Wednesday, January 9, 2019
City Council Chambers, Municipal Building
911 N. Seventh Avenue
6:30 p.m.

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three (3) days' advance notice by contacting Skyler Beebe at sbeebe@pocatello.us; 208.234.6248 or 5815 South 5th Avenue, Pocatello, ID.

PLANNING & ZONING COMISSION (P&Z)

The Planning & Zoning Commission is a citizen advisory group to the City Council. They are charged with making recommendations concerning land use plans, planning processes and/or on matters of plan implementation. All regular meetings of the P&Z Commission are recorded for record retention and transcription.

The following is the official agenda of the Planning & Zoning Commission. Discussion and Commission action will be limited to those items on the agenda. Any citizen who wishes to address the Commission shall first be recognized by the Chair, and shall give his/her name and address for the record. If a citizen wishes to read documentation of any sort to the Commission, he/she shall first seek permission from the Chair. Oral testimony may be restricted to no more than 3 minutes per person.

AGENDA ITEM #1: ROLL CALL AND DISCLOSURE OF CONFLICT OF INTEREST, EX-PARTE COMMUNICATION AND SITE VISIT.

Disclose who was talked to, the basic substance of the conversation, and whether the conversation had any influence. Disclose if a site visit was done, location(s) of the visit, and what was seen.

AGENDA ITEM #2: APPROVAL OF MINUTES

The Commission may wish to approve the minutes from their clarification and regular meetings on December 12, 2018. (ACTION ITEM)

AGENDA ITEM #3: PUBLIC HEARING – ZONING MAP AMENDMENT

This time has been set aside for the Commission to hear comments from the public regarding a request from Portneuf Development, LLC to rezone two parcels of vacant land located north of E. Chubbuck Road and west of Olympus Drive from Residential Medium Density Single Family and Commercial General to Residential Commercial Professional. A Comprehensive Plan Land Use Map change from commercial, residential and public to mixed use is also proposed at this time. (ACTION ITEM)
Chair Ryan Satterfield called the clarification meeting to order at 6:04 PM.

AGENDA ITEM #1: ROLL CALL

Present: Jared Bernt, Jack Moore, Sara O’Connor, Dorothy Ricks, Julia Sanders, and Ryan Satterfield.  
Staff: Matthew Lewis, Aceline McCulla, and Merrill Quayle.

AGENDA ITEM #2: Discussion to clarify items on the December 12, 2018 Planning and Zoning Commission meeting agenda.

The Commission and staff discussed the agenda items.

AGENDA ITEM #3: ADJOURN

With no further discussion, Chair Satterfield adjourned the clarification meeting at 6:27 P.M.

Submitted by ___________________________ Approved on ___________________________

Aceline McCulla, Secretary
AGENDA ITEM #1: ROLL CALL AND DISCLOSURE OF CONFLICT OF INTEREST, EX-PARTE COMMUNICATION AND SITE VISIT.

Disclose who was talked to, the basic substance of the conversation, and whether the conversation had any influence. Disclose if a site visit was done, location(s) of the visit, and what was seen.

Bernt made a site visit for agenda item 3 and had nothing else to report. Moore made a site visit for agenda item 3 and had nothing else to report. Ricks made a site visit for agenda item 3 and had nothing else to report. O’Connor made a site visit for agenda item 3 and had nothing else to report. Sanders made a site visit for agenda item 3 and had nothing else to report. Satterfield made a site visit for agenda item 3 and had nothing else to report.

Present: Jared Bernt, Jack Moore, Sara O’Connor, Dorothy Ricks, Julia Sanders, and Chair Ryan Satterfield. Staff: Matthew Lewis, Aceline McCulla, and Merril Quayle.

AGENDA ITEM #2: APPROVAL OF MINUTES

The Commission may wish to approve the minutes from their clarification and regular meetings on November 14, 2018.

It was moved and seconded, (J. Sanders, D. Ricks) to approve the minutes for the clarification and regular meeting on December 12, 2018. Those voting in favor were Bernt, Moore, O’Connor, Ricks, Sanders, and Satterfield. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #3: PRELIMINARY PLAT – CITY VIEW SUBDIVISION

Timothy J. Brown of J CAP, LLC, represented by RMES, has submitted a preliminary plat application to subdivide 33.8 acres (more or less) into 52 residential lots located on the east end of E. Elm Street and south of Homer Street, west of I-15. The property is located in Residential Low, Residential Estate and Residential Commercial Professional zoning districts.

