

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: July 24, 2018
Public Hearing: August 21, 2018

CONTACT PERSON/PHONE: Alex Hoffman, 212-1566, HoffmanAP@elpasotexas.gov
Harrison Plourde, 212-1584, PlourdeHT@elpasotexas.gov

DISTRICT(S) AFFECTED: District 4

SUBJECT:

An Ordinance amending the Future Land Use Map contained in "Plan El Paso" for the property legally described as Lot 4, Block 6, Northgate Subdivision, City of El Paso, El Paso County, Texas, from O-1, Preserve, to G-2, Traditional Neighborhood.

BACKGROUND / DISCUSSION:

The proposed amendment will change the Future Land Use designation for the subject property from O-1, Preserve to G-2, Traditional Neighborhood. This case is related to application number PZRZ18-00025, which requests to rezone the subject property from R-4 (Residential) to SCZ (SmartCode Zone).

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) - Approval Recommendation (5-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

FOR Victor Morrison-Vega
Planning and Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP CONTAINED IN “PLAN EL PASO” FOR THE PROPERTY LEGALLY DESCRIBED AS LOT 4, BLOCK 6, NORTHGATE SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM O1, PRESERVE, TO G2, TRADITIONAL NEIGHBORHOOD.

WHEREAS, *Plan El Paso*, as subsequently amended, was initially adopted by the El Paso City Council on March 6, 2012 pursuant to provisions of the Texas Local Government Code as the comprehensive plan for the City; and

WHEREAS, the Comprehensive Plan provides a basis for the City’s regulations and policies that directs its physical and economic development; and

WHEREAS, the Future Land Use Map (FLUM) is one of the policies adopted by the El Paso City Council contained within the Comprehensive Plan which identifies desired land use patterns; and

WHEREAS, the City’s Future Land Use Map serves as a guide to the type and manner of future development for the City of El Paso; and

WHEREAS, when changes and amendments to the zoning map are requested, the reviewing City departments and the City Plan Commission must make recommendations regarding the conformity of the proposed change to the City’s Comprehensive Plan; and

WHEREAS, in instances when a request to amend the zoning map does not conform to the Future Land Use Map, an amendment to that map may be required; and

WHEREAS, the City Plan Commission, after conducting a public hearing, recommended the proposed amendment to the Future Land Use Map, as detailed in Exhibit “A”; and

WHEREAS, after conducting a public hearing, the proposed amendment to the Future Land Use Map of *Plan El Paso* will have no negative impact upon the public health, safety, morals, and general welfare of the City, and will carry out the purpose and spirit of the policies expressed in *Plan El Paso*.

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

1. That the area identified in “**Exhibit A**” be incorporated into the City’s Comprehensive Plan, *Plan El Paso*, for all purposes, including amending the Future Land Use Map from O1, Preserve to G2, Traditional Neighborhood.
2. That *Plan El Paso* and its related documents, as herein modified, shall remain in full force and effect as to the long range general policies for guiding growth and development in the City.

ADOPTED this _____ day of _____, 2018.

THE CITY OF EL PASO

Dee Margo, Mayor

ATTEST:

Laura Prine
City Clerk

APPROVED AS TO FORM:



Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:



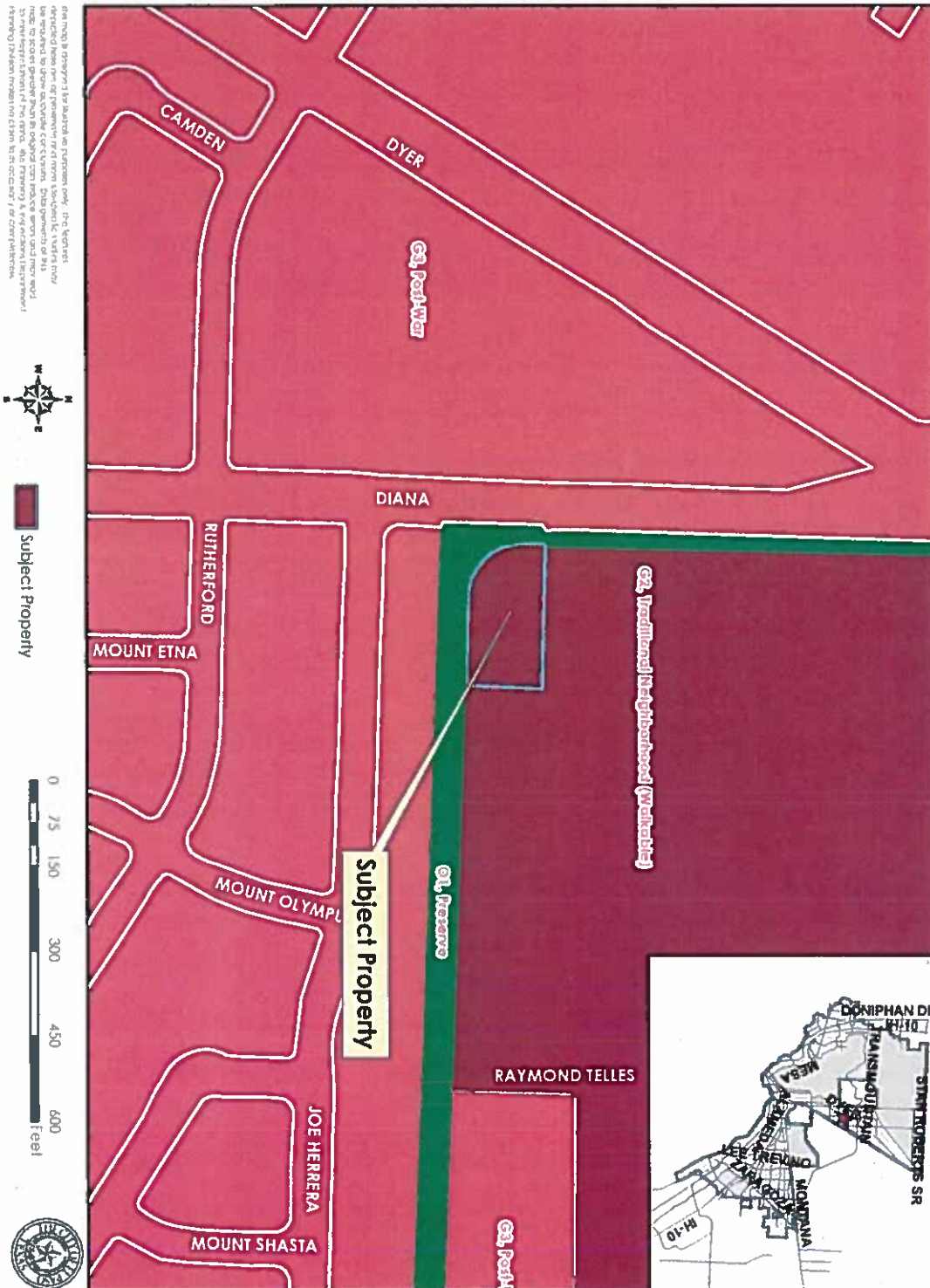
Victor Morrison-Vega
Planning & Inspections Department

ORDINANCE NO. _____

18-1007-2231 | 802612
9300 Diana Drive

PLCP18-00001

EXHIBIT A



ORDINANCE NO. _____
 18-1007-2231 | 802612
 9300 Diana Drive

PLCP18-00001

MEMORANDUM

DATE: July 17, 2018

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Harrison Plourde, Senior Planner

SUBJECT: PLCP18-00001

The City Plan Commission (CPC), on June 28, 2017, voted 5-0 to recommend **approval** of amending the Future Land Use Map designation for the subject property from “O-1, Preserve” to “G-2, Traditional Neighborhood.”

There were no communications from the public for or against the amendment request.

