



**DOCKET #:** W2947  
(contiued from 8/9/2007)

**PROPOSED ZONING:**  
SUP for parking  
in the PB District

**EXISTING ZONING:**  
PB

**PETITIONER:**  
Angelo Building LLC  
owned by Same

**SCALE:** 1" represents 200'

**STAFF:** King

**GMA:** 2

**ACRES:** 0.29

**NEAREST BLDG:** adjacent

**MAP(S):** 624854

**F**

September 19, 2007

Angelo Building, LLC  
Howard Shields & Anne Shields  
1134 Burke Street, Unit C  
Winston-Salem, NC 27101

RE: SPECIAL USE PERMIT W-2947

Dear Mr. & Ms. Shields:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP  
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102

**ACTION REQUEST FORM**

**DATE:** September 19, 2007  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning

**BOARD ACTION REQUEST:**

Request for Public Hearing on Special Use Permit of Angelo Building, LLC

**SUMMARY OF INFORMATION:**

Special Use Permit by Angelo Building, LLC. for permission to change the use of a Nonresidential Structure existing prior to September 16, 1968 to a Restaurant (without drive-through) use in a PB zoning district without any requirement to increase existing off-street parking on the zoning lot: property is located on the north side of Burke Street, between Fourth Street and Westdale Avenue (Zoning Docket W-2947).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO

CITY ORDINANCE - SPECIAL USE PERMIT

Special Use Permit of Angelo Building, LLC,  
Docket W-2947

AN ORDINANCE ISSUING A SPECIAL USE  
PERMIT TO CHANGE THE USE OF A  
NONRESIDENTIAL STRUCTURE EXISTING PRIOR  
TO SEPTEMBER 16, 1968 TO A RESTAURANT  
(WITHOUT DRIVE-THROUGH) USE IN A PB ZONING  
DISTRICT WITHOUT ANY REQUIREMENT TO  
INCREASE EXISTING OFF-STREET PARKING ON  
THE ZONING LOT

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BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The City Council hereby makes an affirmative finding as follows, based upon the material and competent evidence presented at the public hearing:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved;
2. That the use meets all required conditions and specifications;
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and,
4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with *Legacy*.

Section 2. The Winston-Salem City Council hereby issues a special use permit to change the use of a Nonresidential Structure existing prior to September 16, 1968 to a Restaurant (without drive-through) use in a PB zoning district without any requirement to increase existing off-street parking on the zoning lot in accordance with Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances* to Angelo Building, LLC to be established on the following described property:

Tax Lots 115B, 116D, 201, 202A and 203B, Tax Block 114

Section 3. This Ordinance is adopted after approval of the site plan entitled Angelo Building, LLC and identified as Attachment "A" of the Special Use Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_ to Angelo Building, LLC

Section 4. The City Council hereby directs the issuance of a Special Use Permit pursuant to Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Angelo Building, LLC. Said Special Use Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 5. This Ordinance shall be effective from and after its adoption.

## CITY - SPECIAL USE PERMIT

### SPECIAL USE PERMIT

Issued by the City Council  
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use Permit for the site shown on the site plan map included in this zoning petition of Angelo Building, LLC, (Zoning Docket W-2947). The site shall be developed in accordance with the plan approved by the Council and bearing the inscription: "Attachment A, Special Use Permit to change the use of a Nonresidential Structure existing prior to September 16, 1968 to a Restaurant (without drive-through) use in a PB zoning district without any requirement to increase existing off-street parking on the zoning lot, approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances*, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket #</b>	W-2947		
<b>Staff</b>	Aaron King		
<b>Petitioner(s)</b>	Angelo Building, LLC		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	Tax Lots 115B, 116D, 201, 202A and 203B, Tax Block 114		
<b>Type of Request</b>	Special Use Permit		
<b>Proposal</b>	Special Use Permit of Angelo Building, LLC. to change the use of a Nonresidential Structure existing prior to September 16, 1968 to a Restaurant (without drive-through) use in a PB zoning district without increasing the existing off-street parking on the zoning lot		
<b>Zoning District Purpose Statement</b>	The PB District is primarily intended to accommodate office, retail, service, institutional, and high density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. The district should demonstrate pedestrian oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks, and building entrances facing the street. This district is intended for application in Growth Management Areas 1, 2 and 3.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	North side of Burke Street, between Fourth Street and Westdale Avenue		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	Northwest		
<b>Site Acreage</b>	Approximately ± 0.29 acres		
<b>Current Land Use</b>	Various commercial uses		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RSQ HO; LO HO	Single family homes
	East	PB	Various commercial uses
	South	PB	Various commercial uses
	West	PB; RSQ HO	Various commercial and residential uses
<b>Physical Characteristics</b>	The site is relatively flat with no streams or wetlands.		
<b>Proximity to Water and Sewer</b>	The site will be served by public water and sewer.		

