

BILL NO. 17-16

ORDINANCE NO. 4.391

AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 7303 NORTH OAK TRAFFICWAY, COMMONLY KNOWN AS MINIT MART.

WHEREAS, pursuant to Section 32-37 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for site plan approval at 7303 North Oak Trafficway; and

WHEREAS, public hearings have been held after the publishing of the required notices; and

WHEREAS, the City Council finds that the planned development does not materially injure the property and the uses of the properties immediately adjacent to the proposed development; and

WHEREAS, the City Council finds that the site plan presents a unified and organized arrangement of buildings and facilities which have a functional relationship to the property comprising the development; and

WHEREAS, the City Council finds it is in the best interest of the citizens of the City of Gladstone that the site plan submitted by the applicant be approved subject to the terms and conditions set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, as follows:

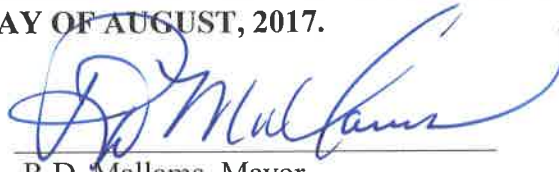
SECTION 1. SITE PLAN APPROVAL.

The Site Plan for 7303 North Oak Trafficway is hereby approved subject to the terms and conditions set forth herein;

1. Bollards shall be constructed to protect the locker unit from vehicle access.
2. Locker unit lights shall be directed away from any residentially zoned property.
3. Any grassed areas that are struggling shall either be sodded or mulched and shall be maintained in perpetuity.
4. French drains shall be repaired.
5. Parking lot light poles shall be repaired and repainted.
6. All exterior lighting of the site shall be converted to LED.
7. The current trash enclosure shall be repaired/rebuilt to code standards.
8. All parking areas shall be striped per code.
9. Concrete along entrances shall be repaired.

SECTION 2. SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF
GLADSTONE, MISSOURI, THIS 14TH DAY OF AUGUST, 2017.

A handwritten signature in blue ink, appearing to read "R.D. Mallams", written over a horizontal line.

R.D. Mallams, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Ruth E. Bocchino", written over a horizontal line.

Ruth Bocchino, City Clerk

First Reading: August 14, 2017

Second Reading: August 14, 2017

File #2017-011



Community Development Department

Staff Report

Date: July 12, 2017 *NP*

File #: 2017-011

Requested Action: Site Plan Revision

Date of PC Consideration: July 17, 2017 (Approved 8-0)

Date of Council Consideration: August 14, 2017

Applicant: Hunter Development Group
8771 Wolff Court, Suite 205
Westminster, CO 80031

Owner: TA Operatings, LLC
7303 North Oak Trafficway
Gladstone, MO 64118

Architect/ Lingle Design Group
Engineer: 158 West Main Street
Lena, IL 61048

Address of Property: 7303 North Oak Trafficway

Planning Information

- Current Zoning: CP-3: Planned Commercial District
- Zoning History: None recent
- Planned Land Use: Remaining a gas station/convenience store; the applicant would like to construct a UPS locker immediately adjacent to the convenience store
- Surrounding Uses: Residential to the east; commercial to the north, south, and west
- Streetscape Guidelines: Comprehensive Plan, Appendix D; 2016 Direction Finder Survey, North Oak Corridor Study
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing public utilities are available.
- Ingress/Egress: Adequate ingress and egress exist along North Oak Trafficway and NE 73rd Terrace.
- Traffic Impacts: It is unlikely there will be a significant impact to the current traffic pattern as a result of this request.
- Parking Required: Parking is currently required on the basis of one stall for every 200 square feet of retail space. This roughly equates to six required stalls.
- Parking Provided: There is sufficient room to accommodate nine vehicles, not including the area under the canopy.

- Proposed On-Site Improvements: The applicant would like to install a UPS locker immediately adjacent to the east elevation of the main structure.
- Proposed Off-Site Improvements: None at this time.
- Proposed Landscaping: None at this time.
- Proposed Signage: Signage is integral to the design of the locker unit; no other signage is proposed.

