



CITY PLAN COMMISSION REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

June 15, 2021

Project Name Staley Shire

Docket # Request

- 9.1 CD-CPC-2021-00064
Rezoning without Plan
- 9.2 CD-CPC-2021-00066
Development Plan / Preliminary Plat

Applicant

Rachelle Biondo
Rouse Frets White Goss Gentile Rhodes
4510 Belleview, Kansas City, MO 64111

Owner

Justin Milburn
Milburn Civil Engineering, LLC.
33135 W. 83rd St. De Soto, KS 66018

Location 11201 NE Reinking Rd.

Area About 24.5 acres

Zoning Council R-80/R-7.5

District 1st

County Clay

School District North Kansas City

Surrounding Land Uses

North: Single-family residential zoned R-7.5
East: Single-family residential zoned R-7.5
West: NE Reinking Rd, beyond which is undeveloped land zoned R-80
South: Single-family residential zoned R-80

Land Use Plan

The Shoal Creek Valley Area Plan recommends residential low density land use. The request does conform to this recommendation.

Major Street Plan

No streets are designated in the Major Street Plan at this location.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

No registered neighborhood and homes association was found at this site; therefore, no notice was sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a public meeting on April 27, 2021. A summary of the meeting was attached to this report.

EXISTING CONDITIONS

The subject property is located on the east side of NE. Reinking Road, in between NE. 113th Terrace to the north and NE. 108th Street to the south. The site is surrounded by single-family residential use including Meadows of Auburndale subdivision to the north and east and Providence Pointe subdivision to the southeast. To the south of the site is single-family residential with large lots zoned R-80. To the west of the site is NE. Reinking Road, beyond which is currently undeveloped and owned by North Kansas City School District. The subject site has a single-family house and the proposed subdivision will retain this house. The site is generally flat with two detention ponds located to the northwest and southeast corner.

NEARBY DEVELOPMENTS

North: Single-family residential zoned R-7.5, Meadows of Auburndale subdivision
East: Single-family residential zoned R-7.5, Meadows of Auburndale subdivision
West: NE Reinking Rd, beyond which is undeveloped land zoned R-80
South: Single-family residential zoned R-80 and Providence Pointe subdivision zoned R-7.5

SUMMARY OF REQUEST

CD-CPC-2021-00064 - A request to approve a rezoning from R-80 (Residential 80) to R-7.5 (Residential 7.5) in order to create 47 single-family residential lots and 8 tracks on about 24.5 acres, generally located on the east side of NE. Reinking Road in between NE. 113th Terrace to the north and NE. 108th Street to the south.

CD-CPC-2021-00066 - A request to approve a development plan, which also acts as a preliminary plat to create 47 single-family residential lots and 8 tracks on about 24.5 acres, generally located on the east side of NE. Reinking Road in between NE.

113th Terrace to the north and NE. 108th Street to the south.

KEY POINTS

- Preliminary plat and development plan
- Rezoning from R-80 to R-7.5
- Single-family subdivision

PROFESSIONAL STAFF RECOMMENDATION

Docket #	Recommendation
14.1	Approval without Conditions
14.2	Approval with Conditions

CONTROLLING CASE

There is no formerly approved plan on the site.

RELATED RELEVANT CASES

There is no related relevant cases on the site.

HISTORY

The subject property is located on the east side of NE. Reinking Road, in between NE. 113th Terrace to the north and NE. 108th Street to the south. The site is surrounded by single-family residential use including Meadows of Auburndale subdivision to the north and east and Providence Pointe subdivision to the southeast. To the south of the site is single-family residential with large lots zoned R-80. To the west of the site is NE. Reinking Road, beyond which is currently undeveloped and owned by North Kansas City School District. The subject site has a single-family house and the proposed subdivision will retain this house. The site is generally flat with two detention ponds located to the northwest and southeast corner.

PLAN REVIEW

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	No	N/A	
<i>Parkland Dedication (88-408)</i>	Yes	Subject to conditions	
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Subject to conditions	
<i>Outdoor Lighting Standards (88-430)</i>	No	N/A	
<i>Sign Standards (88-445)</i>	N/A	N/A	A sign package was not submitted, but the signs are expected to comply with 88-445 and be permitted separately.
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	

ANALYSIS

In order to create single-family residential use, the applicant proposes a rezoning without plan to rezone the

property from R-80 to R-7.5. Along with the rezoning application, the applicant proposes a development plan which also acts as a preliminary plat. The plan is to create forty-seven (47) lots and eight (8) Tracts in the proposed Staley Shire subdivision. Lot 37 has two existing structures including an existing house on site. The subdivision contains two access from NE Reinking Road and is connect to the north subdivision by N. Ewing Avenue and is also connected to the south subdivision. The proposed layout provides an east-west street, which connects NE. Reinking Road to NE. 112th Terrace and eventually to N. Eastern Avenue. The gross density is 1.92 unit per acre.