Mitchell Greer with Rocky Mountain Engineering and Surveying (RMES), 600 East Oak Street, Pocatello gave a brief history of previous proposals. There are 52 single-family lots with two lots designated as pond lots and eight (8) townhomes. Greer talked about the three residential zoning districts within the subdivision. Greer had no concerns with the staff report conditions. It is likely that the sewer will extend down E. Lander connecting to the main line in 18th Avenue. Because of several different pressure zones, the water line would come directly from the tank and brought into the subdivision. The storm pond proposed on Lot 9 Block 1 will likely be moved to Lot 1 Block 1.

Satterfield asked Greer if he understood and would comply with the ITD setback requirement. Greer asked the P&Z to approve the preliminary plat with the Condition that the applicant negotiate with ITD regarding whether a 20-foot setback from the property line would be required.

Matthew Lewis, Senior Planner with the City of Pocatello summarized the staff report.

Staff finds that the proposal is compliant with all applicable standards of City Code 16.20.050, assuming the following conditions are met: 1) All conditions submitted by Public Works Department representatives as...
noted in EXHIBIT 1 shall be adhered to. 2) All lots shall be constructed with detached single-family homes with the exception of Lots 46-53 Block 2 (proposed townhomes). 3) All standards of Pocatello Municipal Code 17.05.140 shall be met at the time of final plat application submittal. 4) All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply. 5) A building permit may not be issued unless all applicable standards of City Code Section 16.24.100 are adhered to, or a subdivision surety bond and warranty bond is obtained as outlined in City Code 16.24.110, prior to recording.

Commission members ensued in discussion.

It was moved and seconded, (J. Sanders, J. Bernt) to recommend approval of the Preliminary Plat to City Council that was submitted by J CAP, LLC for the City View Subdivision, finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with the conditions in the staff report and an extra condition that the applicant meet the minimum side setback as determined by ITD officials. Those voting in favor were Bernt, Moore, O’Connor, Ricks, Sanders, and Satterfield. Those voting against were none. Motion passed unanimously.

With no other business, Chair Satterfield closed the meeting at 7:10 P.M.

Submitted by _________________________________ Approved on _________________________________
Aceline McCulla, Secretary
POCATELLO PLANNING & ZONING COMMISSION
MEETING JANUARY 9, 2019
STAFF REPORT

PROJECT: Portneuf Development Zoning Map & Comprehensive Plan Amendment
APPLICANT: Portneuf Development, LLC
REPRESENTATIVE: Creek Hollow & Associates, Inc.
REQUEST: Zone Map & Comprehensive Plan Amendment
LOCATION: North of Chubbuck Road and West of Olympus Drive
LEGAL DESCRIPTION: SE ¼ Sec.2 & SW ¼ Sec. 1, T. 6S. R. 34E. (Reviewed and verified by City staff)

GENERAL BACKGROUND:
Applicant and Request: Portneuf Development, LLC, represented by Creek Hollow & Associates, Inc., has submitted a zoning map & Comprehensive Plan Land Use Map amendment application to rezone the subject property from the existing Residential Medium Density Single-Family (RMS) and a section of Commercial General (CG) to Residential Commercial Professional (RCP). The proposed zone change requires a concurrent amendment to the Comprehensive Plan Land Use Map to Mixed Use from the current Residential and Commercial. The subject property to be rezone includes 32.4 acres of RMS and 5.95 acres of CG (more or less) land, located within the recent Northgate annexation, north of Chubbuck Road and west of Olympus Drive.

Background: The zoning map amendment application has been initiated pursuant to Municipal Code Section 17.02.180. The subject property was annexed into the City of Pocatello corporate boundary in February, 2018, and received the zoning designation of RMS and CG, with the accompanying Comprehensive Map Designation of Residential and Commercial. As detailed in the report, the applicant is requesting to rezone the property to RCP with the accompanying Mixed-Use Comprehensive Plan Land Use Map designation. In addition to the request being considered, staff is advising that the Public Lands designation, 21.04 acres (more or less), on the Comprehensive Plan Land Use Map also be amended at this time to be consistent with the Mixed Use zoning designation. See staff analysis under 17.02.120.C.1 for further discussion.