Analysis

The applicant is requesting that the city approve a site plan revision that would enable UPS to locate lockers immediately adjacent to the east elevation of the main structure. The proposed 68 bay locker unit is six feet in depth, 18 feet in width, and eight feet in height. The unit includes bays of varying sizes where customers can securely collect deliveries by using a unique code. The unit also has a camera that, like an ATM, adds an additional level of security.

The locker unit has a brown and yellow color scheme with the UPS logo and “UPS Access Point” painted on the front. There are no other signs or symbols on the unit. Due to the use of cameras and lights to illuminate the immediate area, the locker unit requires power from the main building. Ultimately, this unit will not be visible from North Oak Trafficway.

Did You Know?

Chapter 1100 of Gladstone’s Building and Construction Ordinance (Site and Design Standards) requires that earth tones generally be used, with an allowance for two accent colors (such as yellow).

Conditions and Recommendation

Staff has a few suggested conditions the Planning Commission and City Council may want to require if this request is approved:

1. Bollards shall be constructed to protect the locker unit from vehicle access.
2. Locker unit lights shall be directed away from any residentially zoned property.
3. Any grassed areas that are struggling shall either be sodded or mulched and shall be maintained in perpetuity.
4. French drains shall be repaired.
5. Parking lot light poles shall be repaired and repainted.
6. All exterior lighting of the site shall be converted to LED.
7. The current trash enclosure shall be repaired/rebuilt to code standards.
8. All parking areas shall be striped per code.
9. Concrete along entrances shall be repaired.

What Does the Public Say?

At the time this staff report was written staff has heard from two residents who approved of the overall design and proposed location of the UPS locker unit. One of the residents, however, voiced concern that if any changes are made to this property, efforts should be made to ensure that the aesthetic qualities of the property in general be improved.

Potential issues that the Planning Commission and City Council may want to think about in this particular case include:

- a) Noise and lighting effects on neighboring properties
- b) Aesthetic impacts, if any, on the North Oak corridor
- c) Ability to affect aesthetic improvements to the property.

CITY OF GLADSTONE, MISSOURI

GLADSTONE PLANNING COMMISSION MEETING

JULY 17, 2017

7:00 P.M.

TRANSCRIPT OF PROCEEDINGS

Held at the Gladstone City Hall, 7010
North Holmes, Gladstone, Missouri.

A P P E A R A N C E S:

Mr. Gary Markenson, Chairman

Ms. Anne Alexander, Member

Mr. Chase Cookson, Member

Mr. James New, Member

Ms. Jennifer McGee, Member

Ms. Shari Poindexter, Member

Mr. Don Ward, Member

Mr. Larry Whitton, Member

Mr. Nick Pappas, Community Development Director

Ms. Britney Fortner, Public Stenographer

1 CHAIRMAN MARKENSON: We will all come
2 to order with the absence of Ms. Lamb. Nick,
3 would you call the roll for us?

4 MR. PAPPAS: Yes, sir. Ms. Alexander?

5 MS. ALEXANDER: Here.

6 MR. PAPPAS: Ms. McGee?

7 MS. MCGEE: Here.

8 MR. PAPPAS: Mr. New?

9 MR. NEW: Here.

10 MR. PAPPAS: Ms. Poindexter?

11 MS. POINDEXTER: Here.

12 MR. PAPPAS: Mr. Cookson?

13 MR. COOKSON: Here.

14 MR. PAPPAS: Mr. Turnage? Mr. Salazar?
15 Mr. Ward?

16 MR. WARD: Here.

17 MR. PAPPAS: Mr. Whitton?

18 MR. WHITTON: Here.

19 MR. PAPPAS: And Chairman Markenson?

20 CHAIRMAN MARKENSON: Here.

21 MR. PAPPAS: Thank you.

22 CHAIRMAN MARKENSON: A quorum being
23 present. I'll ask that the audience rise and
24 join the Planning Commission in reciting our
25 Pledge of Allegiance. (Pledge of Allegiance

1 recited aloud.) Usually at this time we approve
2 the minutes of our previous meetings, but
3 unfortunately they were not included in our
4 packets, so we're going to waive that until next
5 month.