Attachment:
Staff Report

9300 Diana Drive

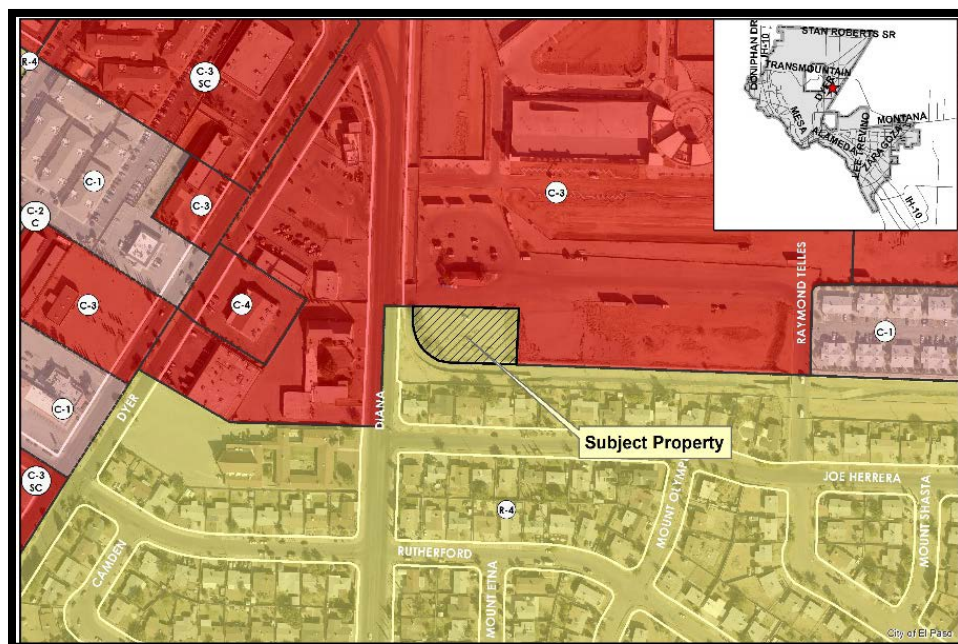
City of El Paso — City Plan Commission — 6/28/2018

PLCP18-00001

Comprehensive Plan Amendment



| | |
|-----------------------|--|
| STAFF CONTACT: | - Harrison Plourde, (915) 212-1584, plourdeht@elpasotexas.gov |
| OWNER: | - City of El Paso |
| REPRESENTATIVE: | - City of El Paso |
| LOCATION: | - East of Diana Drive & South of Wren Avenue, District 4 |
| LEGAL DESCRIPTION: | - Lot 4, Block 6, Northgate Subdivision, City of El Paso, El Paso County, Texas |
| EXISTING DESIGNATION: | - O-1, Preserve |
| REQUEST: | - Adjust Future Land Use designation from O-1, Preserve to G-2, Traditional Neighborhood |
| RELATED APPLICATIONS: | - PZRZ18-00025 (Rezoning) |
| STAFF RECOMMENDATION: | - Approval (see pages 2—4 for basis for recommendation) |

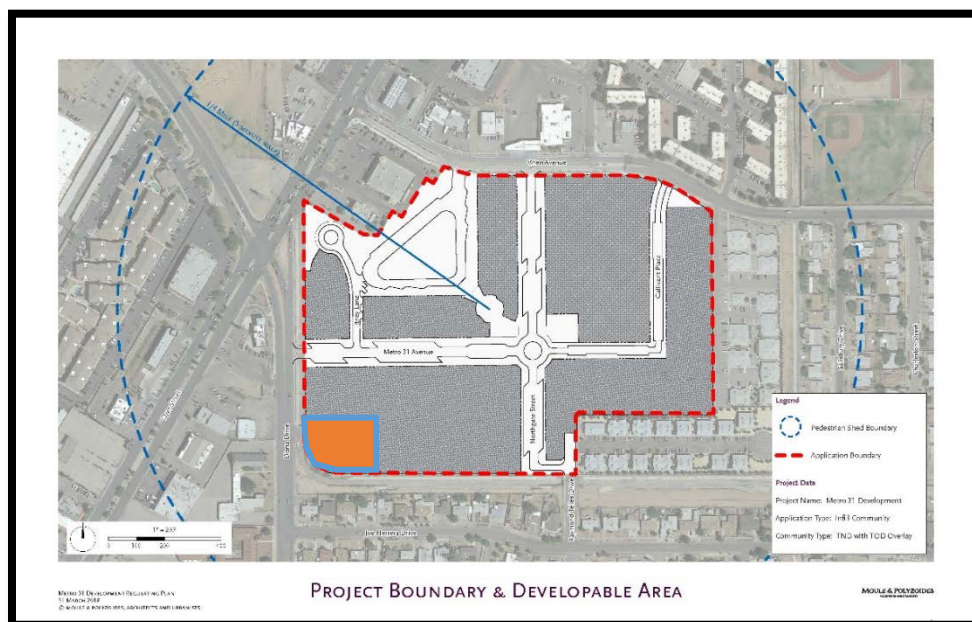


SUMMARY OF REQUEST: The applicant is requesting an amendment to Plan El Paso, the City's comprehensive plan, to adjust the Future Land Use designation for one approximately 0.737 acre property from O-1, Preserve to G-2, Traditional Neighborhood.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of the request to amend the Future Land Use designation for the subject property from O-1, Preserve, to G-2, Traditional Neighborhood, and considers the G-2 land use designation the most appropriate for the property considering existing character, proposed uses, and the character of the immediate area.

The applicant is requesting an amendment to Plan El Paso, the City's comprehensive plan, to adjust the Future Land Use designation for one property from O-1, Preserve to G-2, Traditional Neighborhood. The area of the proposed amendment is approximately 0.737 acres.

Subject Property in Relation to Metro 31 Development Area



Proposed Development from Metro 31 SmartCode Regulating Plan. Subject property highlighted in orange.

COMPATIBILITY TO SURROUNDINGS

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The subject property is adjacent to a drainage canal on a separate property to the south and west that also carries the O-1, Preserve designation. Further to the south and west, the G-3, Post-War designation is present, indicating the presence of low-density suburban residential and auto-oriented commercial development. To the north and east of the subject property is the site of the former Northgate Mall; this property, along with the subject property, are proposed for redevelopment as "Metro 31," a transit oriented development utilizing SmartCode development regulations.



Subject Property with Surrounding Future Land Use Designations

FUTURE LAND USE MAP AND ZONING ANALYSIS

| CONSISTENCY WITH PLAN EL PASO | DOES IT COMPLY? |
|---|--|
| <u>G-2 – Traditional Neighborhood</u> This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan. | Yes. The subject property is identified in Plan El Paso as an opportunity for transit oriented development through the proposed SmartCode development standards. The remainder of the Metro31 SmartCode development area called out in Plan El Paso already carries the G-2 designation. |
| ZONING DISTRICT | DOES IT COMPLY? |
| R-4 (Residential) district is intended to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood. | The proposed Metro 31 development includes multi-family residential, and office and retail uses. While these uses are not permitted in the R-4 zoning district, the applicant has requested rezoning to SCZ (SmartCode Zone), which does permit the proposed uses. |

SUITABILITY OF SITE FOR USES UNDER CURRENT DESIGNATION: The subject property is bounded to the south by a drainage canal, also carrying the O-1, Preserve designation. The subject property, having been previously graded and developed, is not consistent in character with the O-1 designation, which Plan El Paso describes as “publicly owned land such as the Franklin Mountains and Hueco Tanks State Parks, all City and County parks and public drainage areas, and cemeteries.” The O-1 designation would not permit the uses proposed in the Metro 31 development, or the various uses permitted in the proposed SCZ zoning district. Furthermore, the proposed future development is compatible with the G-2 designation, as already assigned to the remainder of the Metro 31 development area.

SUITABILITY OF SITE FOR USES UNDER PROPOSED DESIGNATION: Plan El Paso specifically calls out the G-2 designation as appropriate for the uses and character of the SCZ zoning district, as proposed on the subject property.