<b>Stormwater/ Drainage</b>	No known issues.			
<b>Watershed and Overlay Districts</b>	The subject property is not located within a water supply watershed.			
<b>Analysis of General Site Information</b>	The site contains a relatively flat topography with no streams or wetlands. Located on the site are the Angelo Building and a building that formerly housed the Rubber Soul. An existing gravel parking lot is located to the rear of the building that formerly housed the Rubber Soul. No grading is proposed with this request.			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS D</b>
Burke Street	Local Road	+/- 209 feet	3,672	NA
<b>Proposed Access Point(s)</b>	The site plan does not propose any new access points onto Burke Street.			
<b>Planned Road Improvements</b>	None noted			
<b>Trip Generation - Existing/Proposed</b>	<p><u>Trip Generation for Proposed Request</u></p> <p>Restaurant: <math>1,814 / 1,000 \times 89.95</math> (Quality Restaurant) = 163 Trips per Day</p> <p>Office: <math>1,668 / 1,000 \times 11.01</math> (General Office Trip Rate) = 18 Trips per Day</p> <p>Total Estimated Trips per Day = 181 Trips per Day (This estimate does not include estimated trips for the 4,137 sf. of retail space included on the site plan).</p>			
<b>Sidewalks</b>	Sidewalks exist along the site's frontage.			
<b>Parking Breakdown</b>	<p>Total # of Spaces Required (Angelo Building) = 43 spaces</p> <p>Total # of Spaces Provided = 35 spaces</p> <ul style="list-style-type: none"> <li>• Existing On-Site Parking = 31 spaces</li> <li>• Existing On-Street Parking = 4 spaces</li> </ul> <p>The former Rubber Soul building is able to meet UDO parking requirements without the benefit of this Special Use Permit request.</p>			
<b>Transit</b>	Multiple transit routes run in the vicinity of the site.			
<b>Traffic Impact Study (TIS)</b>	Not required			
<b>Analysis of Site Access and Transportation Information</b>	The site is located on the periphery of downtown Winston-Salem with an established network of roads to serve the property. Sidewalks currently exist along Burke Street in front of the property. The site plan proposes 35 parking spaces, which leaves the site deficient of 8 parking spaces needed to meet UDO requirements. Approval of this request would allow the site to be developed/used without providing the additional 8 parking spaces needed to meet UDO requirements.			



<b>Generalized Recommended Conditions</b>	<p><b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b></p> <ul style="list-style-type: none"> <li>• Condition for City of Winston-Salem driveway permit</li> <li>• Condition to repair any damage to city streets</li> </ul>
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy GMA</b>	GMA 2 (Urban Neighborhoods)
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>• The area is near the job opportunities and cultural attractions of the Center City. This is an area in which to encourage quality infill development, greater residential densities where appropriate, neighborhood retail, and community services. Parking should be located to the rear and sides or under retail and office buildings.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>South Central Area Plan (adopted 2003)</i>
<b>Area Plan Recommendations</b>	The site is located in the Fourth Street/Burke Street Neighborhood Activity Center. This NAC serves the West End and Holly Avenue neighborhoods, as well as the general public. Land uses in the area include restaurants, bars and clubs, retail shops, personal and business services and professional offices. Plan recommendations include expanded, convenient and compatible parking for uses in the area.
<b>Special Use Permit Findings</b>	<p><u>Planning Board Findings</u> Findings of the Planning Board accompanying a favorable recommendation shall include:</p> <ol style="list-style-type: none"> <li>1. The development is in conformity with <i>Legacy</i>; <i>Yes</i></li> <li>2. Water and sewer service are available in adequate capacity; <i>Yes</i></li> <li>3. Where buildings greater than thirty-five (35) feet in height are proposed within the City of Winston-Salem limits, there is adequate access for aerial fire-fighting equipment; <i>Not applicable</i></li> <li>4. Streets and highways, both within and in the vicinity of the development, are of such design and traffic-carrying capacity that the development will not create a traffic hazard; <i>Yes</i></li> <li>5. General layout and design of the development meet all requirements of this Ordinance; <i>Yes</i></li> <li>6. Adequate, safe, and convenient provision is made for vehicular and pedestrian movement on the site with particular attention paid to the needs of public safety equipment and personnel (fire, police, etc.) and</li> </ol>