6 MR. PAPPAS: I apologize.

7 CHAIRMAN MARKENSON: We are going to go
8 directly to our public hearing on the request
9 for a site plan revision at 7303 North Oak
10 Trafficway. So Mr. Pappas, would you like to
11 start us off and tell us a little bit of what
12 this is about?

13 MR. PAPPAS: Absolutely. Thank you,
14 Chairman Markenson. So tonight we have a
15 request from 7303 North Oak Trafficway. Notice
16 was sent to property owners within 185 feet and
17 notice was also posted in the Gladstone Dispatch
18 in June, June 30th. As you can see from this
19 layout, we have residential to the far west, but
20 of course it's on North Oak Trafficway, so we
21 have commercial along North Oak. There is
22 commercial to the north, commercial to the
23 south, and then residential immediately to the
24 east. All of the surrounding commercial is
25 either C3 or C2 and the property in question

1 tonight is C3, general business district.

2 Basically what the applicant is wanting
3 to do is to locate a UPS kiosk on the eastern
4 side of the current convenience store. So this
5 is the side that is not viewable from North Oak
6 Trafficway. Basically it's that wall right
7 there (indicating) that you can see. And this
8 (indicating) is what the UPS lockers look like.

9 Now the proposed locker system, it's a
10 68-locker bay. It is six feet deep, 18 feet
11 wide, and eight feet in height. The unit
12 includes bays of varying sizes where customers
13 can securely collect deliverables by using a
14 unique code. The unit also has a camera that,
15 like an ATM, acts as an additional level of
16 security. I can certainly vouch personally that
17 several packages have been stolen from my front
18 door. So this sort of thing is certainly a need
19 in the community.

20 The locker unit has a brown and yellow
21 color scheme with the UPS logo as you might
22 expect, and the words "UPS Access Point" as the
23 only advertising markers. The locker unit
24 requires power to operate and will get its power
25 from the main building. It is ultimately

1 situated so as to not be viewed from the North
2 Oak corridor, as I mentioned.

3 When we look at the particular site
4 plan, all public utilities are present. There
5 are no traffic concerns that are evident.
6 Adequate ingress and egress exist off of North
7 Oak Trafficway and northeast -- I should say
8 73rd Terrace. Adequate parking is provided on
9 the premises though Staff suggests that striping
10 needs to occur. Ultimately six parking stalls
11 are required and nine are provided that are
12 outside of the canopy area, the gas station
13 area.

14 There is no proposed landscaping
15 although Staff, again, suggests that the
16 Commission go ahead and condition this request
17 to maintain the existing landscaping. Signage
18 is integral to the design of the locker unit and
19 no other signage is proposed.

20 Ultimately Staff's recommendation is
21 that this be approved, but with some conditions.
22 And there are several. The first is that
23 bollards be constructed to protect the locker
24 unit from vehicle access. Second, locker unit
25 lights shall be directed away from any

1 residential zoned property primarily to the
2 east. Any grassed areas that are struggling
3 shall either be sodded or mulched and shall be
4 maintained in perpetuity. French drains shall
5 be repaired. Currently the French drains that
6 are located there are in a state of disrepair.
7 They should be repaired. And parking lot light
8 pole shall be repaired and repainted. All
9 exterior lighting of the site shall be converted
10 to LED. The current trash enclosure shall be
11 repaired or rebuilt to coded standards.
12 Currently it's in a state of disrepair. And two
13 additional items that have not been in your
14 packet this evening, the red ones on the bottom,
15 seven and eight.

16 No. 7, through the lens of public
17 safety, all parking areas shall be striped per
18 code and this does also include handicapped
19 areas. Currently there is no striping.

20 And then No. 8, concrete along the
21 entrances shall be repaired. Currently there
22 are significant portions that are in a state of
23 disrepair.

24 There are three comments that were
25 received from the public. Now none had any

1 problems with the actual UPS lockers, but two of
2 the residents complained that the owners of 7303
3 North Oak should improve the property in
4 general. And again, this kind of includes the
5 conditions that you see tonight. All three were
6 within the 185 feet of the property.