REZONING REVIEW

88-515-08-A. conformance with adopted plans and planning policies;

The proposed rezoning is from R-80 to R-7.5. Both zoning districts are identified as residential low density; thus is conforms to the area plan recommendation.

88-515-08-B. zoning and use of nearby property;

Adjacent properties including single-family residential and undeveloped land. The proposed use is in consistency with the surrounding use.

88-515-08-C. physical character of the area in which the subject property is located;

The proposed plan is not changing the character of the area. Adjacent properties including single-family residential and undeveloped land. The proposed use is in consistency with the surrounding use.

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The applicant proposes public facilities improvement that are subject to review. The proposed improvements generally complies with the requirement if satisfies listed conditions in the attached Correction and Condition Report.

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The proposed single-family lots contains lots smaller than 80,000 square feet, which won't be able to be created under the existing zoning district.

88-515-08-F. length of time the subject property has remained vacant as zoned;

The site hasn't been developed in the past except an existing house and an accessory structure on site.

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties

The plan is not expected to have a detrimental effect on nearby properties since there is no proposed change in use.

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

There will not be any gain for denial of the application since there is no proposed changes in use or any construction to the site.

PLAT REVIEW

The proposed preliminary plat generally complies with the code requirements. However, no trails were provided in the revised concept plan. In order to provide a safe and convenient pedestrian connection, staff recommends sidewalk to be provided on both side of proposed streets and shall be constructed per the city standards.

The plan also indicates four detention ponds. Details of the ponds shall be provided prior to request for ordinance.


REQUESTED WAIVERS AND DEVIATIONS

No waivers or deviations have been requested by the applicant.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends APPROVAL WITHOUT CONDITIONS to the rezoning application and APPROVAL WITH CONDITIONS to the development plan / preliminary plat application with conditions stated in the Correction & Condition Report.

Respectfully submitted,



Xue Wood, AICP
Staff Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Development Review Committee

Report Date: June 09, 2021

Case Number: CD-CPC-2021-00066

Project: Staley Shire

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

1. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (4/21/2021)
2. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future. (4/21/2021)
3. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat. (4/21/2021)
4. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (4/21/2021)
5. The developer must dedicate additional right of way [and provide easements] for _____ as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of ___ feet of right of way as measured from the centerline, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval. (4/21/2021)
6. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks. (4/21/2021)
7. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (4/21/2021)
8. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. (4/21/2021)
9. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division. (4/21/2021)
10. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (4/21/2021)
11. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations. (4/21/2021)
12. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division. (4/21/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

13. That the east half of NE Reinking Road shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (4/21/2021)

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

14. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat. (4/19/2021)
15. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy. (4/19/2021)
16. All proposed signage shall comply with 88-445 and are subject to permits. (4/21/2021)
17. Sidewalks shall be provided on both sides of proposed streets in accordance with the department of public works' Standards, Specifications, and Design Criteria. (6/03/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

18. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) (4/19/2021)
19. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. Weight of 85,000 lbs per (IFC-2018 503.2.3) (4/19/2021)
20. • The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) (4/19/2021)
21. • Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1) (4/19/2021)
22. • Fire hydrant distribution shall follow IFC-2018 Table C102.1 (4/19/2021)

Condition(s) by Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

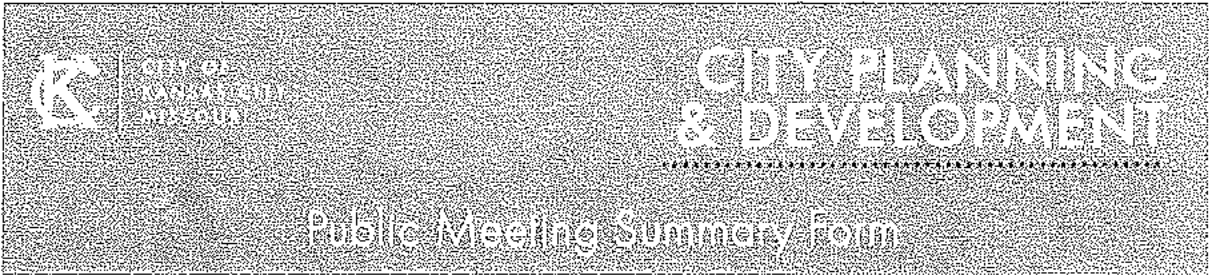
23. Proposed trail serving as private open space for parkland shall be concrete in material. (4/21/2021)
24. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way (4/21/2021)

Condition(s) by Water Services Department. Contact Heather Massey at / heather.massey@kcmo.org with questions.

25. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(4/16/2021)

Condition(s) by Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

26. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)
(4/21/2021)



Project Case # CD-CPC-2021-00066

Meeting Date: 4/27/21

Meeting Location: Via Conference Call (Zoom)

Meeting Time (include start and end time): 6:00 p.m. - 6:15 p.m.

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

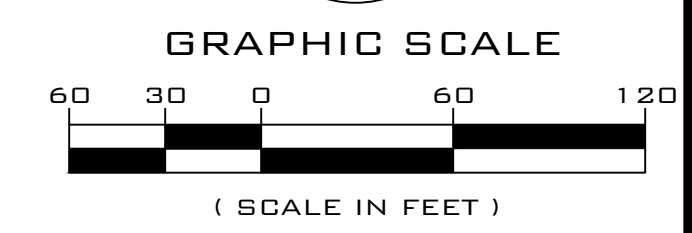
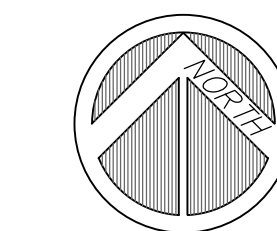
Staley Shire

NE Reinking Road/NE 113th Terrace/NE 108th Street

Name	Address	Phone	Email
Blythe Minnick			



Know what's below. Call before you dig.



OWNER/APPLICANT
MILES PROPERTIES LLC
11201 NE REINKING RD
KANSAS CITY, MO 64156

GENERAL NOTES - RESIDENTIAL

ZONING NOTES

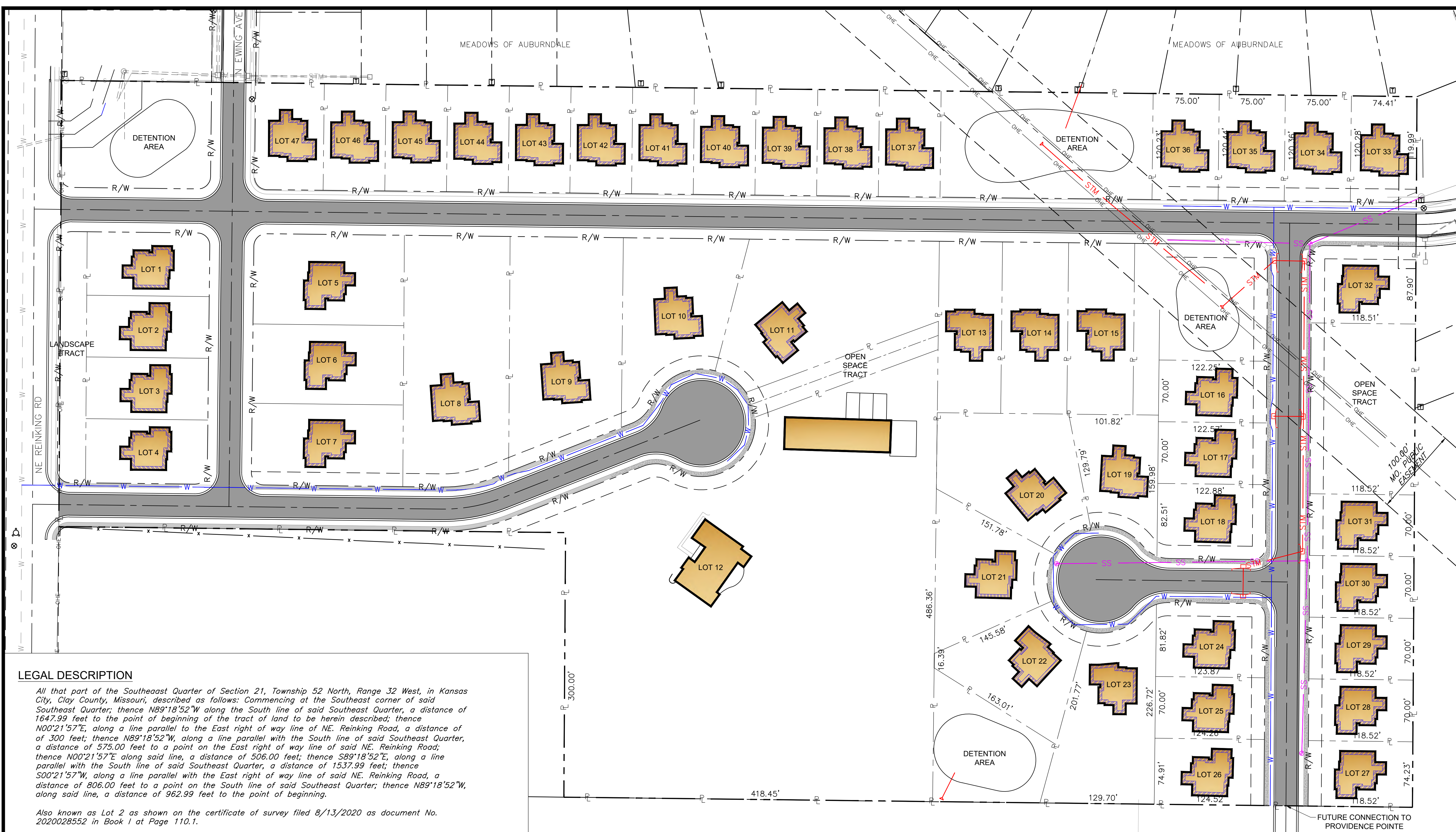
- A. EXISTING ZONING IS R-80
- B. PROPOSED ZONING FOR RESIDENTIAL IS R-7.5
- C. CONSTRUCTION IS TO COMMENCE SUMMER 2021 AND COMPLETE WINTER 2021.