	<p>service vehicles and personnel (sanitation, postal delivery, etc.); <i>Yes</i></p> <p>7. The Planning Board may recommend to the Elected Body conditions as identified in Section B.6-1.3(A)(1) for the issuance of the special use permit to reduce impacts associated with the project. <i>Yes- see recommended conditions of approval</i></p> <p><u>Elected Body Findings</u> The Elected Body shall issue a special use permit only when the Elected Body makes an affirmative finding as follows:</p> <ol style="list-style-type: none"> <li>1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved; <i>Yes</i></li> <li>2. That the use meets all required conditions and specifications; <i>Yes</i></li> <li>3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; <i>Yes; and</i></li> <li>4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with <i>Legacy</i>. <i>Yes</i></li> </ol>
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<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(3) - Have changing conditions substantially affected the area in the petition?</b>
	No
	<b>(S)(4) - Is the requested action in conformance with <i>Legacy</i>?</b>
	Yes

<b>Analysis of Conformity to Plans and Planning Issues</b>	Staff believes this request meets the findings of fact required to grant a Special Use Permit. The request is also consistent with the recommendations of the <i>South Central Area Plan (SCAP)</i> .
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<b>RELEVANT ZONING HISTORIES</b>						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2918	Special Use Permit for parking in PB	Approved 5/7/07	North	0.46	Approval	Approval

	district				
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS					
Building Square Footage	Square Footage		Placement on Site		
	12,960 sf		Along Burke Street		
Parking	Required	Proposed	Layout		
	43 spaces	35 spaces	Angled parking located to the side and rear of the buildings		
Building Height	Maximum		Proposed		
	60 feet		1 & 2 stories		
Impervious Coverage	Maximum		Proposed		
	NA		62.6%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> <li>Section 2-1.3(F) PB District</li> </ul>				
Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy policies:</i>	Yes			
	(B) <i>Environmental Ord.</i>	Yes			
	(C) <i>Subdivision Regulations</i>	NA			
Analysis of Site Plan Compliance with UDO Requirements	The site plan submitted with this request meets UDO requirements if the SUP is approved. It proposes 35 parking spaces, which is 8 less than the 43 required by the UDO. Staff believes that this reduced amount of parking is acceptable at this location.				
CONCLUSIONS TO ASSIST WITH RECOMMENDATION					
Positive Aspects of Proposal			Negative Aspects of Proposal		
The request meets the findings of fact.			The request may create a “parking burden” on other businesses in the area.		
The site is located within a Neighborhood Activity Center.					
Approval would allow the existing buildings to be adaptively reused.					
The site is located in a pedestrian friendly area.					
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL					
The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.					
<b><u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u></b>					
a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department.					
<b><u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u></b>					
a. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.					

**STAFF RECOMMENDATION: APPROVAL**

**NOTE:** These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe moved approval of the Special Use Permit, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Carol Eickmeyer