7 So ultimately tonight the Planning
8 Commission may approve the application as
9 submitted, approve the application with
10 conditions, or of course you can deny the
11 application. Of course your motion should
12 always be in the affirmative. Your actual vote
13 should be, "No" if you chose to deny. If you
14 have any comments tonight or questions, I'm
15 happy to answer them.

16 CHAIRMAN MARKENSON: Any questions for
17 Mr. Pappas? (No response.) Do I understand
18 that this will be attached to the building?

19 MR. PAPPAS: Not necessarily attached
20 but immediately adjacent. It will be hooked up
21 to the building for power.

22 CHAIRMAN MARKENSON: Immediately
23 adjacent. There's a sidewalk in the back of the
24 building. The sidewalk is going to stay there
25 so there will be a sidewalk between this

1 structure and the building?

2 MR. PAPPAS: To my understanding that
3 is correct, yes. So there would be a little
4 bit, maybe a foot or two at most but perhaps the
5 applicant can speak to that a little bit
6 tonight.

7 CHAIRMAN MARKENSON: But people won't
8 be able to walk back there because there's going
9 to be power lines and so on.

10 MR. PAPPAS: Correct. Yes. It would
11 be protected from pedestrian traffic.

12 CHAIRMAN MARKENSON: What is a French
13 drain? Forgive me. I guess I should know that
14 but I don't.

15 MR. PAPPAS: A French drain is simply
16 just a drain for any water coming off of the
17 property. So at this location they have a car
18 wash and any water gets drained into the French
19 drain instead of going out into the street. So
20 the French drains span kind of as you would
21 imagine a cow guard in a rural aspect.

22 CHAIRMAN MARKENSON: I understand it
23 now.

24 MR. PAPPAS: Yeah.

25 CHAIRMAN MARKENSON: Any questions for

1 Mr. Pappas? (No response.) We now invite the
2 proponents of the conditional use permit to come
3 forward and identify yourself and your address
4 and explain your application. Is there anybody
5 here representing the applicant?

6 MR. DONNELLY: Yes.

7 CHAIRMAN MARKENSON: Hi. Welcome.

8 MR. DONNELLY: Hi.

9 CHAIRMAN MARKENSON: Welcome.

10 MR. DONNELLY: My name is Craig
11 Donnelly. I'm with UPS and my office is at
12 14650 Santa Fe Trail Drive in Lenexa, Kansas.

13 CHAIRMAN MARKENSON: Welcome.

14 MR. DONNELLY: Thank you. I'm here on
15 behalf of UPS. If there's any questions that
16 you have regarding the access point locker, I'll
17 be happy to address them for you.

18 CHAIRMAN MARKENSON: Are there any
19 questions for Mr. Donnelly?

20 MR. WARD: I've not seen these anywhere
21 else in the city. Is this the first one?

22 MR. DONNELLY: This will be the second
23 one. There's one in Kansas City, Missouri on
24 Holmes Road. But this is the second one that's
25 going in in this area.

1 MR. WARD: Is there a reason this site
2 was selected or was there somewhere else?

3 MR. DONNELLY: Yeah. We try to look
4 for areas where we have a high number of send
5 again. When we say send again, we're not able
6 to deliver a package the first time and there's
7 not a safe place to leave it. So we look for
8 places like that so that our customers can get
9 their packages safely.

10 MR. WARD: Instead of going to a store
11 itself?

12 MR. DONNELLY: Well, we don't -- I
13 mean, they'd have to go back to the center back
14 in Kansas City, Kansas off of James Street
15 because that's where we take them back. We do
16 have some other access points, which is like UPS
17 Stores and in some cases, some drivers drop
18 their packages off there and then go by there to
19 do it, but the hours are limited on some of
20 those stores.

21 MR. WARD: Okay.

22 CHAIRMAN MARKENSON: Mr. Donnelly,
23 these are packages that you've tried to deliver
24 to someone and nobody's home and then they go
25 into these lockers?

1 MR. DONNELLY: That is correct. The
2 majority of them are that way. There is some
3 that customers route directly there and we won't
4 make an attempt if they ask us to go directly to
5 the locker, we will take it directly there for
6 them.