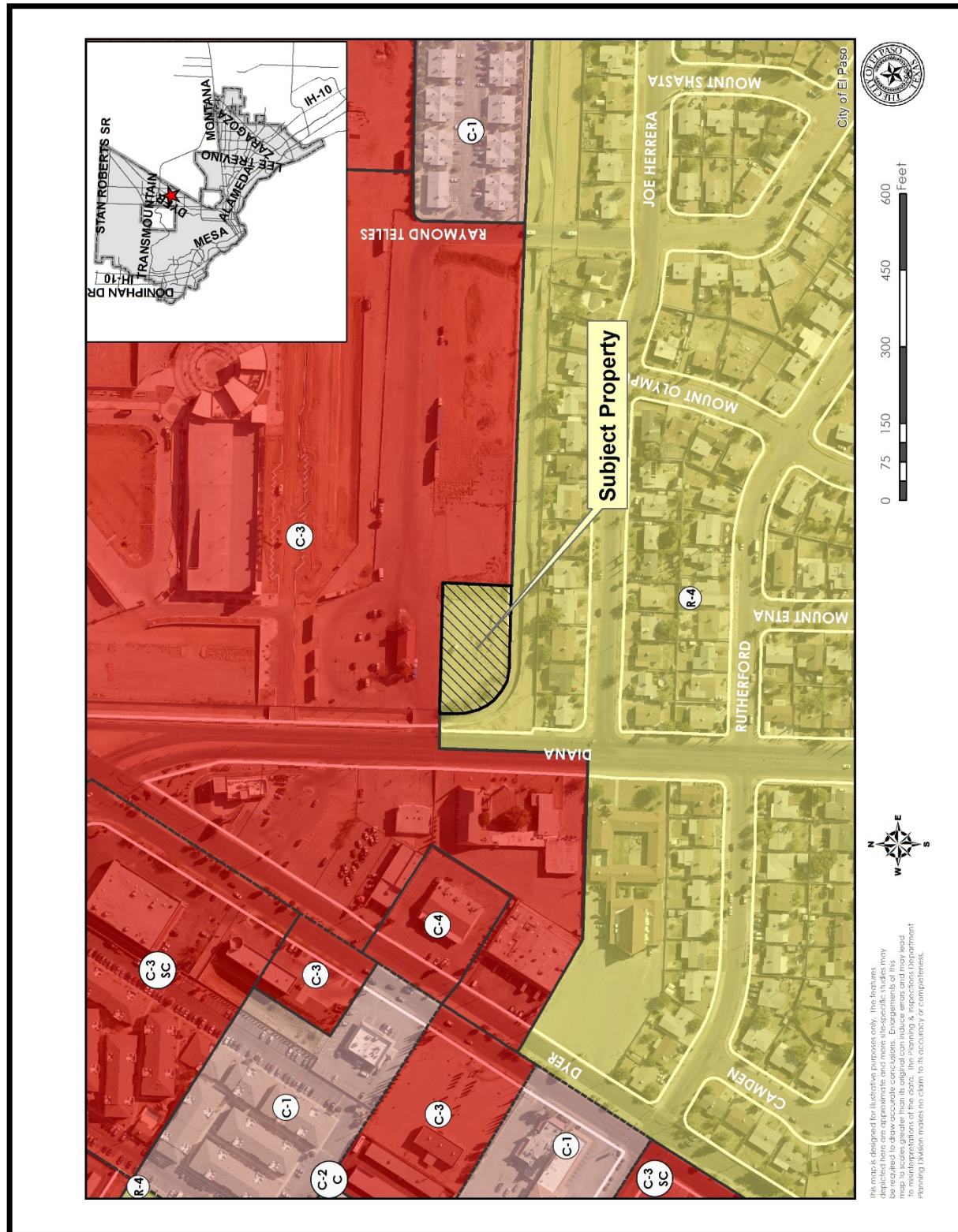
STAFF COMMENTS: No objections to proposed designation. No other departments provided negative comments regarding the request.

ATTACHMENTS:

1. Zoning Map
2. Future Land Use Map-Existing
3. Future Land Use Map-Proposed
4. Department Comments

ATTACHMENT 1

Zoning Map



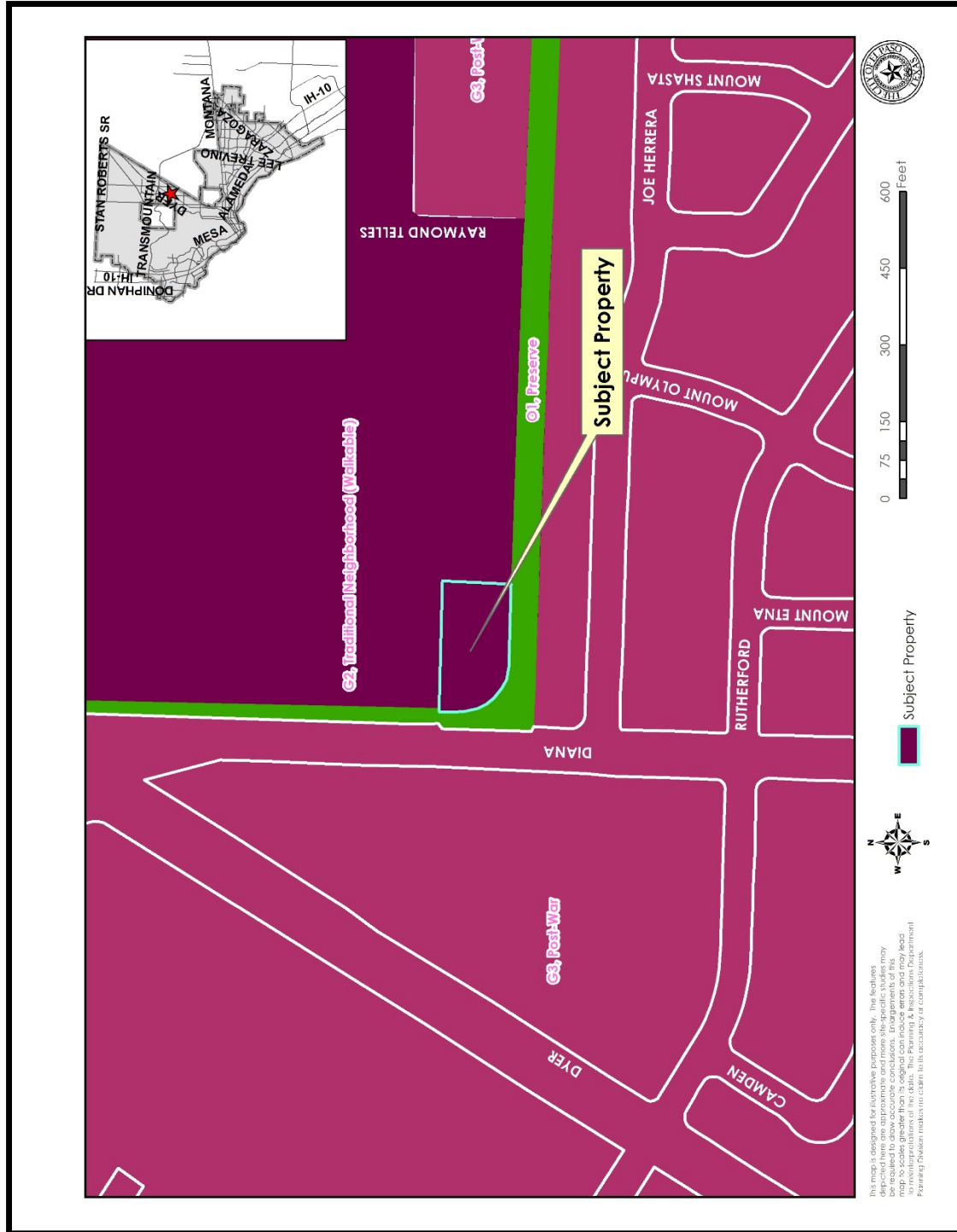
ATTACHMENT 2

Future Land Use Map-Existing



ATTACHMENT 3

Future Land Use Map-Proposed



ATTACHMENT 4

Department Comments

Planning & Inspections Department – Planning Division

Recommend approval.

