



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri

Department of City Planning and Development
Development Management Division

414 E 12th Street, 15th Floor
Kansas City, Missouri 64108
www.kcmo.org/planning

Project

2303 Cleveland Ave gas station and retail center

Hearing Date September 23, 2020

Item	Case	Request
#6.1	CD-CPC-2019-00235	Area Plan Amend.
#6.2	CD-CPC-2019-00176	Rezoning
#6.3	CD-CPC-2019-00209	Development Plan

Staff Recommendation(s)

#6.1	Denial
#6.2	Denial
#6.3	Denial

Applicant

Riad Baghdadi
RB Architecture, Engineering and Const.

Owner

Greenwood Missionary Baptist Church

Location	2303 Cleveland Ave
Area	On about 1 acre
Zoning	R-2.5
Council District	3 rd
County	Jackson
School District	KCMO

Surrounding Land Uses

North: Mount St. Mary's Cemetery zoned R-2.5
East: Developed and undeveloped single-family lots zoned R-2.5
South: Developed and undeveloped single-family lots zoned R-2.5
West: Undeveloped single-family lots zoned R-2.5

Land Use Plan

The Truman Plaza Area Plan recommends Residential Urban Low land uses. The request does not conform to this recommendation.

Major Street Plan

E 23rd St is classified as a four-lane thoroughfare requiring 80 ft. of right-of-way and Cleveland Ave is classified as a Local Link.

APPROVAL PROCESS



PUBLIC HEARING REQUIRED

Yes

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to the East 23rd St. PAC Neighborhood Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a public meeting on April 13, 2020, a summary of which is attached.

SUMMARY OF REQUEST

Applicant is seeking approval of

3.1 A request to approve an Area Plan Amendment to the Truman Plaza Area Plan from Residential - Urban Low to Commercial.

3.2 A request to approve a Rezoning from R-2.5 (Residential 2.5) to B2-2 (Neighborhood Business 2 - 2).

3.3 A request to approve a Development Plan for a gas station, convenience store, and multi-tenant retail buildings.

PURPOSE

Applicant is proposing construction of a gas station, convenience store, and multi-tenant retail buildings which requires approval of the above-referenced requests.

CONTROLLING CASE

No relevant controlling case history.

RELATED RELEVANT CASES

No relevant case history.

EXISTING CONDITIONS

The site consists of 3 undeveloped parcels of land. The development site is bounded by Cleveland Ave to the west, E 23rd St to the north, Mersington Ave to the east, and residential homes and lots to the south.

NEARBY DEVELOPMENTS

North: Mount St. Mary's Cemetery

East: Developed and undeveloped single-family lots

South: Developed and undeveloped single-family lots

West: Undeveloped single-family lots

MEMO TO THE CPC:

The City Plan Commission continued after testimony by staff, the applicant, and the public at the June 2nd CPC Hearing in order for the applicant to submit grading plans, preliminary stormwater detention, and retaining walls (if necessary) to update the plan set. After a few additional continuances the applicant has submitted the requested plans. These have not substantially changed the staff review of the application with the recommendation and conditions remaining consistent to June 2nd, 2020 staff report.

KEY POINTS

- The applicant proposes a 3,700 sq. ft. convenience store with 8 fuel pumps and a 3,800 sq. ft. multi-tenant retail building.
- The existing property is zoned R-2.5 as well as all of the surrounding properties.
- The Truman Plaza Area Plan recommends residential land uses corresponding to Districts R-6, R-7.5, or R-10, causing the need for the area plan amendment.
- Staff finds the proposed zoning to be a classic example of spot zoning.