Physical characteristics of the site: The subject property is predominantly vacant and flat, with portions of the site that may exceed 15% and be subject to Pocatello Municipal Code 17.05.100 Slope Development Standards as development occurs. These areas are primarily located within the area designated as Public on the Comprehensive Plan Land Use Map. The applicant has begun construction of the right-of-way improvements as part of the Crossings Subdivision, a portion of which extends into the property to be rezoned. The rezone request will not create any non-conformities of the subdivision as approved.

Notification: All property owners within a 300-foot radius of the land to be rezone have been provided notice of the public hearing in order that they may provide comment on the proposed zoning and concurrent comp plan map change. Notice was also published in the Idaho State Journal and a sign was posted on the subject property.
Planning & Zoning Commission Action: After notice, the planning and zoning commission shall hold a hearing to consider the request and render a recommendation. The commission shall submit findings of fact and recommendations to the city council within forty five (45) days following closure of the public hearing.

SUMMARY & CONDITIONS:
In consideration of the application and proposed development, staff concludes that the proposed Zoning Map amendment and Comprehensive Plan Land Use Map amendment are compliant with Pocatello Municipal Code Sections 17.02.180 and 17.02.120. A full analysis is detailed within the staff report in pages 3-5. Should the Commission recommend approval of the subject application, staff recommends the following conditions:

1. The property in question shall be zoned as Residential Commercial Professional (RCP);
2. The Comprehensive Plan Land Use Map shall be amended to Mixed Use for the property in question;
3. The area on the Comprehensive Plan Land Use Map designated Public as part of the Northgate annexation, shall be amended to Mixed Use and a portion of Commercial, consistent with the designated zoning;
4. Any standards/regulations not herein noted but applicable to the proposed development shall be strictly adhered to; and
5. Any activity requiring a separate development or building permit shall comply with applicable regulations.

OPTIONAL MOTIONS:
1. Recommend Approval of the Application: "Motion to recommend approval of the application from Portneuf Development, LLC to rezone the property in question, located North of Chubbuck Road and West of Olympus Drive, to be zoned Residential Commercial Professional and amend the Comprehensive Plan Land Use Map to Mixed Use as requested and amend the Public Land designation finding the application does meet the standards for approval under Chapter 17.02.130 of Pocatello Municipal Code, if the following conditions are met: [insert conditions of approval here]

2. Recommend Denial of the Application: "Motion to recommend denial of the application from Portneuf Development, LLC to rezone the property in question, located North of Chubbuck Road and West of Olympus Drive, to be zoned Residential Commercial Professional and amend the Comprehensive Plan Land Use Map to Mixed Use as requested and amend the Public Land designation finding the application does not meet the standards for approval under Chapter 17.02.130 of Pocatello Municipal Code, for the following reasons: [cite findings for denial]."

ATTACHMENTS:
A. Application & Materials Received
B. Aerial View & Current Zoning
C. Current Comprehensive Plan designation
POCATELLO MUNICIPAL CODE SECTION 17.02.180.E CRITERIA FOR REVIEW:

1. How the requested zoning at the location in question would be in the community’s best interest;

   Applicant's Response: “The proposed Zoning and Comprehensive Plan map change would be beneficial to the community by providing a much needed high density housing and mixed use ability that the RMS zone and Commercial zone currently limits. This Zoning will lend to diversity and allow varying densities of Residential, Commercial, and Professional development.”

   Staff Analysis: The requested zoning at the location in question is for a Residential Commercial Professional (RCP) zoning designation which will provide greater consistency with the adjacent zoning to the east and west. Additionally, the RCP zoning district is more compatible with the adjacent Commercial General (CG) zoning district as it allows for a greater mix of residential and commercial development than what is currently allowed in the Residential Medium Density Single-Family (RMS) zoning district. The proposed zoning will be similar to the intensity of uses in the surrounding area and will have the potential to facilitate the creation of additional jobs and housing in the City of Pocatello.

2. How the list of uses permitted by the zoning ordinance would blend with surrounding land uses;

   Applicant's Response: “The Zones West and East of the proposed area are currently RCP and the Zone North is Commercial General. The re-zone will fill in the gap between the existing RCP zones and allow a continued zoning throughout the South and West portions of the development.”

