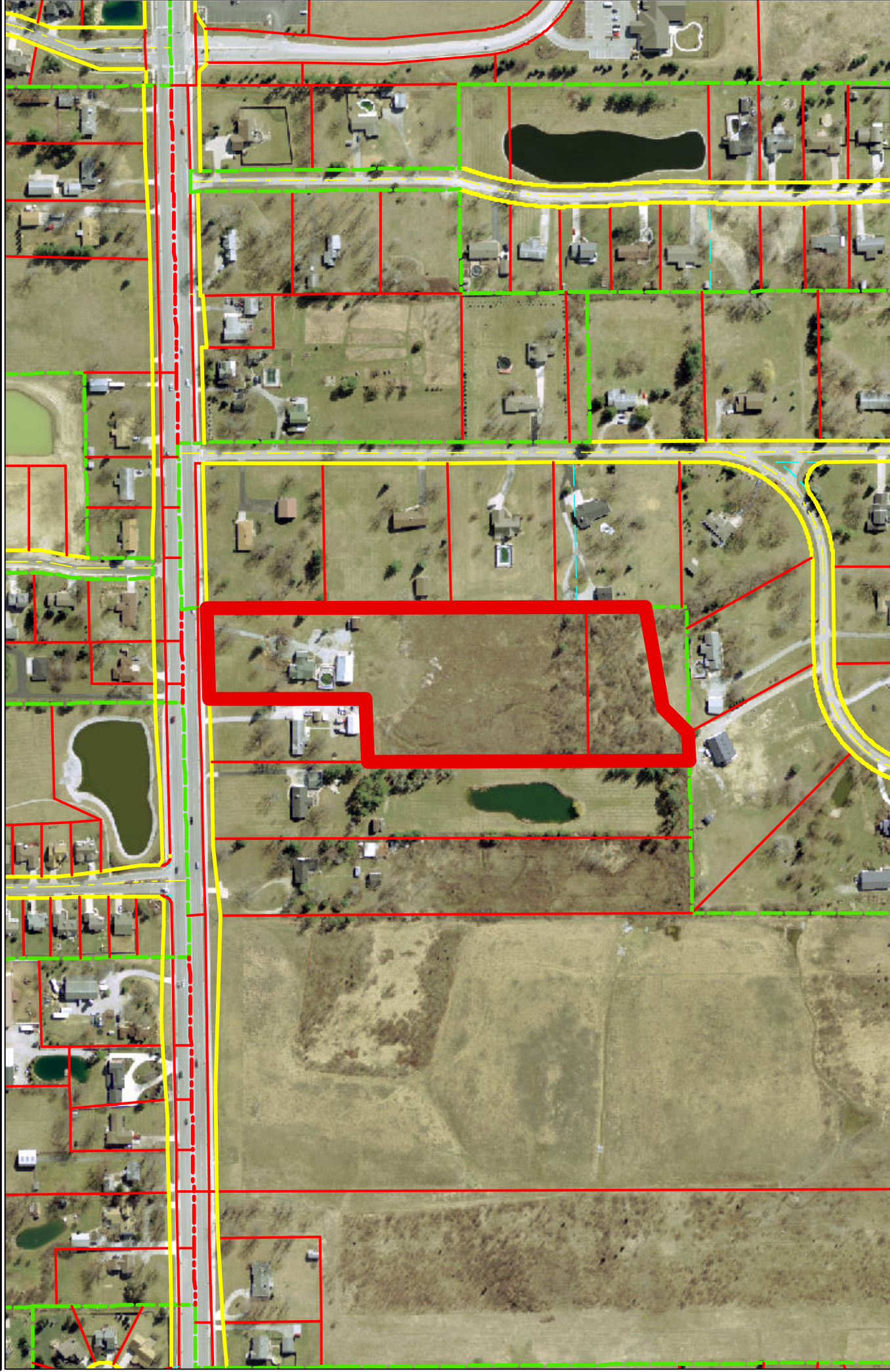
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

Jim Mutton		12.26.17
(printed name of applicant)	(signature of applicant)	(date)
John Tite		12.29.17
(printed name of property owner)	(signature of property owner)	(date)
Susan Tite		12.29.17
(printed name of property owner)	(signature of property owner)	(date)
(printed name of property owner)	(signature of property owner)	(date)

Received 11/2/2018	Receipt No. 125911	Hearing Date 2/12/18	Petition No. REZ-2018-0001
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Rezoning Petition REZ-2018-0001 and Primary Plat PP-2018-0001 - Quail Commons

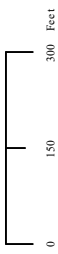


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy or completeness of the information and data contained herein, and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 1/16/2018



1 inch = 300 feet





A vertical number line with tick marks at 0, 150, and 300. The word "Feet" is written at the top.