STALEY SHIRE
 DEVELOPMENT PLAN / PRELIMINARY PLAT
 11201 NE REINKING ROAD
 KANSAS CITY, MISSOURI

DATE 4/27/2021
 DESIGNED BY KF
 CHECKED BY JPM

REVISIONS	REVISIONS

C100



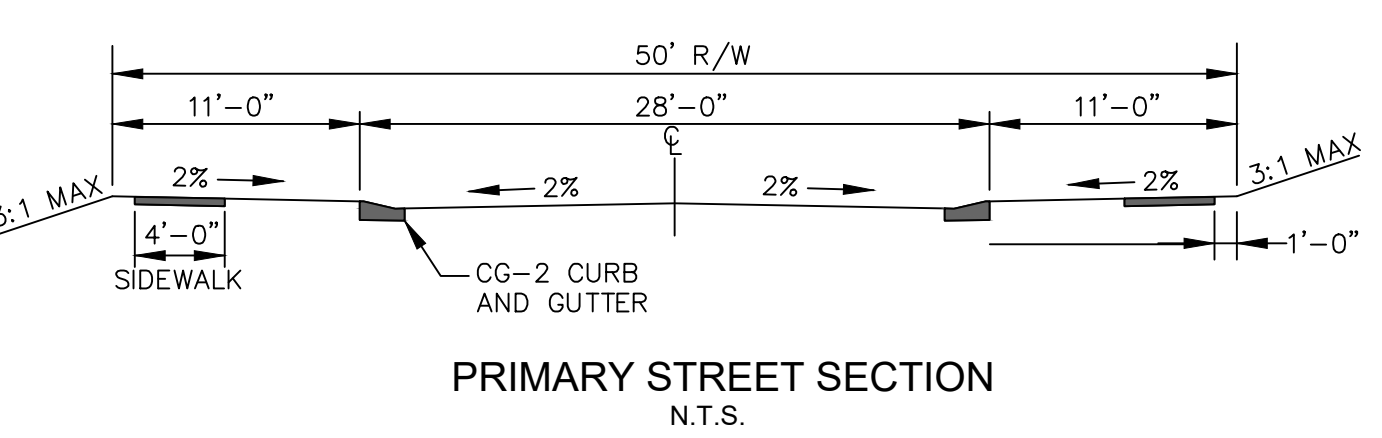
LEGAL DESCRIPTION

All that part of the Southeast Quarter of Section 21, Township 52 North, Range 32 West, in Kansas City, Clay County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence N89°18'52"W along the South line of said Southeast Quarter, a distance of 1647.99 feet to the point of beginning of the tract of land to be herein described; thence N00°21'57"E, along a line parallel to the East right of way line of NE Reinking Road, a distance of 300 feet; thence N89°18'52"W, along a line parallel with the South line of said Southeast Quarter, a distance of 575.00 feet to a point on the East right of way line of said NE Reinking Road; thence N00°21'57"E along said line, a distance of 506.00 feet; thence S89°18'52"E, along a line parallel with the South line of said Southeast Quarter, a distance of 1537.99 feet; thence S00°21'57"W, along a line parallel with the East right of way line of said NE Reinking Road, a distance of 806.00 feet to a point on the South line of said Southeast Quarter; thence N89°18'52"W, along said line, a distance of 962.99 feet to the point of beginning.