   Staff Analysis: The property in question was recently annexed into the City of Pocatello and is currently being developed as part of the larger Northgate development. As such, the area is still developing in character and there are no currently established developments in the surrounding area. The properties located to the east and west are zoned RCP and the property to the north is zoned CG. The RCP zoning will have greater compatibility with the surrounding area land uses than the existing zoning of RMS.

Per Pocatello Municipal Code 17.03.320.C, the RCP zoning district is intended to accommodate a mix of residential, professional office, and neighborhood commercial uses including business/professional services, convenience retail, personal services, and restaurants, in close proximity to residential areas and major transportation facilities. Residential uses are permitted consistent with the density and requirements of the RH zoning district. Heliports, medical centers, and some utilities are conditionally permitted. Developments in the RCP zoning district may be used to serve as a buffer between residential areas and commercial and/or industrial areas. Additionally, the CG zoning district is designed to accommodate a full range of retail, office and civic uses with a citywide and/or regional trade area. Residential uses are permitted provided that buildings maintain ground floor commercial storefronts. A wide range of higher intensity uses, including, but not limited to, self-service storage, utilities, heliports, and major event entertainment, are conditionally permitted (17.03.320.B). Based on the intent of each zone, the CG and RCP zones compatible and the RCP zoning district will serve as a buffer in transitioning from the commercial development to the north and the Portneuf Wellness Complex and residential development further to the south.
3. If the subject site is physically suitable for the type and intensity of land uses permitted under the proposed zoning district;

**Applicant’s Response:** “The subject site is one of the flattest portions of the development and will lend well for the intensity of the proposed zoning.”

**Staff Analysis:** The subject property is primarily vacant and flat and is suitable for the type and intensity of land uses permitted under the proposed zoning. A natural drainage way has been identified and divides the properties currently zoned CG and RMS. These areas are primarily located within the area designated as Public on the Comprehensive Plan Land Use Map. Portions of the site that may exceed 15% and are subject to Pocatello Municipal Code 17.05.100, Slope Development Standards as development occurs.

4. If the uses permitted in the proposed zoning district would be adequately served by public facilities and services such as thoroughfares, police and fire protection, drainage, refuse disposal, water, sewer, and schools, to ensure the public health, safety and general welfare;

**Applicant’s Response:** “The proposed zoning district would be adequately served by public facilities by providing future Streets to connect the public to these areas, simplify traffic movement, and maintain the pedestrian connection to the Wellness Complex. Sewer services are already in place for the benefit of this area. Water has been extended to this area as well. There is open space available to control storm water retention.”

**Staff Analysis:** The use permitted under the proposed rezone would be adequately served by public facilities. The applicant will be responsible for making appropriate contacts and provisions for any extension of utilities including, but not limited to, Intermountain Gas; Idaho Power; and Cable One. City services such as fire, police, water, sewer and sanitation services are available to serve the subject property. The property will have east/west connection available via Chubbuck Rd which is considered a principal arterial and is located to the south of the property. Additionally, Olympus Drive, a minor arterial, has been extended to connect to the Northgate Interchange and is located to the east. Request for review notice has been sent out and the Bannock Transportation Planning Organization has provided comment regarding the street configuration of future development.

5. If the uses permitted in the zoning district would be compatible in terms of their scale, mass, coverage, density, and intensity with adjacent land uses;

**Applicant’s Response:** “The uses permitted in the proposed zoning district will be compatible in terms of their scale, mass, coverage, density and intensity with the adjacent land uses.”

**Staff Analysis:** As stated under criteria 3, the area is still developing in character and there are no currently established developments in the surrounding area. The properties located to the east and west are zoned RCP and the property to the north is zoned CG. The RCP zoning will have greater compatibility with the surrounding area land uses than the existing zoning of RMS. Since the time of annexation, one (1) subdivision application has received final plat approval. This subdivision is The Crossings Division 1 which is partially located in the area to be rezoned. The Crossings subdivision was evaluated based on the two zoning districts that currently cover it, RMS and RCP. The proposed zone change from RMS to RCP will not create any non-conformities within the subdivision as approved and will serve to create greater compatibility between abutting properties in terms of scale, mass coverage, density and intensity. See criteria number 3 for further comment on the compatibility of the adjacent zoning districts.
6. Whether the proposed zoning designation is consistent with the Comprehensive Plan Land Use Map designation.