UTILITY SERVICE PROVIDERS

NATURAL GAS:
CITY OF FORT WAYNE
150 SCALE AVENUE
FORT WAYNE, IN 46802

MIKE FRUIT
(260) 442-7319

ELECTRIC:
JON T WANGES, TECH SPECIALIST
INDIANA MICHIGAN POWER
3514 LANDIN RD
NEW HAVEN, IN 46774
260-745-5073 OFFICE

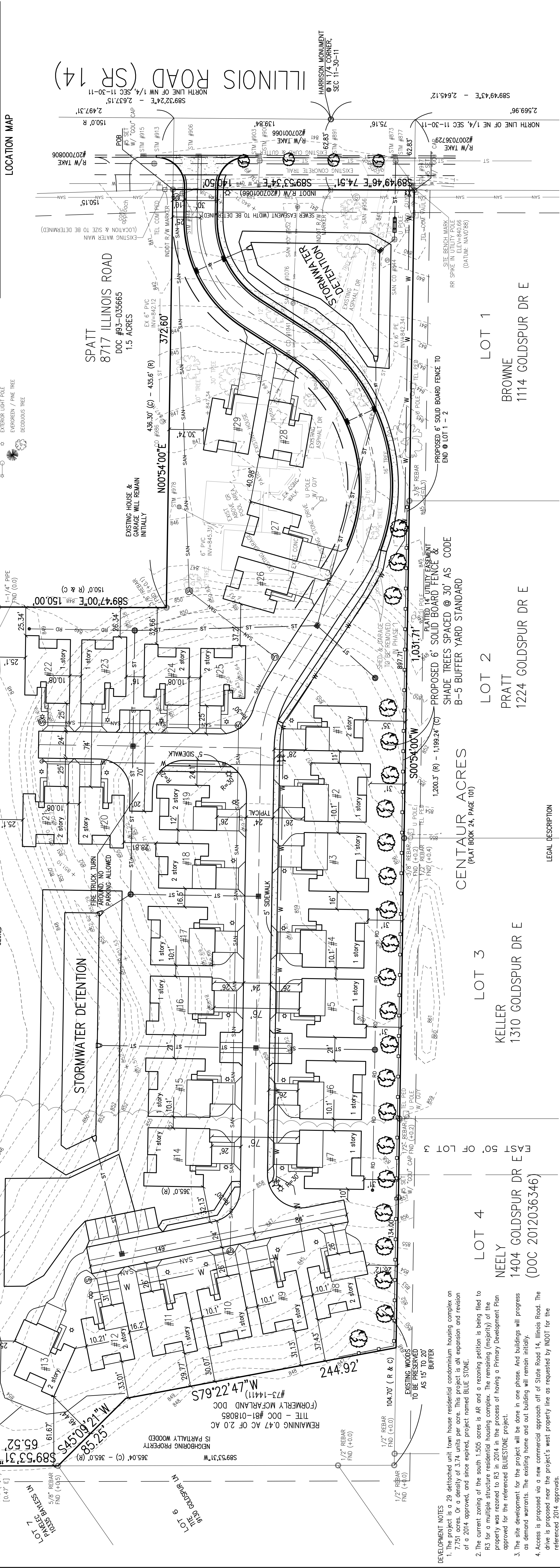
SANITARY SEWER:
14421 ILLINOIS ROAD
AQUA INDIANA
FORT WAYNE, IN 46802
JOHN GARDAY
(260) 625-4700

TELE-COMMUNICATIONS:
FRONTIER
100 WEST EFTERSON
FORT WAYNE, IN 46814
AMY HEITZMANN
(260) 461-2268

CABLE TELEVISION:
COMCAST CABLEVISION
720 TAYLOR
FORT WAYNE, IN 46802
JOHN GARDAY
(260) 438-5107

WATER:
SCOTT'S GARDEN & PICNIC AREA:
200 EAST BERRY STREET
FORT WAYNE, IN 46802
NEW WATER & SEWER:
(260) 427-1161

The site plan shows various utility easements and property boundaries. Key features include:
- A large rectangular area labeled "SCOTT'S GARDEN & PICNIC AREA" with dimensions 7' x 400'±.
- A "RESIDENT'S GARDEN & PICNIC AREA" with dimensions 7' x 400'±.
- A "CLEARING LIMITS" boundary shown as a dashed line.
- Utility easements for water, sewer, gas, and telecommunications are indicated by different line styles and symbols.
- Property boundaries are shown with solid lines and lot numbers (e.g., 847, 846, 845).
- A north arrow and a graphic scale bar (0 to 100 feet) are provided.