7 MR. WARD: Additionally, what I've seen
8 is drivers leave it on doorsteps and keep going.

9 MR. DONNELLY: Residential homes, yes.
10 But if a signature is required, then we make
11 three attempts or either we make arrangements so
12 they can get them.

13 MR. NEW: Mr. Chairman.

14 MR. COOKSON: So these aren't rental
15 boxes, these are boxes that people ask you to
16 deliver there to that box so it's -- like I
17 can't just rent out a box there and then have it
18 delivered there, it's --

19 MR. DONNELLY: No.

20 MR. COOKSON: If I'm having a package
21 delivered, I say, "Hey, send it to this area" --

22 MR. DONNELLY: You cannot rent the
23 boxes, but if you are a -- we've got a select
24 "my choice." If you are "my choice" customer
25 and you have a package coming in, typically a

1 day before your package arrives you'll get
2 either a text or an email letting you know
3 something's in route. Then you can reroute it
4 to the box.

5 MR. NEW: And any one of the number of
6 boxes depending on the size?

7 MR. DONNELLY: Yeah. Based on the
8 dimensions that are entered and then, you know,
9 the driver scans it and it opens the locker and
10 puts it in order.

11 CHAIRMAN MARKENSON: Is there another
12 question there?

13 MR. WHITTON: Yeah. What kind of
14 difference do you think it will make in traffic
15 there as far as -- how many people a day will be
16 passing through there and out on 74th Street
17 and --

18 MR. DONNELLY: That's hard for me to
19 say.

20 MR. WHITTON: Give me an idea.

21 MR. DONNELLY: We look at about
22 anywhere from 15 to 18 packages a day going in
23 there. So that number of customers should be
24 additional that's going there per day.

25 MR. NEW: What is your average on

1 Holmes per day?

2 MR. DONNELLY: I'm sorry?

3 MR. NEW: What is your average of
4 packages on Holmes? The one at Holmes.

5 MR. DONNELLY: The average that we're
6 delivering?

7 MR. NEW: Right.

8 MR. DONNELLY: I think it's about 15.

9 MR. NEW: Okay.

10 MR. DONNELLY: Yeah.

11 CHAIRMAN MARKENSON: Someone over here?

12 MS. MCGEE: The distance between the
13 actual boxes and the store, is that protected
14 from people getting into it, or --

15 MR. DONNELLY: It's usually just inches
16 between --

17 MS. MCGEE: Okay.

18 MR. DONNELLY: -- the store and it just
19 has the power thing that comes out and goes to
20 the locker, but there's no room for anyone to
21 get by.

22 MS. MCGEE: Okay.

23 CHAIRMAN MARKENSON: Mr. Donnelly, what
24 will happen with that sidewalk that's between
25 the structure and the building? There's a

1 sidewalk of about a foot and a half that's
2 between there. Will the sidewalk be removed?

3 MR. DONNELLY: I think it -- I don't
4 know. Let me check back with it because, to my
5 knowledge, I thought it goes on the sidewalk,
6 right to the building because if the sidewalk is
7 right up on the building, it goes right up on to
8 that.

9 CHAIRMAN MARKENSON: The sidewalk's
10 about this (indicating) wide and the boxes are
11 much wider than that, so ...

12 MR. DONNELLY: It should be like 18
13 inches, if I'm correct.

14 CHAIRMAN MARKENSON: Oh, so you think
15 they'll fit right on top of that?

16 MR. DONNELLY: Yeah.

17 CHAIRMAN MARKENSON: Mr. Donnelly, to
18 your knowledge, is there anyone here
19 representing the property owners?

20 MR. DONNELLY: Not to my knowledge.

21 CHAIRMAN MARKENSON: Okay. The reason
22 I ask is that this conditional use permit will
23 have nine conditions that I think will fall
24 primarily on the property owner and not on UPS.
25 But there's nobody here representing the

1 property owners.

2 MR. DONNELLY: I did speak with my
3 corporate office on Friday when -- I think we
4 got an update with those previsions and they are
5 communicating back with the owners.