PLAN REVIEW

The Development Plan consisted of a 3,700 sq. ft. convenience store with 8 fuel pumps and a 3,800 sq. ft. multi-tenant retail building. The site is approximately 1 acre in size and is bounded by Cleveland Ave to the west, E 23rd St to the north, and Mersington Ave to the east. The exterior finishes of each building consist of a stone veneer wainscot with some vertical elements, aluminum and glass store fronts, and a stucco/EFIS façade. The convenience store and fuel pumps face to the west and front onto Cleveland Ave. The retail building is on the eastern half of the site and fronts onto E 23rd St. The rear property line of the site abuts one single-family home and one single-family lot. While the rear property line has added vegetation to act as screening to the single-family properties to the south, the building facades only carry on the brick veneer wainscot from the front and side building facades. This leaves a relatively blank façade facing the residential properties to the south.

Overall staff is not supportive of the three companion cases. The proposed uses of a convenience store with 8 fuel pumps and additional multi-tenant are inconsistent with the surrounding area as well as the land use recommendations of the Truman Plaza Area Plan. The Truman Plaza Area Plan recommends a land use of Residential Urban Low which is consistent with the surrounding area and existing zoning district of R-2.5. All of the surrounding properties are zoned R-2.5 including the cemetery to the north. If this proposed development was proposed in or adjacent to existing commercial corridors such as Jackson Ave to the east or Indiana Ave to the west a commercial use could be reasonable. The hypothetical location of a convenience store and fuel pumps in those corridors would need additional evaluation, but the proposed land uses and zoning for those corridors would support a commercial use in general.

The proposed development places the rear of the buildings as well as part of the parking lot area for the fuel canopies along the south property line. The building massing, scale, and architecture are not demonstrate architectural character found within the existing neighborhood. Further staff has concerns with the amount of vehicle trips that will be generated by these uses and their potential impact on the surrounding residential properties.

Requested Deviations

None

Boulevard and Parkway Standards (88-323)

The standards are not applicable because the project site is not adjacent to or within 150 ft. of a Park, Parkway, or Boulevard. For clarification Mount St. Mary's Cemetery is not classified as park.

The applicant's request conforms to the applicable requirements of this section.

Parkland Dedication (88-408)

No residential uses are proposed therefore parkland dedication is not required.

Parking and Loading Standards (88-420)

The proposed development exceeds the required vehicle parking requirements and provides the required short and long-term bicycle parking.

Subject to the recommended conditions/plan corrections, the applicant's request conforms to the applicable provisions of this section.

Landscape and Screening Standards (88-425)

A landscape plan is required with Development Plan applications consisting of new construction and major redevelopment.

Perimeter vehicular use area landscaping is required with the construction of any new parking lot / vehicular use area. Vehicular use areas shall be screened from public right-of-way by vegetation, screening wall, berm or combination thereof per section 88-425-05.

Internal vehicular use area landscaping is required with the construction of any new parking lot / vehicular use area.

Street trees are required with all Development Plan applications consisting of new construction or major redevelopment.

The proposed landscaping plan does not demonstrate the required quantities of planting materials for each requirement in section 88-425 (i.e. street trees, parking lot screening, internal parking lot landscaping areas, etc.). Therefore it is unclear to determine if the proposed landscaping plan meets the requirements of this section of the zoning and development code (see plan corrections #1.j and 1.k).

The proposed landscaping plan shows a continuous row of trees to be planted along the south property line and follows the north-south "turn" in the property line and building. The placement of these trees in proximity to the building and precise following of the property line concerns staff is these trees and shrubs will receive enough light in order to survive. Further once these are mature, staff is unclear how with the future owner access this area to maintain these plantings.

The applicant's request does not appear to conform to the applicable requirements of this section.

Outdoor Lighting Standards (88-430)

A lighting plan is required with any Development plan where outdoor lighting such as fueling canopies and parking lot lighting is proposed. A lighting plan has not been submitted. It must be submitted prior to City Council review.

Without knowing the specific parking lot light fixture placement, staff recommends adding light fixture shielding to any pole light within 10 feet of the south property line to provide additional foot-candle protection to the homes and residential lots immediately adjacent to the site.

Subject to the recommended conditions/plan corrections, the applicant's request conforms to the applicable provisions of this section.

Sign Standards (88-445)

A sign plan is required with any Development Plan application. A sign plan has not been submitted. A sign plan must be submitted prior to proceeding on to City Council review or will be subject to the standard sign regulations of the city.