El Paso Fire Department

No comments

El Paso Police Department

The Police Department has no objections or any police-related concerns to raise at this time.

El Paso Water – Engineering Division

We have reviewed the property described and provide the following comments:

1. Provide an acceptable Drainage plan in accordance with Section 19.01.050 of the current City Ordinance.
2. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding, non-point source pollution and maintain the integrity of natural and man-made channels, and encourage the use of nonstructural stormwater management such as the preservation of greenspace and other conservation areas, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, Subparagraph A-2 & A-5.

El Paso Water – Planning & Development

We have reviewed the request described above and provide the following comments:

EPWater does not object to this request.

Water and sewer mains will be relocated or extended by project. Additional easements required shall be secure on a later date either by separate instrument or plat.

Easement need to be released will be done by separate instrumentation.

Water

There is an existing 12-inch diameter water main extending along Diana Drive. This water main is available for service.

There is an existing 12-inch diameter water main extending along Wren Avenue and turn to the right on Shoppers Road. This main is available service with extension.

There is an existing 8-inch diameter water main extending along the north side of Metro 31 Avenue, approximately 10 feet north of and parallel to the center line of Metro 31 Avenue, approximately 100 feet from Northgate Road (future street) turns south to the existing 8-inch diameter water main. This water main is available for service with extension.

EPWater records indicate several meters.

Previous water pressure from fire hydrant #0745 located intersection of Diana Drive and 465 feet south of Dyer Street, has yielded a static pressure of 132 psi, a residual pressure of 132 psi, and a discharge of 1,385 gallons per minute.

The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

There is an existing 15-inch diameter sanitary sewer main extending along Diana Drive. This main is available for service.

There is an existing 8-inch diameter sanitary sewer main extending along Wren Avenue and turn to the right on Shoppers Road. This main is available for service with extension.

There is an existing 12-inch diameter sanitary sewer main extending along the south side of Metro 31 Avenue, approximately 10 feet south of and parallel to the center line of Metro 31 Avenue. This sanitary sewer main is available for service with extension.

General

EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate of compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.



Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (5-0)
- **Public Input:** None Received

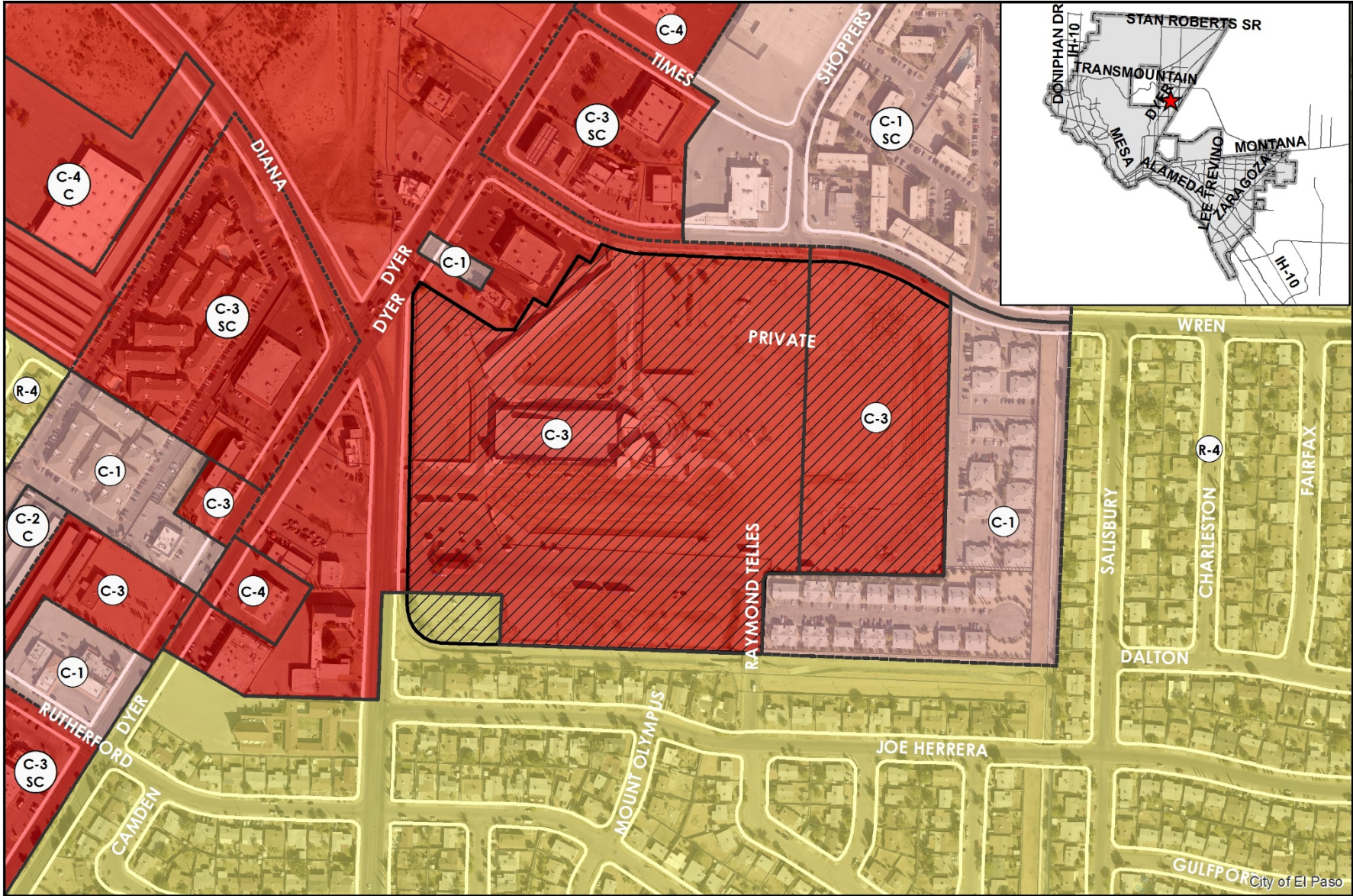
Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community



PZRZ18-00025



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property





PZRZ18-00025



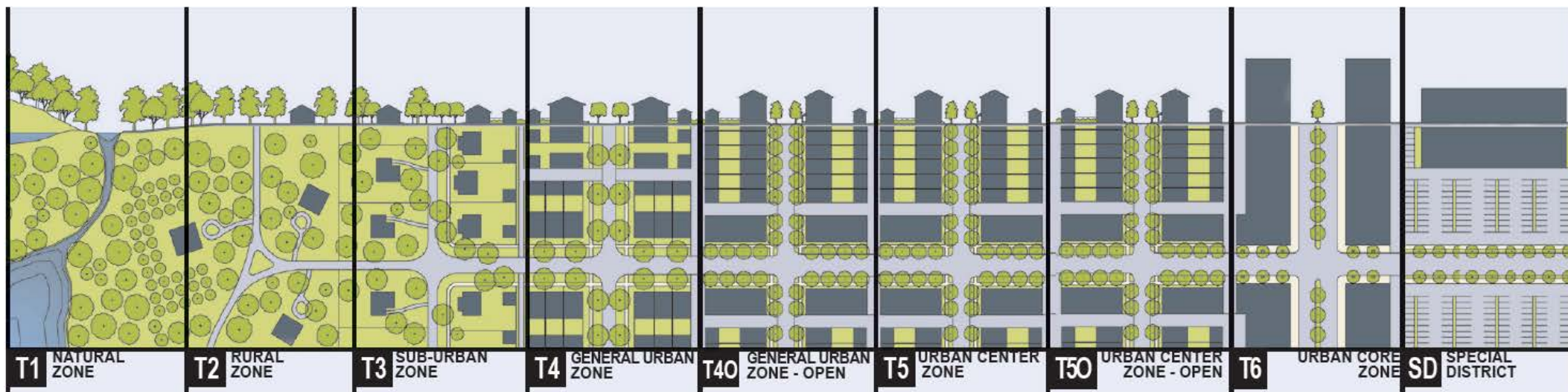
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