Also known as Lot 2 as shown on the certificate of survey filed 8/13/2020 as document No. 2020028552 in Book 1 at Page 110.1.

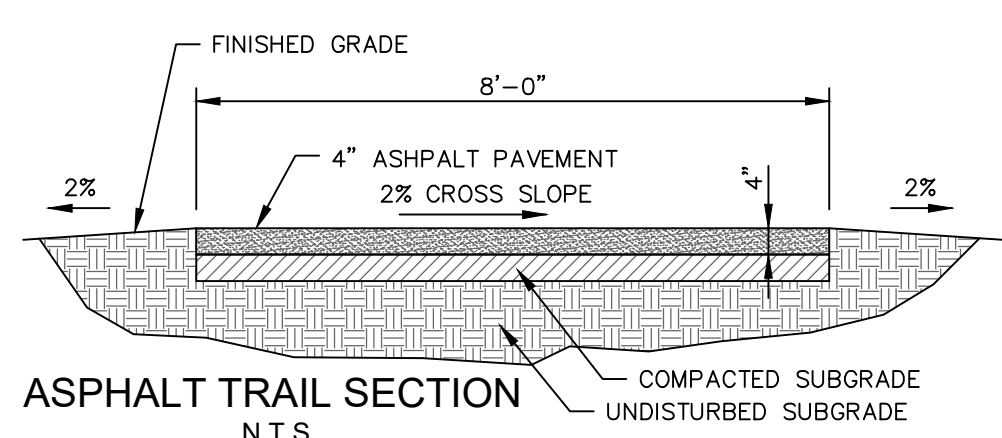
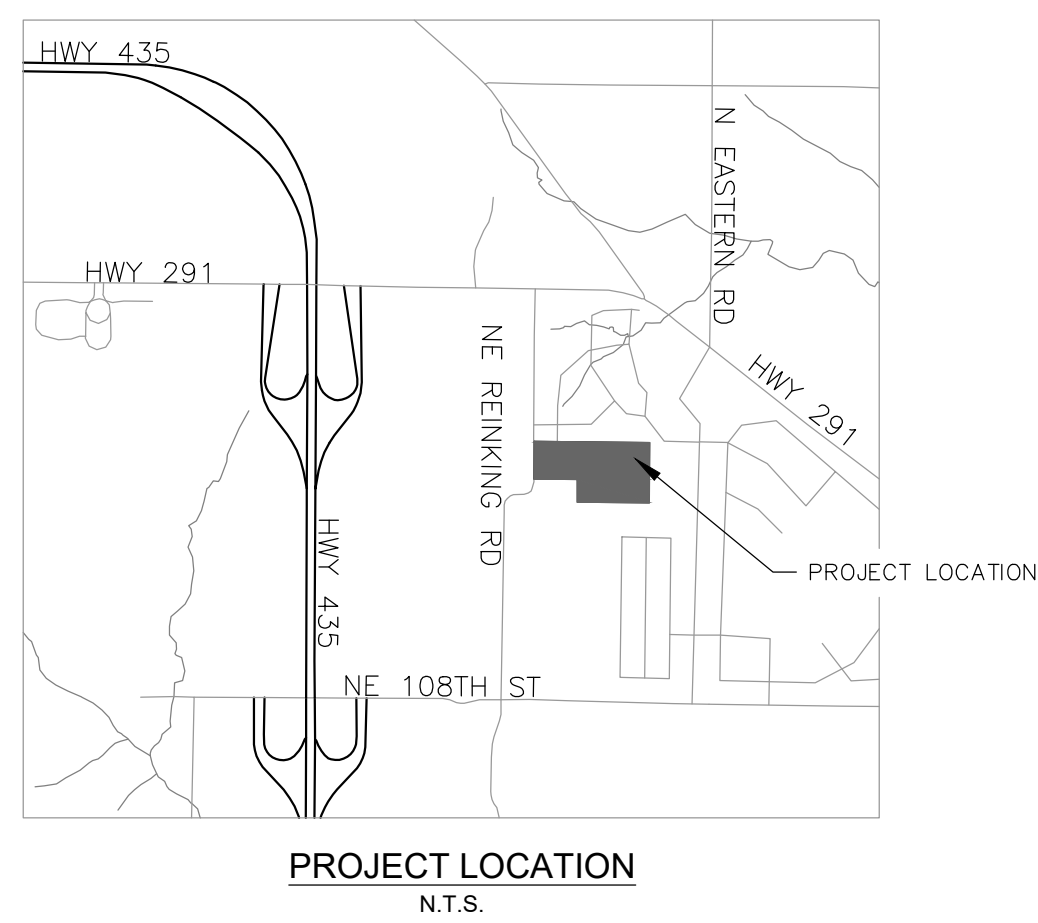
GRADING AND UTILITIES NOTES