Subject to the recommended conditions/plan corrections, the applicant's request conforms to the applicable provisions of this section.

Pedestrian Standards (88-450)

The standards of this section apply because they are applicable to development and redevelopment projects.

The proposed plan provides required pedestrian sidewalks along all street frontages. However, it does not provide the required internal pedestrian connections as stipulated in Section 88-450. Further given the multiple street frontages to the site, staff recommends at least two pedestrian connections from the internal circulation paths to the public sidewalks.

Subject to the recommended conditions/plan corrections, the applicant's request conforms to the applicable provisions of this section.

Proposed Land Uses

Provided the property is rezoned to B2-2, the proposed use of "gasoline and fuel sales" requires a Special Use Permit for that use in the proposed zoning district. However, Section 88-517-09-D of the city's Zoning and Development Code states "If a use that would have required special use approval is approved on a development plan, no separate special use review will be required." Meaning with the approval of this development plan a separate Special Use Permit is not required.

REZONING ANALYSIS

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-515-08-A. Conformance with adopted plans and planning policies:

The proposed rezoning is in direct opposition to the recommended land use of the Truman Plaza Area Plan. The Area Plan recommends "Residential Urban Low" and the proposed rezoning and companion cases are for reasonably intensive commercial uses. Staff uses area plans as guidance for future development. Occasionally staff may support an area plan amendment where the existing uses or surrounding uses are similar in scale and intensity to the proposed amendment. Here the surrounding uses and lots are cohesively single-family or small multi-family uses. There is no existing or nearby commercial uses to be able to support this notable change in land use.

88-515-08-B. Zoning and use of nearby property:

All properties surrounding the site are zoned R-2.5.

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

The proposed gas station with convenience store and commercial/retail building are surrounding by developed and undeveloped single-family residential lots to the East, South, and West and by Mount St. Mary's Cemetery to the north. The subject property is located in a vast residentially zoned (and used) area. The physical character of the area is medium-density residential. Staff considers the proposed zoning to be a classic example of "spot zoning".

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

There is adequate infrastructure to serve the property, the applicant will be required to make all necessary improvements to serve development and uses.

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

The subject property and a multi-block area surrounding it are all zoned residentially. While some lots are vacant, it is the city's longstanding policy goal to encourage infill residential development. Allowing

commercial zoning in an area where it has not previously existed may discourage such development on adjacent undeveloped parcels. While the adjacent intersection is signalized and a large cemetery lies across the street, staff finds the property remains suitable for residential uses, particularly “missing middle” building types such as townhomes. The proposed rezoning and companion cases propose intense commercial uses in a cohesively residentially zoned area. Additionally there are commercial zoned corridors of Jackson Ave and E 24th St to the east or Indiana Ave near US-70 Hwy to the west.

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

The single-family home that was on the most northwestern lot (2303 Cleveland Ave) was demolished in 2005. The other two lots to the east and south have been vacant since at least 2006 according to the aerial photography on record. Any demolition permits would predate the City's digital records.

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

Staff is concerned with the proposed anchor tenant of a convenience store gas station. Specifically with the hours of operation, lighting, and vehicle trip generation. Further, staff is concerned with such an intensive commercial use in a cohesively residential area that it could discourage residential redevelopment in the nearby undeveloped parcels.

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.

Denial of the current rezoning application would prohibit the development of the property as currently proposed. However, approval of the rezoning and companion development plan may negatively impact the predominately residential character of the area (e.g. traffic impacts, noise, and lighting). Additionally staff believes there are existing areas in the relative vicinity (e.g. I-70 and Indiana Ave to the west) which are already commercial zoned and are underutilized that could benefit from a commercial redevelopment project.