6 CHAIRMAN MARKENSON: Okay. But you
7 have no idea what the owners -- because the use
8 permit is going to go to the owner.

9 MR. DONNELLY: Right.

10 CHAIRMAN MARKENSON: And they're going
11 to have to comply with all nine conditions to
12 get the permit.

13 MR. DONNELLY: Yeah.

14 CHAIRMAN MARKENSON: Okay. Just so we
15 all understand.

16 Any more questions for Mr. Donnelly?

17 MR. PAPPAS: Chairman Markenson?

18 CHAIRMAN MARKENSON: Yes.

19 MR. PAPPAS: I just want to let you
20 know I was in contact with the liaison with the
21 property owner and as of Friday they are
22 agreeable to all but the last two so far. The
23 last two are conditions that were added on
24 Friday. So as of Friday they were okay with all
25 but the last two. And I'm sure that the last

1 two are minor.

2 CHAIRMAN MARKENSON: Okay. Thank you.
3 Larry?

4 MR. WHITTON: Is that a use permit or
5 a --

6 CHAIRMAN MARKENSON: Conditional use
7 permit. It's a site revision with conditions.

8 MR. WHITTON: With conditions.

9 CHAIRMAN MARKENSON: Yeah. You're
10 right, it's not a -- you're correct, it's not a
11 site permit.

12 MR. WHITTON: Some City may know, but
13 some time ago we issued a special use permit for
14 a daycare just east of there at the first house.
15 Is that still in operation?

16 MR. PAPPAS: I believe it is. I
17 believe it is. And it's a year away for coming
18 back to the commission for renewal.

19 MR. WHITTON: Is the owner of that home
20 here? (No response.)

21 CHAIRMAN MARKENSON: If there are no
22 other questions, thank you for being here.

23 MR. DONNELLY: Thank you.

24 CHAIRMAN MARKENSON: Are there any
25 other supporters of the application that wish to

1 speak to the commission? (No response.)
2 Hearing none, is there anyone wishing to speak
3 against the application? (No response.) Seeing
4 none, this will close the public hearing. Any
5 comments from commission members on the
6 application? (No response.) Seeing none, would
7 someone care to make a motion to approve the
8 site plan revision at 7303 North Oak Trafficway
9 with the specified nine conditions?

10 MR. WARD: So moved.

11 MR. NEW: Second.

12 CHAIRMAN MARKENSON: Motion second, any
13 discussion? I need a roll call vote. Mr.
14 Pappas, will you call the roll for us?

15 MR. PAPPAS: All right. Ms. Alexander?

16 MS. ALEXANDER: Yes.

17 MR. PAPPAS: Ms. McGee?

18 MS. MCGEE: Yes.

19 MR. PAPPAS: Mr. New?

20 MR. NEW: Yes.

21 MR. PAPPAS: Ms. Poindexter?

22 MS. POINDEXTER: Yes.

23 MR. PAPPAS: Mr. Cookson?

24 MR. COOKSON: Yes.

25 MR. PAPPAS: Mr. Ward?

1 MR. WARD: Yes.

2 MR. PAPPAS: Mr. Whitton?

3 MR. WHITTON: Yes.

4 MR. PAPPAS: And Chairman Markenson?

5 CHAIRMAN MARKENSON: Yes.

6 MR. PAPPAS: Okay.

7 CHAIRMAN MARKENSON: Thank you for
8 coming, that resolves the --

9 MR. DONNELLY: Thanks for having me.

10 CHAIRMAN MARKENSON: Okay. We have
11 next a discussion of the smoke shop ordinance.
12 It's an amendment to the planning and zoning and
13 who's going to take us through this?

14 MR. PAPPAS: I'll introduce it for you
15 first.

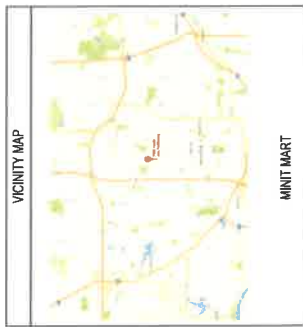
16 CHAIRMAN MARKENSON: A guy who's not
17 here?