- 1 PROPOSED WATERLINE
- 2 PROPOSED SANITARY SEWER LINE
- 3 PROPOSED STORM SEWER LINE
- 4 PROPOSED BMP/DETENTION TREATMENT AREA



GENERAL NOTES

- A. PROPOSED CONTOURS, BMP'S, GRADES, EASEMENTS, AND UTILITIES ARE INDICATED IN PLAN SET AND ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVED BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES AND FINAL PLAN APPROVAL. SEE GRADING AND UTILITY PLAN, AND OR STORM WATER MANAGEMENT PLAN.
- B. FINAL BUILDING PLAN WILL INCLUDE FINAL DETAILS ON BUILDING MATERIALS, BUILDING ELEVATIONS, SITE LIGHTING, AND LANDSCAPING.
- C. LOTS OR TRACTS ESTABLISHED BY THIS PLAT MAY BE FURTHER SUBDIVIDED BY APPLICATION FOR LOT SPLIT OR MINOR SUBDIVISION, PROVIDED BUILDING WALLS AND OPENINGS ON OR ADJACENT TO PROPERTY LINES SHALL BE CONSTRUCTED WITH APPROPRIATE FIRE-RESISTIVE RATINGS AS REQUIRED BY CHAPTER 18, KANSAS CITY BUILDING AND REHABILITATION CODE, CODE OF ORDINANCES.
- D. SIGNAGE: ALLOWED PER KANSAS CITY, MO ZONING AND DEVELOPMENT CODE SECTION 88-445 OR AS MAY BE APPROVED BY THE BOARD OF ZONING ADJUSTMENT THROUGH VARIANCES GRANTED BY THE BOARD.
- E. PRELIMINARY DEVELOPMENT PLAN SET SERVES AS THE PRELIMINARY PLAT.
- F. BUILDING SETBACKS ARE INDICATED IN PLAN SET.
 -> R-7.5
 FRONT: MIN. 25% LOT DEPTH, 30' MAX
 REAR: MIN. 25% LOT DEPTH, 30' MAX
 SIDE: MIN. 10% LOT WIDTH, 8' MAX; IF ABUTTING STREET 15' MIN
- G. MAXIMUM BUILDING HEIGHT:
 -> R-7.5: 35'
- H. INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET AND/OR ACCESS EASEMENT.
- I. TYPICAL ROAD SECTION WILL BE PER KANSAS CITY, MISSOURI STANDARDS
- J. PARKING WILL BE PROVIDED AS REQUIRED IN SECTION 88-420 OF THE KANSAS CITY ZONING AND DEVELOPMENT CODE.
- K. STORM WATER DETENTION AND BMP'S SHALL BE PER APPROVED STORM DRAINAGE STUDY OR PER DEPARTMENT OF PUBLIC WORKS. STORM WATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS. PROPOSED STORM WATER SYSTEM AND STORMWATER BMP'S ARE INDICATED ON STORMWATER, GRADING AND UTILITY PLAN.
- L. PROPOSED CONTOURS, GRADES, EASEMENTS, BMP'S, AND UTILITIES ARE INDICATED ON PLAN AND ARE SUBJECT TO FINAL ENGINEERING, AND APPROVED BY KCMO. PRIVATE UTILITIES AND EASEMENTS ARE SUBJECT TO DESIGN BY INDIVIDUAL COMPANIES.
- M. PARKLAND DEDICATION FEES SHALL FOLLOW KCMO ORDINANCE 88-408. REFER TO PARKLAND DEDICATION AND FEE CALCULATION TABLES BELOW. THE TABLES SHOW THE PARKLAND DEDICATION REQUIRED, PARKLAND DEDICATION PROVIDED, REQUIRED IN LIEU OF PARKLAND DEDICATION FEES REQUIRED AND PHASED DEVELOPMENT PARKLAND DEDICATION.