PLAN ANALYSIS

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

Subject to the approval of the companion rezoning and area plan amendment cases, the development plan meets the city standards subject to the plan corrections and conditions listed below.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The proposed use is allowed in the proposed district. If the Commission rejects the proposed rezoning, the plan may not be approved.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site, must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

The proposed site layout provides adequate vehicular ingress and egress, as well as proper internal circulation.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

The proposed plan does provide required sidewalks along all three street frontages. However, it does not provide required internal pedestrian connections to the public sidewalk (see Section 88-450-03). Staff does recommend at least two pedestrian connections from the internal site to the public sidewalk (plan correction #1.g).

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The developer/applicant will be required to make any necessary service line utility upgrades or any necessary utility main capacity upgrades to serve the proposed development per Water Services

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The proposed commercial development is not consistent with any surrounding structures and properties. Additionally, the proposed southern facades of the building are very blank and do not provide any architectural features that would face the neighborhood to the south.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The rear of the structures along with the proposed trees and shrubbery landscaping serve as a buffer and wall for the residential properties to the south for approximately the eastern two-thirds of the site. However, staff has concerns with the proposed landscaping that is located "behind" the building ability to survive. With that in mind staff would like the applicant to analyze the survivability of these plantings. 1

Additionally, the south property lines where the building stops and the parking lot and fuel canopies are visible are only screened with landscaping material. Staff recommends constructing an opaque fencing along this portion of the property line.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The proposed site appears to make reasonable accommodations to minimize impervious surface coverage.

88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

There are approximately 10 existing mature trees along the south property line and 5 mature trees along Cleveland Ave. None of these trees are shown to be saved by the proposed landscaping plan. Staff recognizes not all of these could be retained with the new construction. However, these provide strong existing vegetation screening to the single-family properties to the south, and the trees along Cleveland Ave are part of the character of the neighborhood and streetscape. Further, these retained trees may be counted towards the required landscaping vegetation of section 88-425. Staff recommends preserving the mature trees along the south property line and Cleveland Ave (see plan correction 1.I).

PROFESSIONAL STAFF RECOMMENDATION

City Planning and Development Staff **recommends denial** of all three companion cases based on the application, plans, and documents provided for review prior to the hearing.

However, if the City Plan Commission and City Council approve the proposed three companion cases, staff recommends the following plan corrections and conditions of approval be applied to the Development Plan Case No. CD-CPC-2019-00209.

1. That plans, revised as noted below, are submitted and accepted by the following staff prior to City Council review:

The following are recommended by the Development Management Division of the City Planning and Development Department. For questions, contact Christopher Hughey at Christopher.hughey@kcmo.org.

- a. Correct the east and west building elevation labels.
- b. Show the proposed location of the short and long-term bicycle parking that are listed in the site plan table.
- c. Label the building materials of the fuel canopy on Sheet C5.
- d. Provide a photometric lighting plan in accordance with Section 88-430, showing locations and specifications of all exterior lighting fixtures.

- e. Add additional architectural features to the south facades such as vertical material breaks.
- f. Screen the roof mounted mechanical units from all building facades in accordance with Section 88-425-08.
- g. Show at least two pedestrian connections to the public sidewalk.
- h. Review the proposed landscaping materials along the south property line and provide confirmation by a Landscape Architect on their ability to survive given their proximity to the building and the south property line.
- i. Label the tan/beige building material on the building elevation sheets.
- j. Quantities of certain plant species are missing from the Landscape Schedule on Sheet C2.
- k. Add a column showing the required number of landscaping materials for parking lot screening, street trees, etc. per section 88-425 in comparison to the quantity of the proposed landscaping materials.
- l. Show the existing trees on the landscaping plan and provide opportunities to preserve these mature trees along the south property line and Cleveland Ave.

The following are recommended by the Water Services Department. For questions, contact Nimesha Senanayake at Nimesha.Senanayake@kcmo.org.

- m. Provide a utility map showing and labeling domestic water and fire service lines.

The following are recommended by the Water Services Department. For questions, contact Robert Davis at Robert.Davis@kcmo.org.

- n. Provide a utility plan showing stormwater detention, sanitary sewer, and water utilities.