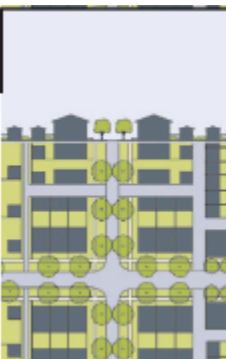
 Subject Property

0 125 250 500 750 1,000 Feet





T40



T-40 GENERAL URBAN - OPEN

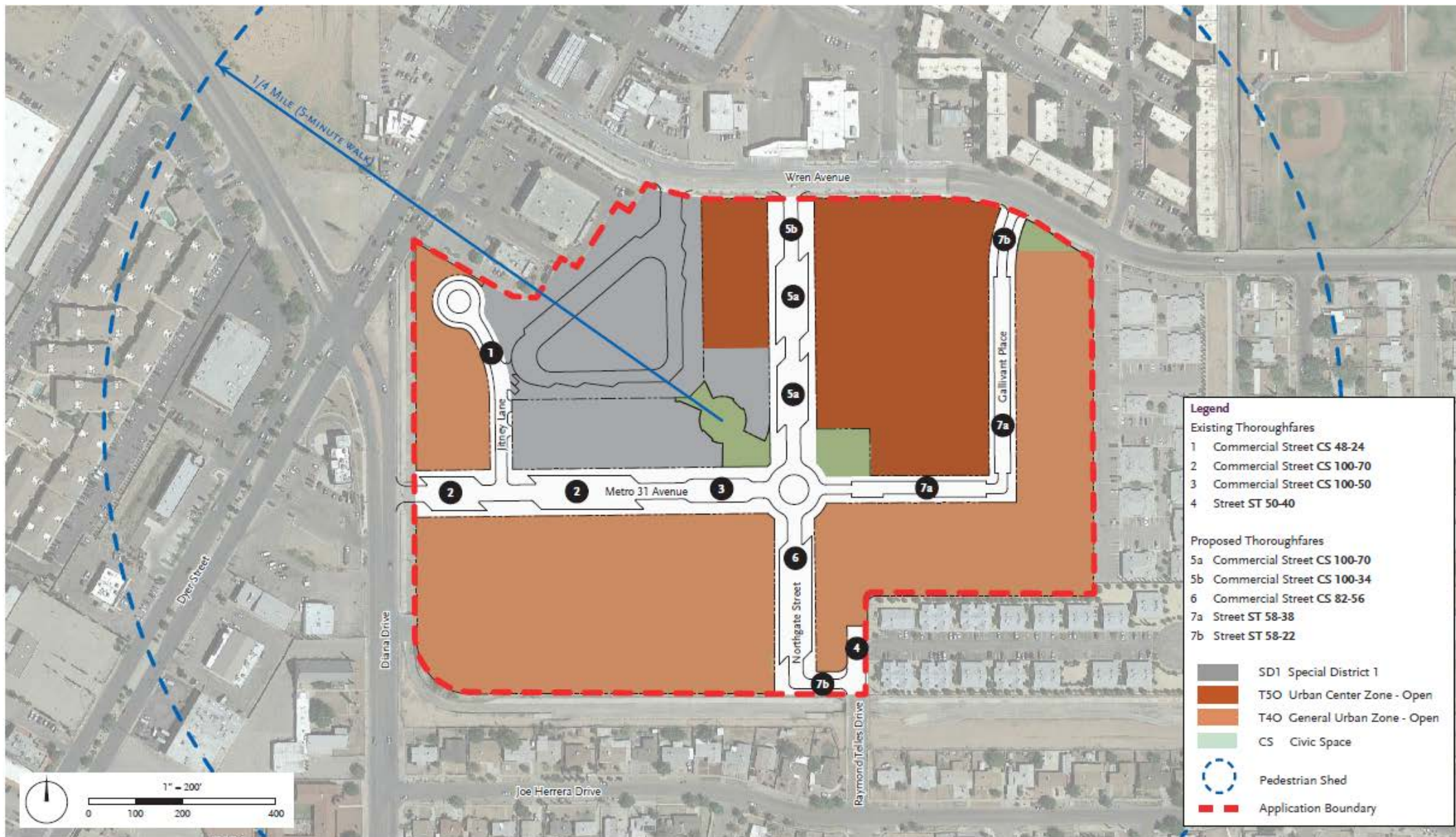
| | |
|---------------------------------|---|
| General Character: | Mix of Houses, Townhouses & small Apartment buildings, with open Commercial activity; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity |
| Building Placement: | Shallow Setbacks or none; buildings oriented to street defining a street wall |
| Frontage Types: | Shopfronts, Porches, fences, Stoops, Dooryards |
| Typical Building Height: | 2- to 4-Story |
| Type of Civic Space: | Plazas, Squares, Greens, median landscaping |

T50



T-50 URBAN CENTER - OPEN

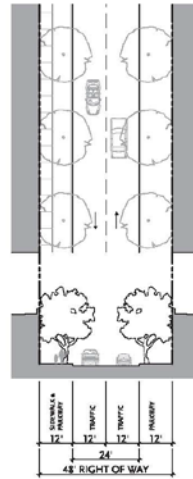
| | |
|---------------------------------|--|
| General Character: | Shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic Buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity |
| Building Placement: | Shallow Setbacks or none; buildings oriented to street defining a street wall |
| Frontage Types: | Stoops, Shopfronts, Galleries, and Arcades |
| Typical Building Height: | 2- to 6-Story with some variation |
| Type of Civic Space: | Parks, Plazas and Squares, median landscaping |





Notes:

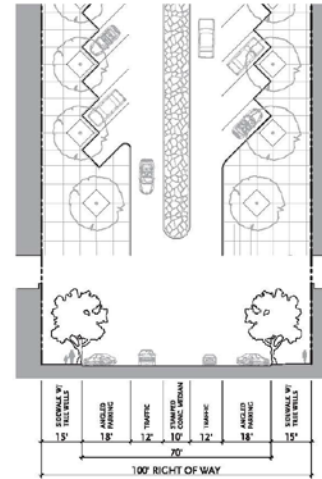
1. Pavement width includes gutter where present, and is measured from outside face of curb to outside face of curb.
2. For thoroughfares with multiple transect zones, public frontage types will be specific to the respective transect zone.
3. Proposed changes indicated in red text with original standard enclosed in brackets [].



1. CS 48-24
(Modification of CS 60-34)

SD1 T40

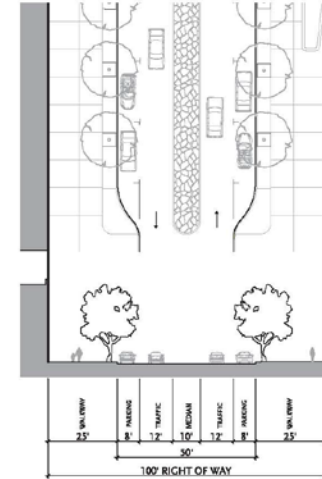
| | |
|--------------------------|--|
| Thoroughfare Type | Commercial Street |
| Transect Zone Assignment | SD1, T40, |
| Right-of-Way | 48 feet [60 feet] |
| Pavement Width | 24 feet [34 feet] |
| Movement | Slow |
| Design Speed | 20 mph |
| Pedestrian Crossing Time | 6.8 seconds [9.7 seconds] |
| Traffic Lanes | 2 |
| Parking Lanes | None [Both sides at 7 feet marked] |
| Curb Radius | 10 feet |
| Public Frontage Type | Arcade, Gallery, Shopfront |
| Walkway Type | 12 foot conc. [13 foot conc.] |
| Planter Type | 6x6 [4x4] foot tree well /continuous parkway |
| Curb Type | Curb |
| Landscape Type | Trees |
| Transportation Provision | n/a |