PRELIMINARY-NOT FOR CONSTRUCTION

May 27, 2021 - 10:47am - USER: Mfenders
 F:\City_30 Projects\Darin Miles\Staley Shire 1907-356\CAD\Design - D-Basis-New3.dwg



Know what's below.
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Milburn Civil Engineering, LLC

MILBURN CIVIL ENGINEERING, LLC
33135 W 83RD ST
DE SOTO, KS 66018
913-583-0367



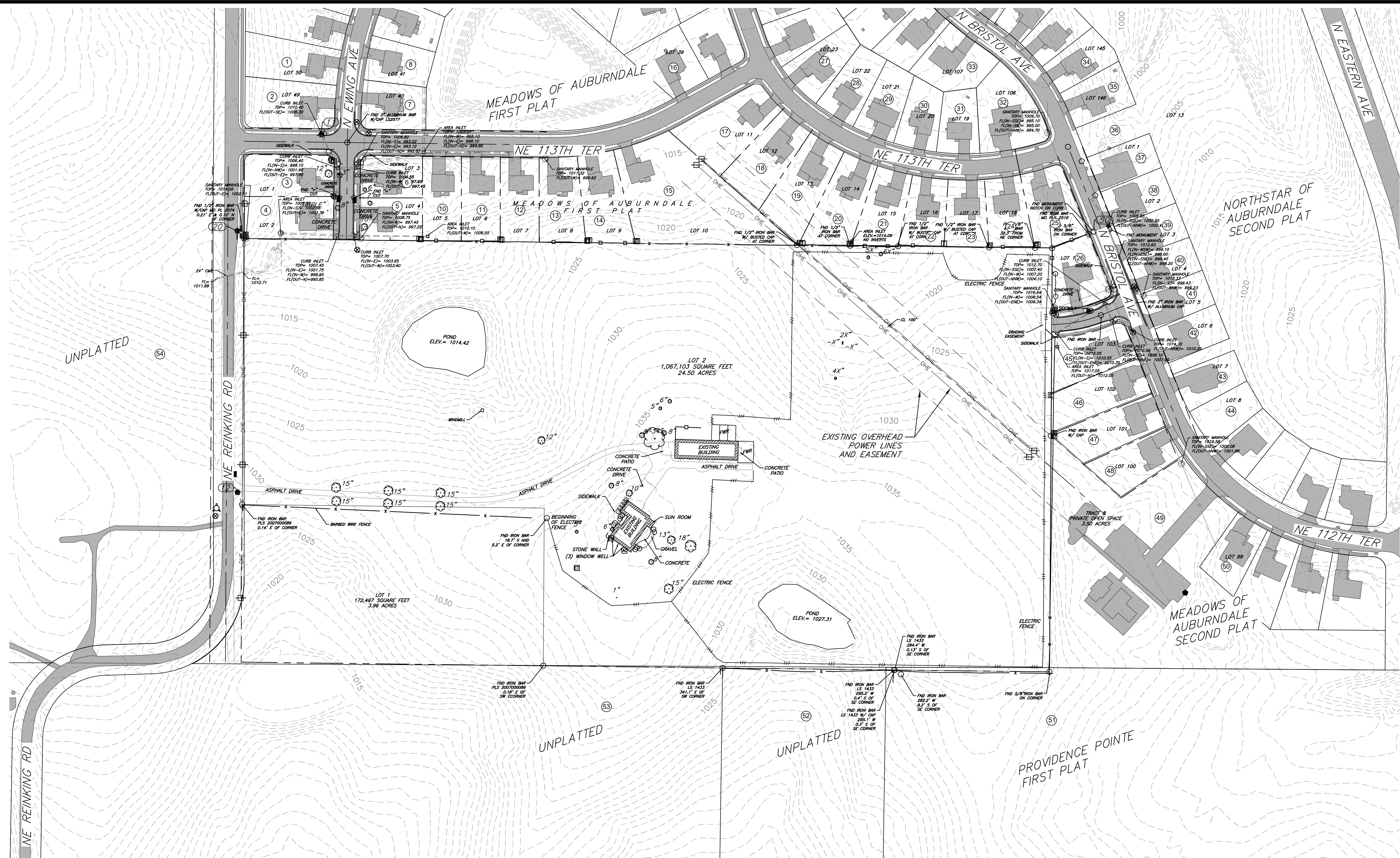
STALEY SHIRE
DEVELOPMENT PLAN / PRELIMINARY PLAT
11201 NE REINKING ROAD
KANSAS CITY, MISSOURI