EXISTING STRUCTURE TABLE						
TOPO ID	INDOT ID	TOP ELEV	RIM OR GUTTER	INVERT	PIPE SIZE	MATERIAL
STORM						
915	171	840.96	GUTTER		12"	HDPE
906	174	840.66	GUTTER		12"	HDPE
913		841.35	RIM			
944	176	839.23	RIM	838.30	8"	HDPE
903	176	841.20	GUTTER		12"	HDPE
900	177	841.20	RIM	831.80	42" E-W	HDPE
				835.20	12" N	HDPE
				835.20	12" N	HDPE
947	839.71	NW CORNER	838.11	12" N	ROP	
			838.35	6" S	HDPE	
951	181	840.78	GUTTER	835.28	12" E	HDPE
973	182	840.78	GUTTER			
877	183	841.63	RIM	831.50	42" E-W	HDPE
978		845.87	N RIM	842.12	BOTTOM	
				844.67	6" SE PVC	
				843.48	6" NW/PVC	
				843.48	6" NW/PVC	
859		839.00	NW CORNER	837.50	12" NW	ROP
				837.78	8" E HDPE	
SANITARY						
932		841.73				CLEAN OUT
935		843.95	SW CORNER			LIFT STATION
941		841.89	RIM			MANHOLE
956		841.15	RIM	837.35	8" E-W	MANHOLE
974		840.74	RIM			CLEAN OUT
1076		845.50	RIM			CLEAN OUT
1040		846.75	RIM			CLEAN OUT
986		846.91	RIM			CLEAN OUT

- # QUAIL COMMONS

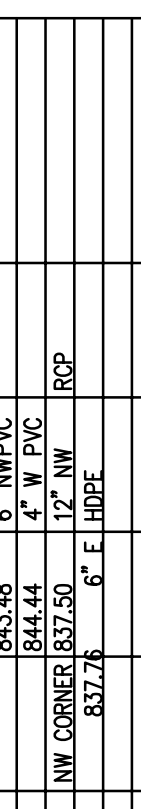
AT 8633 ILLINOIS ROAD

FORT WAYNE, INDIANA

GOULOFF — JORDAN
SURVEYING AND DESIGN, INC.
 1133 BROADWAY FORT WAYNE, IN 46802
 PH (260) 424-5362 FAX (260) 424-4916

OWNER / DEVELOPER:
JRM REALTY LLC
JIM MUTTON, MEMBER
5612 ILLINOIS ROAD
FORT WAYNE, IN 46804
260 432-9438

OWNER
(SOUTH 1.505 AC PARCEL)
JOHN & SUSAN TITE
9130 GOLDSBUR
FORT WAYNE, IN 46804

SURVEYOR:

LOUGHEED & ASSOCIATES, INC.
 CONSULTING ENVIRONMENTAL & CIVIL ENGINEERS
 1017 SOUTH HARLEY ROAD ** FORT WAYNE, INDIANA 46804
 (260) 432-3665
 SCALE: 1"=40'
 DATE: DEC 4, 2017
 DRAWN BY: KRM
 REVISIONS: _____

PRIMARY DEVELOPMENT PLAN
W/ LANDSCAPE BUFFER PLAN
SHEET 1
- Part of the Northwest and Northeast Quarters of Section 11, Township 30 North, Range 11 East, Allen County, Indiana, described as follows:

Commencing at an Allen County Surveyor referenced Harrison Monument at the Northeast corner of the Northwest Quarter of said Section 11; thence North 89 degrees 32 minutes 24 seconds West, on the North line of said Northwest Quarter, 139.84 feet to the Northwest corner of a 6.50-acre parcel described in Document #201206919 as found in the Office of the Recorder of Allen County, Indiana, said corner also being the Northeast corner of a 1.50-acre parcel described in Document #93-0350663; thence South 00 degrees 54 minutes 00 seconds West, on the common line between said 6.50-acre and said 1.50-acre parcels, 63.69 feet to the Point of Beginning on the South right-of-way line of Illinois Road (Indiana State Road #14) as described in Document #207001066; thence South 89 degrees 33 minutes 34 seconds East, on said South right-of-way line, 140.50 feet; thence continuing on said South right-of-way line, South 89 degrees 49 minutes 24 seconds East, 74.51 feet to the West line of the West line of the West line of the West line of the East line of the aforementioned 6.50-acre parcel, 897.71 feet to the Southeast corner of said 6.50-acre parcel, also being the Northeast corner of a 2.00-acre parcel described in Document #73-14411; thence continuing South 00 degrees 54 minutes 00 seconds West, on the West line of said Centaur Acres, also being the East line of said 2.00-acre parcel, 134.00 feet; thence South 79 degrees 22 minutes 47 seconds West, 244.92 feet; thence South 45 degrees 09 minutes 21 seconds West, 85.25 feet to a point on the South line of said 2.00-acre parcel, said point also being the Northwest corner of Lot 6 of said Centaur Acres; thence South 89 degrees 53 minutes 31 seconds West, on the South line of said 2.00-acre parcel, 65.52 feet to the Southwest corner of said 2.00-acre parcel; thence North 00 degrees 54 minutes 00 seconds East, on the West line of said the aforesaid 6.50-acre parcel also being the Northwest corner of said 2.0-acre parcel; thence continuing North 00 degrees 54 minutes 00 seconds East, on the West line of said 6.5-acre parcel, 326.85 feet to the Southwest corner of the aforementioned 1.5-acre parcel, also being a Northwest corner of said 6.50-acre parcel; thence along the common line between said 6.50-acre and said 1.50-acre parcels, North 00 degrees 54 minutes 00 seconds East, 89 degrees 47 minutes 47 seconds West, 150.00 feet; thence North 00 degrees 54 minutes 00 seconds East, 372.60 feet to the Point of Beginning, containing 7.751 acres, more or less, and subject to easements and rights of way of record.