2. CS 100-70
(Modification of CS 100-64)

SD1 T40

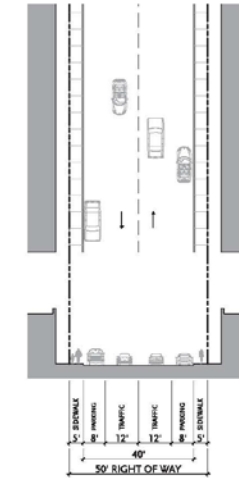
| | |
|--------------------------|---|
| Thoroughfare Type | Commercial Street |
| Transect Zone Assignment | SD1, T40, |
| Right-of-Way | 100 feet |
| Pavement Width | 70 feet [64 feet] |
| Movement | Slow |
| Design Speed | 25 mph |
| Pedestrian Crossing Time | 9.3 seconds [8.5 seconds] |
| Traffic Lanes | 2 |
| Parking Lanes | Both sides angled at 18 feet [17 feet] marked |
| Curb Radius | 10 feet |
| Public Frontage Type | Forecourt, Shopfront, Gallery, Arcade, Common Entry |
| Walkway Type | 15 foot [18 feet] conc. |
| Planter Type | 6x6 [4x4] foot tree well |
| Curb Type | Curb |
| Landscape Type | Trees |
| Transportation Provision | n/a |



3. CS 100-50
(Modification of CS 80-44)

SD1 T40

| | |
|--------------------------|---|
| Thoroughfare Type | Commercial Street |
| Transect Zone Assignment | SD1, T40, |
| Right-of-Way | 100 feet [80 feet] |
| Pavement Width | 50 feet [44 feet] |
| Movement | Slow |
| Design Speed | 25 mph |
| Pedestrian Crossing Time | 9.1 seconds [8 seconds] |
| Traffic Lanes | 2 |
| Parking Lanes | Both sides parallel at 8 feet marked |
| Curb Radius | 15 feet [10 feet] |
| Public Frontage Type | Forecourt, Shopfront, Gallery, Arcade, Common Entry |
| Walkway Type | 25 foot [18 feet] conc. |
| Planter Type | 6x6 [4x4] foot tree well |
| Curb Type | Curb |
| Landscape Type | Trees |
| Transportation Provision | n/a |



4. ST 50-40
(Modification of ST 60-34)

T40

| | |
|--------------------------|--------------------------------------|
| Thoroughfare Type | Street |
| Transect Zone Assignment | T40 |
| Right-of-Way | 50 feet [60 feet] |
| Pavement Width | 40 feet [34 feet] |
| Movement | Slow |
| Design Speed | 20 mph |
| Pedestrian Crossing Time | 8.1 seconds [9.7 seconds] |
| Traffic Lanes | 2 |
| Parking Lanes | Both sides at 8 feet [7 feet] marked |
| Curb Radius | 15 feet |
| Public Frontage Type | Arcade, Gallery, Shopfront, Stoop |
| Walkway Type | 5 foot [6 foot] sidewalk |
| Planter Type | None [7 foot continuous parkway] |
| Curb Type | Curb |
| Landscape Type | Trees |
| Transportation Provision | n/a |

THOROUGHFARE STANDARDS (EXISTING STREETS)

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS

METRO 31 DEVELOPMENT REGULATING PLAN
25 MAY 2018
© MOULE & POLYZOIDES, ARCHITECTS AND URBANISTS

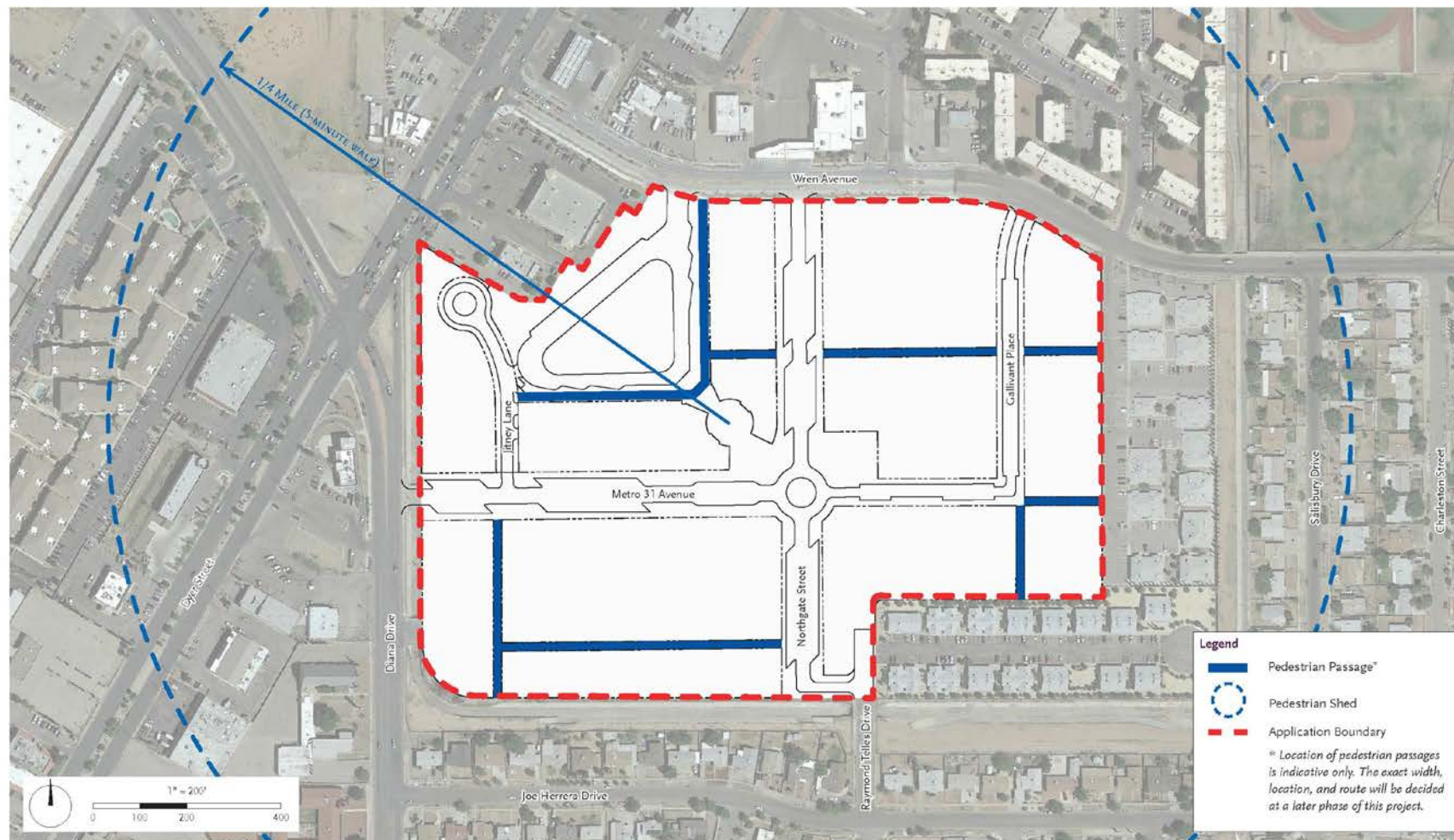


METRO 31 DEVELOPMENT REGULATING PLAN
25 MAY 2018
© MOULE & POLYZOIDES, ARCHITECTS AND URBANISTS

CIVIC SPACE AND BUILDINGS

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS

14



METRO 31 DEVELOPMENT REGULATING PLAN
25 MAY 2018
© MOULE & POLYZOIDES, ARCHITECTS AND URBANISTS

PEDESTRIAN PASSAGES

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS



10

Subject Property













Northgate Transit-Oriented Development

“The redevelopment of Northgate mall presents a unique opportunity to reshape this important node as transit-oriented development.”