DATE 04/01/2021
DESIGNED BY KF
CHECKED BY JPM

REVISIONS	REVISIONS

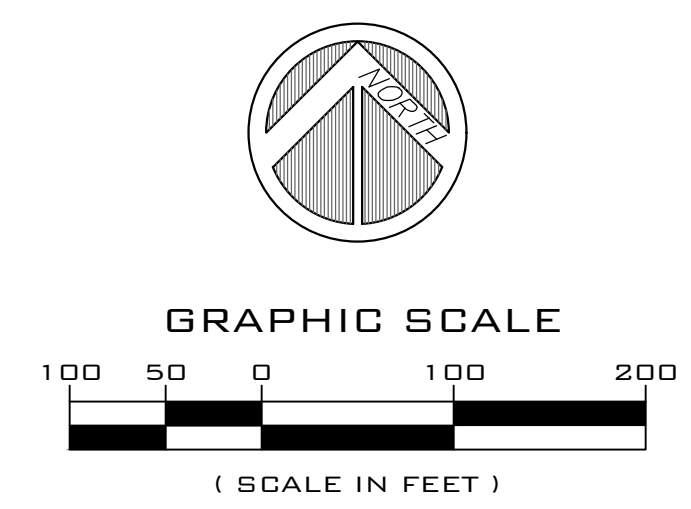
EXISTING CONDITIONS

C101



ADJACENT PROPERTY OWNERS WITHIN 300 FEET

PLAN NUMBER	OWNER	PLAN NUMBER	OWNER
1	CMA FAMILY TRUST ALLEN MICHAEL S & MANRING KELLY D TRUSTEES	28	LALIC DRAZEN
2	HARMON BRADLEY K & JENNIFER A	29	BUTTS JOHN D & WENDLER KIMBERLY R
3	POLITO JOSEPH & FRANCE CAROLE	30	SWENSSON LAUREN E
4	HINCK SHAWN	31	FUKSA JEREMY N & ROBIN R
5	CORUM KENNETH DEAN	32	AUDSLEY MICHAEL D & NANCY M
6	PATEL RITESH & JODEE	33	CRIGGER NANCY J TRUST
7	ARMSTRONG JENNIFER	34	VILLALOBOS OCTAVIO & MELODY J
8	KEITH LEROY L JR & JENNIFER A	35	MENDOZA RICHARD
9	AUBURDALE ESTATES HOMEOWNERS ASSOC ATTN: JIM AHLQUIST, PRESIDENT	36	NORTH STAR UNITED METHODIST CHURCH INC
10	ADDISTON MATTHEW J & KAYLA S	37	WRATCHFORD DEVIN & SABIN KAITLIN
11	NICHOLSON ERIC K & BIANCA L	38	EDWARDS JOSEPH C & KATE L
12	SALIerno CRYSTAL & DOMINIC	39	CLARK MORIAH CLARK EVELYN & CALVIN
13	TRAUTMAN GEORGE E	40	LASCON ANTHONYA
14	MOON QUENTIN N & KERRY M	41	NGUYEN KIM & TUAN V NGUYEN TONY TUNG THANH
15	STAPP FAMILY PROPERTIES LLC	42	HPA II BORROWER 2020-1 LLC
16	LOPEZ DAVID & EVELYN J	43	CARTER WILLIAM H & MILLER LAUREN E
17	BROWN SHAWN E	44	HEARTLAND HOMES KC LLC
18	WILSON MARIA M	45	ADAMS NATHANIEL J & JANICE L
19	INGRAM TYRONE	46	FLETCHER JACOB C & HALSEY
20	TAYLOR ALEC J & RACHELLE MARIE	47	SNOWDEN PEYTON & CONNER
21	BALDWIN SHANNON & MATTHEW J	48	CLARK KEVIN T
22	AMBOKA FADHILU	49	AUBURDALE ESTATES HOMEOWNERS ASSOC ATTN: JIM AHLQUIST, PRESIDENT
23	TRAUTMAN HARRY G JR & AMY T	50	CANFIELD MONTE & KAREN
24	LEACH JUSTIN D	51	STAR DEVELOPMENT CORP
25	CHILES SHELLY R	52	ADAIR LEONARD E & LINDA
26	VARELA ANGEL R	53	MINNICK CLINTON & BLYTHE
27	ZUBER BEVERLY A	54	PROPERTY RESERVE INC C/O TAX DIVISION



PRELIMINARY-NOT FOR CONSTRUCTION

Apr 01, 2021 - 4:49pm - USER: mrowell
F:\Chil_3D Projects\Darin Mills\Wise Estates 1907-356\CAD\Sheets\Development Plan - Existing Conditions.dwg