1. Onsite drives are proposed to be PRIVATE 24' wide asphalt pavement with a valley type cross section for drainage.

2. The proposed units will be 2 & 3 bedrooms.

3. There will be a mix of 2 and 3 car garage units. Those locations could change from the current plan.

4. There will be a mix of 1 and 2 story models. Those locations may change from the plan, but will meet the following setbacks from the perimeter boundary:

5.2.1. 1 story to have a minimum 25' REAR SETBACK, 2 story to have a minimum 30' REAR SETBACK.

5.2.2. There will be no second floor windows in the rear of the units adjacent to lots 2, 3, and 4 of Centaur Acres.

6. All units will have at least a 2 car garage and space in the drive for 2 cars. That 4 spaces per dwelling unit, in addition to 16 "visitor" spaces gives a minimum of 132 spaces. That is 4.5 spaces per unit.

7. The proposed stormwater outlet is the existing storm sewers of State Road 14. Detention will be provided in 2 normally dry detention areas limiting the outlet rate to the City's standard rate of 0.18 cfs/acre.

8. Sanitary sewage will be to an extension of Aquo Indiana public sewer located on site.

9. Water service and fire protection will be by extension of existing City of Fort Wayne water mains located on site.

10. Screening of the existing residential properties on lots 2, 3, & 4 of Centaur Acres Is proposed to meet City Code B-5 buffering standards of a 6' solid wood fence with shade trees spaced at 30'.

10.1. A waiver of that standard is requested over the remaining perimeter due to the nature of the adjacent properties.

11. Site Lighting: is planned to be mainly by individual driveway lamps with no more than a 6' height. Street lights with 12' height will be provided at the entrance & access drive's intersections. Fixtures to be full cut-off and shielded.

EXISTING STRUCTURE TABLE									
TOPO ID	INTD ID	TOP ELEV	RIM OR GUTTER	INVERT	PIPE SIZE	MATERIAL	NOTES		
S106RM									
915	171	840.96	GUTTER	12"	HOPE				
906	174	841.35	GUTTER	12"	HOPE				
913		841.35	RIM				12' YARD INLET		
903	176	840.60	GUTTER	36x30	12"	HOPE			
900	177	841.20	RIM	831.80	42" E-W	HOPE			
				835.20	12" N	HOPE			
947		839.71	NW CORNER	838.11	6" S	ROP			
697	181	839.79	GUTTER	835.28	12" E-W	HOPE			
823	180	841.00	GUTTER	831.50	42" E-W	HOPE			
877	183	841.63	RIM	842.12	6" SE PVC				
978		845.67	N RIM	844.67	6" SE PVC				
				843.48	6" WPVC				
				837.50	12" N	ROP			
859		839.00	NW CORNER	837.50	6" E-W	HOPE			
				837.78					
SANITARY									
936		841.73	SW CORNER				CLEAN OUT		
936		843.95	SW CORNER				CLEAN OUT		
941		841.89	RIM				UPPER STATION		
956		841.15	RIM	837.35	8" E-W	MANHOLE			
907		840.70	RIM						
907		840.70	RIM						
1040		843.70	RIM				CLEAN OUT		
1040		846.75	RIM				CLEAN OUT		
986		846.91	RIM						

	LOUGHEED & ASSOCIATES, INC. CONSULTING ENVIRONMENTAL & CIVIL ENGINEERS 1017 SOUTH HADLEY ROAD * FORT WAYNE, INDIANA 46804 (260)432-3665 ** FAX 436-0224	
	SCALE: 1" = 40'	REVISIONS
	DATE: DEC 4, 2017	DRAWN BY: KRM
	PRIMARY DEVELOPMENT PLAN W/ LANDSCAPE BUFFER PLAN	
	SHEET 1	