The following are recommended by the Parks and Recreation Department. For questions, contact Justin Peterson at Justin.Peterson@kcmo.org.

- o. Correct the erroneous references to McAlpine Avenue and S. 10th Street on sheet C2; as well as the mis-spelling in title block of that "Landscape Plan" sheet.
- p. Include all relevant street names on the plan, including E 23rd Street, Mersington Avenue, and Cleveland Avenue.

The following are recommended by the Development Management Division of the City Planning and Development Department. For questions, contact Christopher Hughey at Christopher.Hughey@kcmo.org.

- 2. Uses shall be limited to that of the uses allowed in the B2 zoning district and those expressly listed within this development plan.
- 3. Prior to issuance of a final certificate of occupancy, a sealed letter by a licensed engineer shall be submitted, stating that photometrics on the site comply with the approved photometric plan.
- 4. Prior to issuance of a final certificate of occupancy, all landscaping as shown on the approved landscape plan, including trees, plant material and structural elements, must be in place and healthy, as certified by a sealed letter submitted by a registered landscape architect licensed in the State of Missouri.
- 5. The under canopy lighting of the fuel canopy shall be inset mounted so the underside of the light fixture lenses is flush with the underside of the canopy.
- 6. Light fixture screens shall be added to any parking lot pole light within 10 feet of the south property line, and certified by a licensed engineer prior to the issuance of a final certificate of occupancy.
- 7. The parcels shall be combined or re-platted prior to the issuance of a full building permit.

The following are recommended by the Land Development Division of the City Planning and Development Department. For questions, contact Lucas Kaspar at Lucas.Kaspar@kcmo.org.

- 8. The developer must dedicate additional right of way for E 23rd Street as required by the adopted Major Street Plan and Chapter 88 so as to provide a minimum of 50 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.
- 9. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since

this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.

10. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
11. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage, and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
12. 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.
13. The developer must submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
14. 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.
15. 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, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.
16. 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.
17. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
18. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
19. 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.

The following are recommended by the Fire Department. For questions, contact John Hastings at John.Hastings@kcmo.org.

20. All construction shall be in compliance of the applicable building codes which are in effect at the time of construction and shall be built under valid building permits issued by City Planning and Development. (IFC-2012: § 102.4)

The following are recommended by the Water Services Department. For questions, contact Robert Davis at Robert.Davis@kcmo.org.

21. Stormwater management facilities, including but not limited to detention basins and BMPs, shall be privately maintained and covered by maintenance covenant(s) or easement(s) that include provisions for private maintenance.
22. Prior to issuance of any construction permits within a "Combined Sewer Overflow" (CSO) district, the developer shall submit, for review and acceptance, a storm drainage study, sealed by a Missouri-licensed civil engineer, showing detention of the 1.5 inch rainfall depth over the entire disturbed area and release of said volume over a 40- to 72-hour period (unless infiltrated, evaporated, or used in some other manner) in addition to management of the rate and volume of stormwater runoff from the 10% and 1% storms per the latest adopted version of APWA 5600 standards in effect at the time of submission. The developer shall construct improvements necessary to reduce small storm discharges to the combined sewer system by simulating natural runoff conditions through metered release of the 1.5 inch detention volume and mitigate impacts from rate and volume of 10% and 1% storm runoff from the site.

The following are recommended by the Water Services Department. For questions, contact Nimesha Senanayake at Nimesha.Senanayake@kcmo.org.

23. The development shall follow the KCMO Rules and Regulations for Water service lines.

The following are recommended by the Parks and Recreation Department. For questions, contact Daniel Weber at Daniel.Weber@kcmo.org.

24. The developer must submit a street tree planting plan for approval by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right of way. Street Tree Planting plan applies to 23rd Street, Mersington Avenue, and Cleveland Avenue and it shall meet KCMOTree Planting Specification Standards.

Respectfully Submitted,



Christopher Hughey, AICP
Lead Planner

ATTACHMENTS

1. Docket Maps
2. Development Plans
3. Public Engagement Documentation