“A complete, walkable neighborhood with a variety of building types and spaces would form an important center for the surrounding community.”

CITY OF EL PASO, TEXAS COMPREHENSIVE PLAN

YSLETA EASTON NORTHGATE PIEDRAS DRIVE RIM ROAD NEIGHBORHOOD BURGESS HIGH SCHOOL ARROYO PARK FRANKLIN MOUNTAINS CATHEDRAL HIGH GRAND VIEW FORT BLISS BANDOLERO LAMBKA PARK HIGHRIDGE BELVIDERE THREE HILLS MARWOOD PARK HIGHLAND PARK E.I.V.E. ASARCO

NORTHEAST PLACE SAN JACINTO PLAZA MADELINE DRIVE MUNDY PARK SUNSET HEIGHTS TANKS STATE PARK LORETTO ACADEMY OREGON CORRIDOR SNOW HEIGHTS PARK KIDD FIELD AMERICAS HIGH SCHOOL ALTHEA PARK HOUSTON PARK MISSION HILLS SOUTH RIDGECREST LOMAS DEL REY LAKEHURST FESTIVAL HILLS ROSEDALE MESA BELVIDERE BEAR RIDGE REMCON MONTOYA HEIGHTS WEST GREEN BORDERLAND EASTWOOD MEMORIAL PARK ARMSTRONG FIELD MILITARY HEIGHTS AUSTIN TERRACE POINTS LOGAN HEIGHTS SUNRISE NATIONS TOWN PARK TERRACE HILLS MINER VILLAGE SAMBRANO WASHINGTON PARK STILES GARDEN LAFAYETTE PLACE SECONDO BARRIO BUENA VISTA COLLINGSWORTH GARDENS SUN VALLEY PARKLAND MEDINA RIVERSIDE PARK CLAUDY PARK DELTA PARK