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Brenda Smith

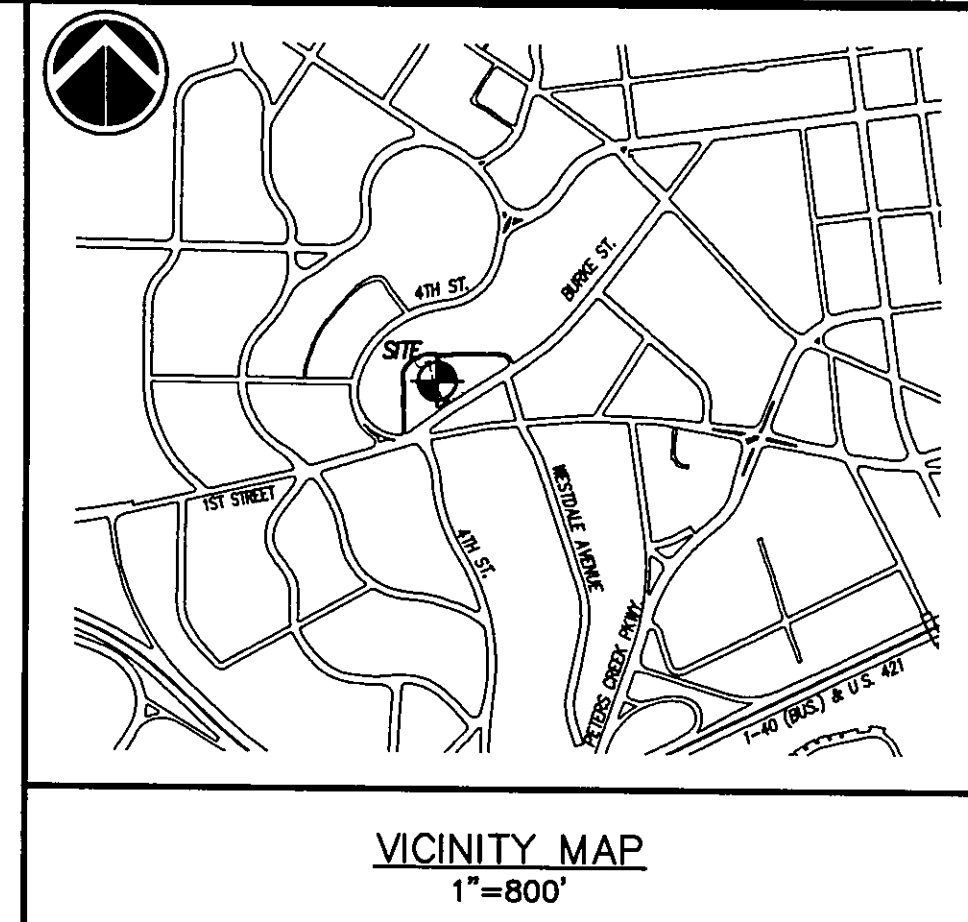
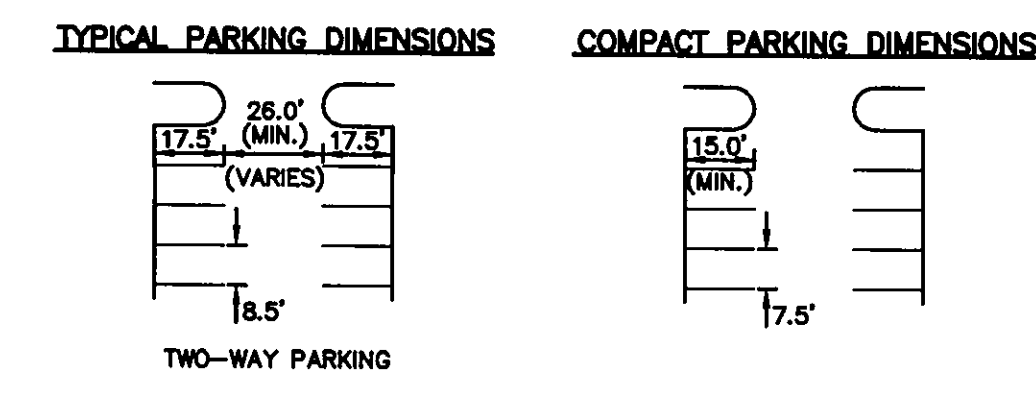
AGAINST: None

EXCUSED: None

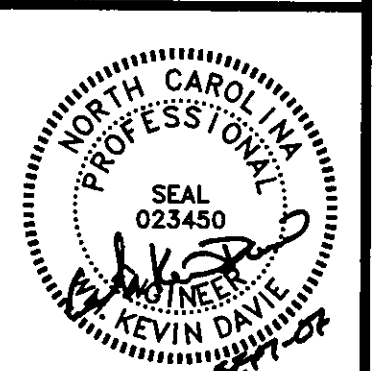
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A. Paul Norby, FAICP  
Director of Planning