**Applicant’s Response:** “The proposed zoning designation is consistent with Comprehensive Plan Land Use Map as the surrounding areas are zoned the same as the proposed Zone change.”

**Staff Analysis:** The Comprehensive Plan Land Use Map Designation for the property in question is split between Residential and Commercial. As such, a Comprehensive Plan Land Use Map Amendment is required. The requested Comprehensive Plan Land Use Map designation is for Mixed Use which is consistent with the RCP zoning designation and the properties located to the east and west. Staff is advising that the Public Land designation on the Comprehensive Plan also be amended at this time to be consistent with the Mixed Use and Commercial Zoning designations. See comment located under the criteria for review for section 17.02.120.C 1 & 2.

**POCATELLO MUNICIPAL CODE SECTION 17.02.120.C CRITERIA FOR REVIEW:**

1. To Correct errors in the plan;

**Applicant’s Response:** “This is a request for a Comprehensive Plan change but is not to correct an error to the Plan.”

**Staff Analysis:** The applicant’s request for a Comprehensive Plan Land Use Map change to Mixed Use is not to correct errors in the plan. However, staff is advising that the Public Land designation on the Comprehensive Plan Map be amended at this time in order to be consistent with the RCP and CG Zoning designations that are currently established, as well as the proposed RCP zoning designation. If recommended, the Public designation would be amended to Mixed Use and a small portion to be Commercial. The area designated as Public was originally intended to show the area to be utilized for open space and not meant to dictate the zoning. The Public designation is consistent with the Airport, Public Land/Facility and University, none of which are compatible with the surrounding land uses. It is recommended that the change be done at the same time of the request due to the fact that per Pocatello Municipal Code 17.02.120.D the commission may recommend amendments to the land use map component (of the Comprehensive Plan) not more frequently than every six (6) months.

2. To recognize substantial changes in the actual conditions of the area.

**Applicant’s Response:** “This is a request for a Comprehensive Plan change to match the current zoning of the surrounding zones and to better suit the compatibility of development needs in which the mixed use will provide. The overall feel and goal of the development is to have the intermixed use of Residential, Commercial, and Professional and provide a live here, entertain here, and shop here feel.”

**Staff Analysis:** The applicant’s requested change is to facilitate future development that will be more compatible with the intended mix of residential, commercial and professional land uses. As the area is still developing and there are no established buildings or construction there are no actual physical changes to the conditions of the area.
Dates for public hearing or Council consideration will not be scheduled until the application is deemed complete.

ZONE MAP & COMPREHENSIVE PLAN AMENDMENT APPLICATION

Submittal Date: 12/11/18  PZC Date: 1/9/19  Permit No: 18-3494
Submittal Approved by: CA  Council Date: 2/17/19  Receipt Date: 12/13/18

Plan Fee: $750.00 (Rezone Only)
Plan Fee: $750.00 (Comp Plan Change Only)
Plan Fee: $1,500.00 (Combined Request)
$750 of $1,500 + 12 addresses x $3.00 = $306 + Survey Accuracy Review $200 = Total Due $1,503.00

Applicant
Name: NATHAN WELLS
Portneuf Development, LLC
Street address: 4990 Valensty Rd, Suite H
City, ST, ZIP: CHUBBUCK, ID 83202
Phone: (208) 251-8116
Email: nwellscp@icloud.com

Representative
Name: CHRIS ADAMS
Creek Hollow Assoc, Inc
Street address: 611 Wilson Ave, Suite 1A
City, ST, ZIP: POCATELLO, ID 83201
Phone: (208) 709-3113
Email: adams@creekhollowinc.com

Project Information:
Existing Zoning: RmS  Comp. Plan Land Use Designation: RESIDENTIAL
Proposed Zoning: RCP

Street Address: 

Legal Description: SE 1/4 Sec. 2 & SW 1/4 Sec. 1, T. 6 S., R. 40 E.

Bannock County, ID

Does the proposed zone change require a concurrent Comprehensive Plan Land Use Map amendment? Yes ☑️ No ☐

If yes, what designation is requested? MIXED USE Please provide the information requested in #7 & 8 below.