WESTSIDE JACKSON CORK PARK TOM LEA PARK

PLAN EL PASO

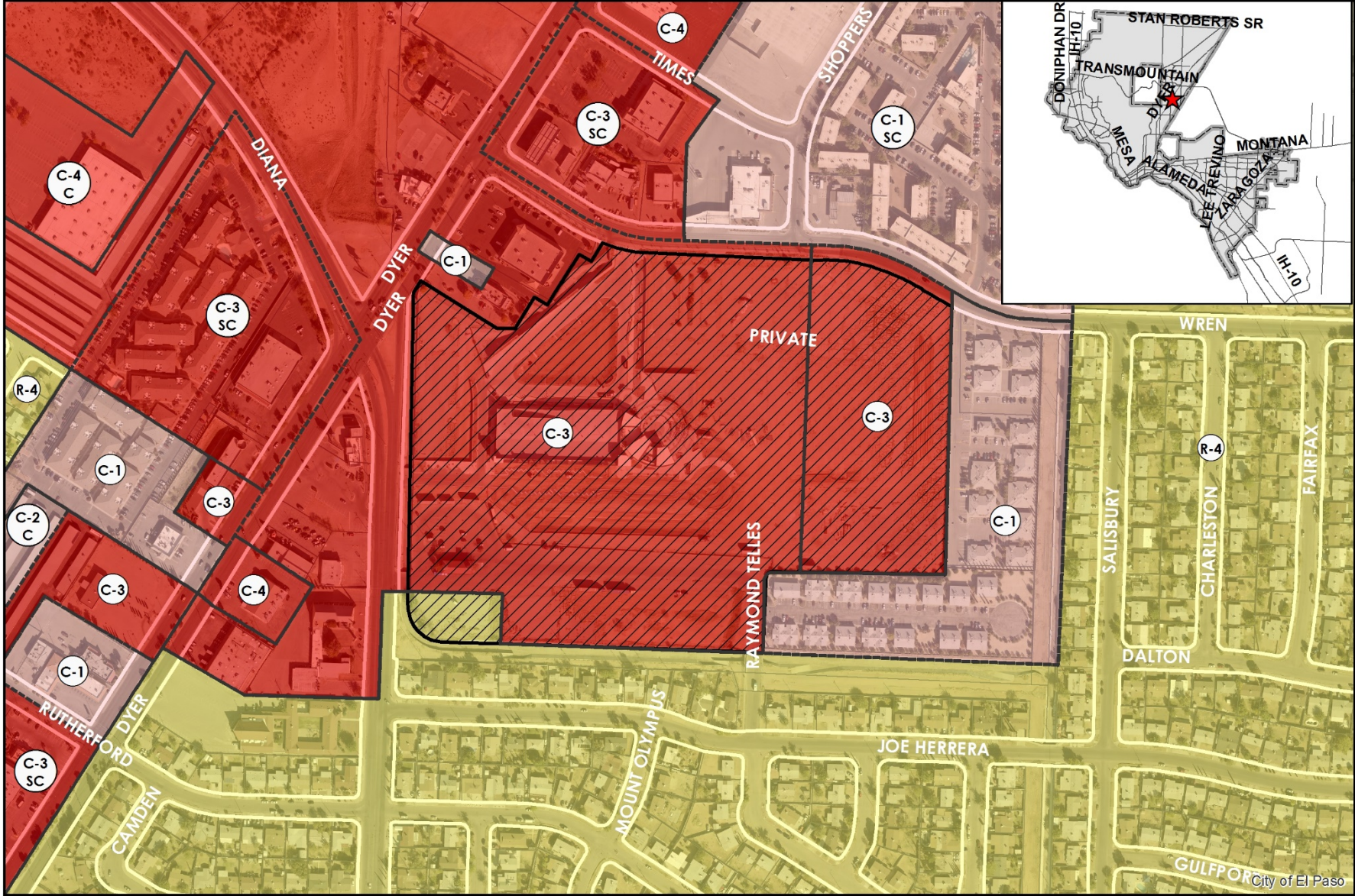


VOLUME I: CITY PATTERNS

03/06/12



PZRZ18-00025



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property

0 125 250 500 750 1,000 Feet





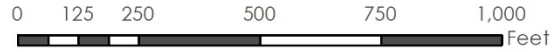
PLCP18-00001



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



- Subject Property
- PLCP18-00001 Boundary





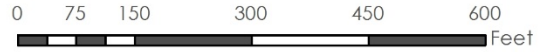
PLCP18-00001



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

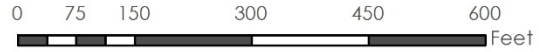




This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property



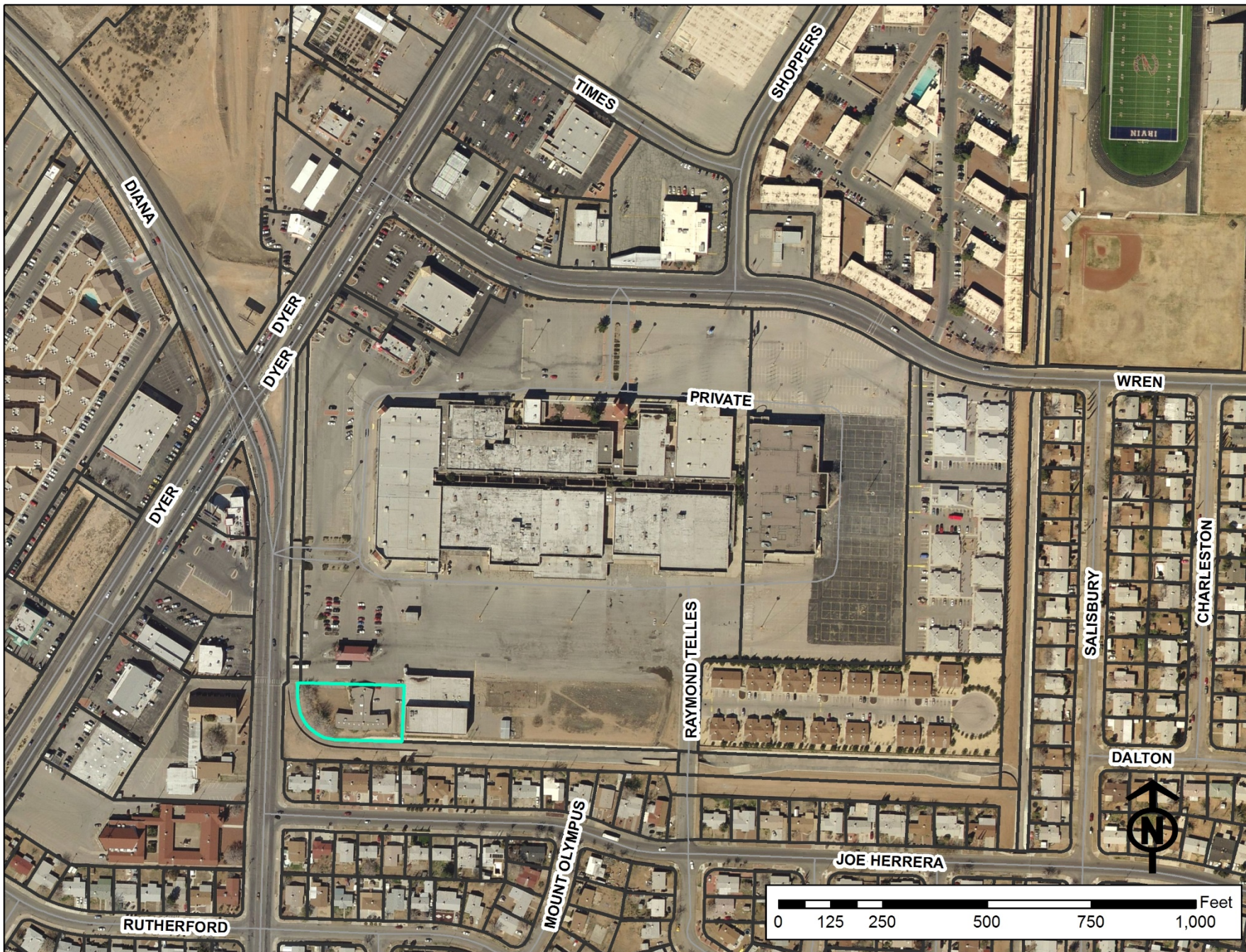


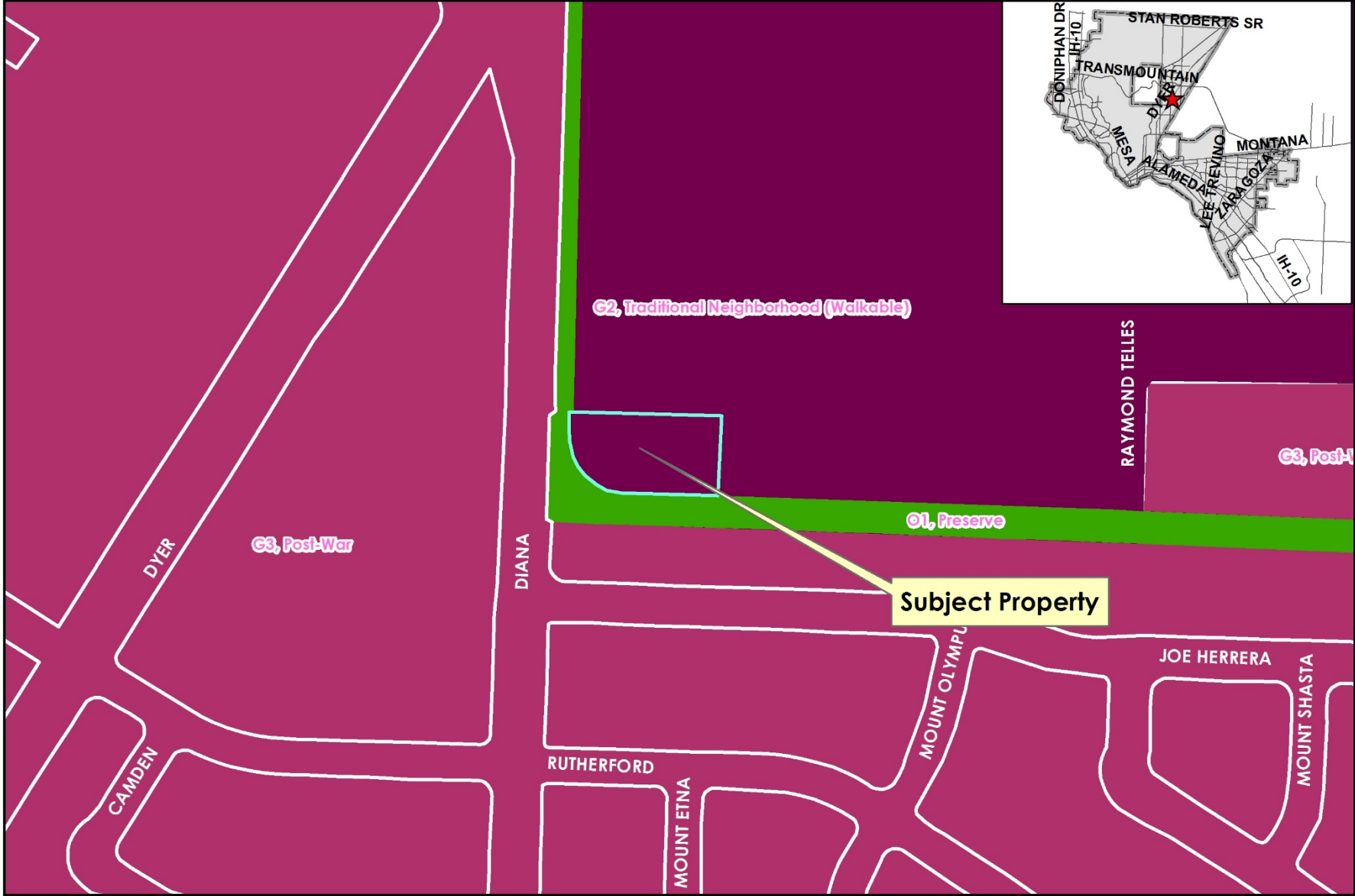
G-2, Traditional Neighborhood:

This sector is well-suited for the use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in the Comprehensive Plan

O-1, Preserve:

Publicly owned land such as the Franklin Mountains and Hueco Tanks State Parks, all City and County parks and public drainage areas, and cemeteries.

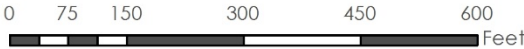




This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property





SCALE: 1" = 60'

REVISED OVERALL CONCEPT PLAN ALT 01

| | |
|--------------------------------|----------|
| LOT 1 | 1.000 AC |
| LOT 2 | 1.021 AC |
| LOT 3 | 4.837 AC |
| LOT 4 | 2.705 AC |
| LOT 4A | 2.327 AC |
| LOT 5 | 6.619 AC |
| TOTAL = 18.510 ACRES | |
| LOT 1A | 0.255 AC |
| LOT 3A | 0.171 AC |
| LOT 4A | 0.114 AC |
| PARKS = 0.540 ACRES | |
| HUNT R.O.W. CONT = 5.433 ACRES | |
| HUNT TOTAL = 24.483 ACRES | |

COEP ~ SUN METRO

| | |
|-------------------------------|----------|
| SM LOT 1 | 1.414 AC |
| SM LOT 2 | 0.414 AC |
| R.O.W. CONT | 3.093 AC |
| SM PARKS | 1.372 AC |
| SUN METRO TOTAL = 6.319 ACRES | |
| GRAND TOTAL = 30.802 ACRES | |
| CHECKS PER RSA SURVEY | |