ZONING		OFF-STREET PARKING	
EXISTING ZONING:	PB	PROPOSED USE(S):	SEE DETAILED CALCULATIONS
PROPOSED ZONING:	PB	PARKING CALCULATION:	SEE DETAILED CALCULATIONS
TYPE OF REVIEW REQUESTED:	SPECIAL USE PERMIT	REQUIRED PARKING:	SPACES
		PROVIDED PARKING:	SPACES
SITE SIZE AND COVERAGES		BUFFERYARDS	
TOTAL ACREAGE:	0.52± (MULTIPLE TRACTS) ACRE(S)	ADJOINING ZONING:	PB & ROW
SITE COVERAGES:		TYPE REQUIRED:	N/A
BUILDING TO LAND	37.9 %	WIDTH PROVIDED:	N/A
PAVEMENT TO LAND	24.7 %	FENCE OPTION:	YES X NO
TOTAL IMPERVIOUS	62.6 %		
OPEN SPACE	37.4 %		
TOTAL	100 %	BUILDING SETBACKS	
BUILDING SQUARE FOOTAGE:	12,595 SQ FT	FRONT:	0'
BUILDING HEIGHT:	2 FT OR (STORIES)	REAR:	0'
		SIDE:	0'
		STREET:	0'
INFRASTRUCTURE		MAXIMUM IMPERVIOUS COVERAGE	
WATER:	YES PUBLIC X PRIVATE		N/A
SEWER:	YES PUBLIC X PRIVATE		
STREETS:	YES PUBLIC X PRIVATE		



**Allied Design, Inc.**  
 CIVIL ENGINEERING & LAND SURVEYING  
 4720 KESTER MILL ROAD  
 WINSTON-SALEM, NORTH CAROLINA 27103  
 Phone: (336) 765-2377  
 Fax: (336) 760-8886  
 e-mail: A.Survey@aial.com