THE FOLLOWING INFORMATION MUST ACCOMPANY EACH APPLICATION TO BE COMPLETE

A. All required filing fees must be paid and all required information must be submitted with your application.

B. Applicant is required to provide two sets of typed, self-adhesive mailing labels of all the names and addresses of the property owners of record within the land being considered and located within 300 feet of the boundaries of the project site. A charge of $3.00 per property owner is required (2 notices will be sent). A signed Affidavit of Mailing List must also be submitted (attached).
C. Two (2) area plans, one (1) measuring 8-1/2" x 11" and one (1) 18" x 24" (or larger), which describe the proposal and contain the following information:

1. Location of adjoining streets (including public improvements), alleys, and property lines.

2. Identification of surrounding zoning designations.

D. A title report, property deed, or other legal documentation of ownership of the site in question, whether freehold, option, or lease.

E. A written analysis of the request must address the following issues:

1. Describe how the proposed zoning or Comprehensive Plan map change would be in the community’s best interest.

2. Describe how the list of permitted by the Zoning Ordinance would blend with surrounding uses.

3. Describe if the subject site is physically suitable for the type and intensity of land uses permitted under the proposed zoning district.

4. Describe if the uses permitted in the proposed zoning district would be adequately served by public facilities and services such as thoroughfares, police and fire protection, drainage, refuse disposal, water, sewer and schools to ensure the public health, safety and general welfare.

5. Describe if the uses permitted in the proposed zoning district would be compatible in terms of their scale, mass, coverage, density and intensity with adjacent land uses.

6. Describe whether the proposed zoning designation is consistent with the Comprehensive Plan Land Use Map designation.

7. If this is a request for a Comprehensive Plan change, is it to correct an error in the Plan? If yes, please describe the error.

8. If this is a request for a Comprehensive Plan change, is it to recognize substantial changes in the actual conditions of the area? If yes, please describe the changes.

The approval of this application does not permit the violation of any federal or state codes, any section of the Building Code, or other Pocatello Municipal Codes as adopted. Approval of this application does not exempt applicant from the provisions of the Federal Fair Housing Act or ADA requirements. Further, other conditions, requirements, etc. may be imposed as part of the building permit process.

This application shall not be considered complete (nor will a hearing before the Planning & Zoning Commission or the City Council be scheduled) until all required information has been submitted and verified along with applicable fees.

I hereby acknowledge that I have read this application and state that the above information is correct, and I agree to the above terms and conditions. I am also aware the applicant or a representative must be present at the public hearings.

Signature of Applicant: __________________________

Signature of Representative: _______________________

* A sign giving public notice will be posted at the proposed site during the course of these proceedings.
December 13, 2018

Re-Zone & Comprehensive Plan Amendment
Analysis

1. The proposed Zoning and Comprehensive Plan map change would be beneficial to the community by providing a much needed high density housing and mixed use ability that the RMS zone and Commercial zone currently limits. This Zoning will lend to diversity and allow varying densities of Residential, Commercial, and Professional development.

2. The Zones West and East of the proposed area are currently RCP and the Zone North is Commercial General. This re-zone will fill in the gap between the existing RCP zones and allow a continued zoning throughout the South and West portions of the development.

3. The subject site is one of the flattest portions of the development and will lend well for the intensity of the proposed zoning.

4. The proposed zoning district would be adequately served by public facilities by providing future Streets to connect the public to these areas, simplify traffic movement, and maintain the pedestrian connection to the Wellness Complex. Sewer services are already in place for the benefit of this area. Water has been extended to this area as well. There is open space available to control storm water retention.

5. The uses permitted in the proposed zoning district will be compatible in terms of their scale, mass, coverage, density and intensity with the adjacent land uses.

6. The proposed zoning designation is consistent with Comprehensive Plan Land Use Map as the surrounding areas are zoned the same as the proposed Zone change.

7. This is a request for a Comprehensive Plan change but is not to correct an error in the Plan.

8. This is a request for a Comprehensive Plan change to match the current zoning of the surrounding zones and to better suit the compatibility of development needs in which the mixed use will provide. The overall feel and goal of the development is to have the intermixed use of Residential, Commercial, and Professional and provide a live here, entertain here, and shop here feel.
EXHIBIT 2
COMPREHENSIVE PLAN DESIGNATION