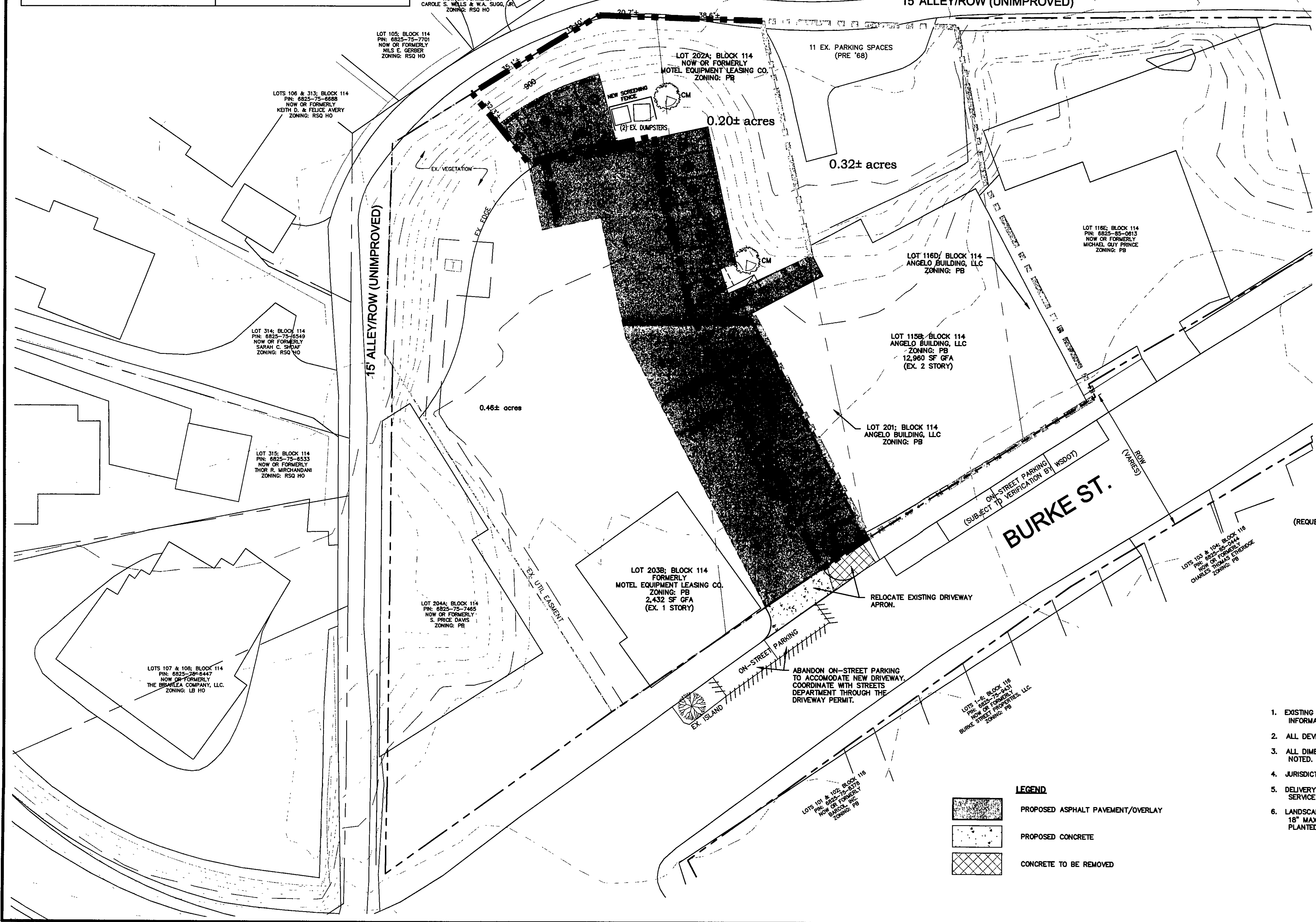
**PRELIMINARY PLANS**  
 NOT RELEASED FOR CONSTRUCTION

**BURKE STREET BAKERY**  
 (ANGELO BUILDING)  
 1134 BURKE STREET  
 WINSTON-SALEM, NORTH CAROLINA

PROJECT NO.: OWEC09  
 CHECKED BY: WKO  
 DATE: 05/01/07

NO.	DATE	DESCRIPTION
A	07/03/07	ISSUED FOR PRE-SUBMITTAL REVIEW
B	08/01/07	ISSUED FOR PLANNING BOARD REVIEW
C	08/22/07	REVISED AND RESUBMITTED FOR PLANNING BOARD REVIEW

**SITE PLAN**  
 SHEET  
**C1**  
 OF 1



**SITE DATA**  
 PROPERTY OWNER: TAX BLOCK 114, LOTS 115B, 116D, 201, 202A & 203B  
 PINS: 6825-75-0822 & 6825-75-8568  
 DEED BOOK 2403 PAGE 3701 & BOOK 1397 PAGE 802  
 ANGELO BUILDING, LLC  
 1134 BURKE ST., UNIT C  
 WINSTON-SALEM, N.C. 27101

ENGINEER/SURVEYOR: ALLIED DESIGN, INC.  
 4720 KESTER MILL ROAD  
 WINSTON-SALEM, N.C. 27103  
 PH: (336) 765-2377 FAX: (336) 760-8888  
 KEVIN DWEYER, P.E.

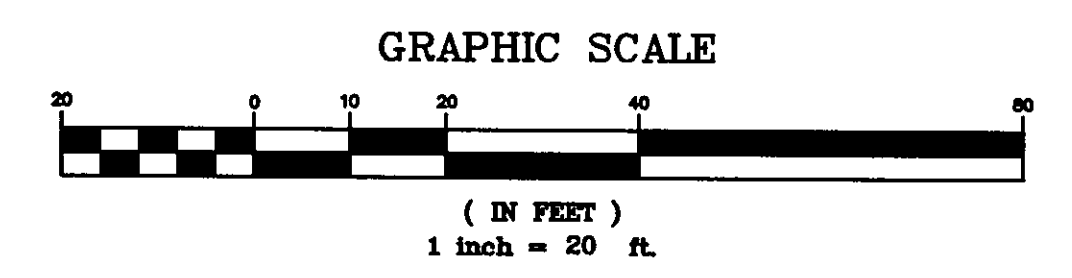
**PURPOSE STATEMENT**  
 IN ACCORDANCE WITH THE RECENT UDO TEXT AMENDMENT (UDO 160), SECTION B.5-4.3 (E) ALLOWS "NONRESIDENTIAL STRUCTURES THAT ARE NONCONFORMING AS TO OFF-STREET PARKING REQUIREMENTS IN GMA 1 AND GMA 2 (TO CHANGE USES WITHIN THE BUILDING WITHOUT ANY REQUIREMENT TO INCREASE EXISTING OFF-STREET PARKING ON THE ZONING LOT... EXCEPT (FOR) THE USE OF RESTAURANT."

THE SITE PLAN SHOWN HEREIN IS PROVIDED TO FORMALIZE NEW PARKING ACCOMMODATIONS THAT WILL ALLOW EXISTING OFFICE/RETAIL SPACE TO BE CONVERTED TO A RESTAURANT USE FOR THE PROPOSED BURKE STREET BAKERY, WITHIN THE ANGELO BUILDING. NEW LAND WILL BE ACQUIRED FROM LOT(S) 202A & 203B, TO PROVIDE NEW PARKING SPACES. THE OVERALL NUMBER OF PARKING SPACES FOR THE BUILDING WILL STILL BE DEFICIENT, AND THEREFORE THE OWNER IS REQUESTING A SPECIAL USE PERMIT TO SUPPORT THE REDEVELOPMENT OF THE BUILDING WITH THE AVAILABLE PARKING.

**LOT 115B ANGELO BUILDING**

RESTAURANT:	1 SPACE/75 SF GFA (1,814 SF GFA/75) + (1,865/75) = 49 SPACES REQUIRED
OFFICE:	1 SPACE/300 SF GFA (1,668 + 2,924)/300 = 15 SPACES REQUIRED
RETAIL(SPECIALTY OR MISCELLANEOUS):	1 SPACE/500 SF GFA 4,137/500 = 8 SPACES REQUIRED
REQUIRED PARKING:	72 SPACES
PARKING REDUCTION (FOR PB ZONING):	30%
PARKING REDUCTION (FOR TRANSIT AUTHORITY):	3%
PARKING REDUCTION (FOR SIDEWALKS):	3%
PARKING REDUCTION (FOR SHARED DRIVEWAY):	5%
REQUIRED PARKING (AFTER REDUCTIONS):	43 SPACES
EXISTING ON-SITE PARKING:	11 SPACES
ON-STREET PARKING:	4 SPACES
PROPOSED PARKING ACQUISITION (THROUGH PROPERTY PURCHASE):	20 SPACES
DEFICIT (WITH NEW BAKERY) (REQUEST ACCOMMODATION THROUGH SPECIAL USE PERMIT)	8 SPACES

- GENERAL NOTES**
- EXISTING SITE BOUNDARY INFORMATION TAKEN FROM AVAILABLE TAX MAP DATA. TOPOGRAPHIC AND PLANIMETRIC INFORMATION TAKEN FROM AVAILABLE CITY/COUNTY AERIAL PHOTOGRAPHY.
  - ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
  - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, BACK OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
  - JURISDICTION: CITY OF WINSTON-SALEM.
  - DELIVERY VEHICLES REQUIRING ACCESS LARGER THAN THE 12'x25' SPACES WILL NOT BE USED OR REQUIRED TO SERVICE THESE BUSINESSES.
  - LANDSCAPE STREETYARD SHRUBS ARE SCHEMATICALLY REPRESENTED. INSTALL SHRUBS AT A SPACING TO MAINTAIN 18" MAXIMUM SPACING, MEASURED TIP TO TIP. DWARF BURFORD HOLLY AND DWARF BURNING BUSH ARE TO BE PLANTED IN LANDSCAPE STREETYARD. ONLY 30% MAXIMUM OF STREETYARD SHRUBS MAY BE DWARF BURNING BUSH.



**LEGEND**

[Pattern]	PROPOSED ASPHALT PAVEMENT/OVERLAY
[Pattern]	PROPOSED CONCRETE
[Pattern]	CONCRETE TO BE REMOVED

W-2947 "Revised" ZONING File Copy