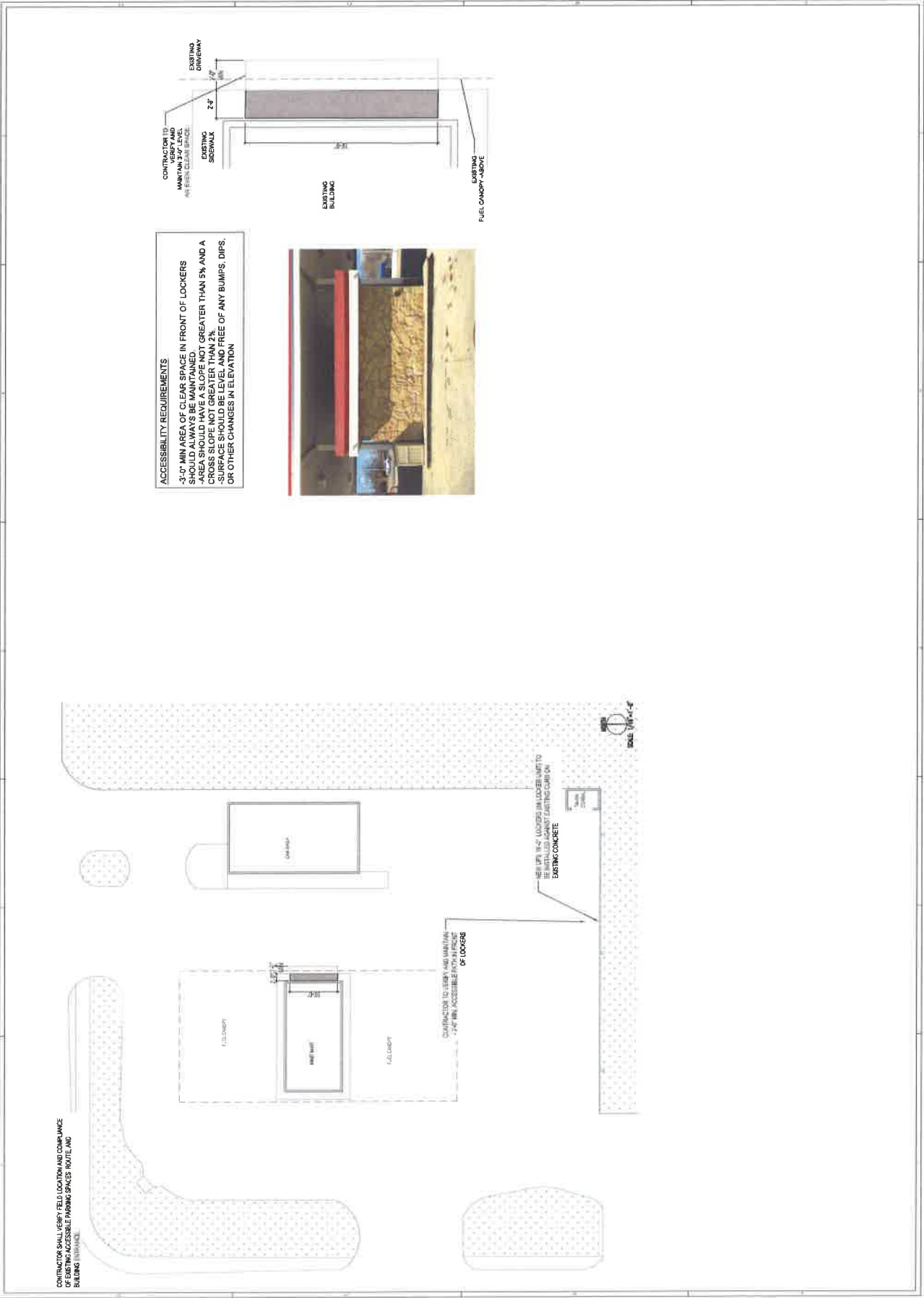
18 MR. PAPPAS: I will introduce him.

19 CHAIRMAN MARKENSON: He knows when to
20 get away. Oh, there he is. All the way in the
21 back of the room. All right.

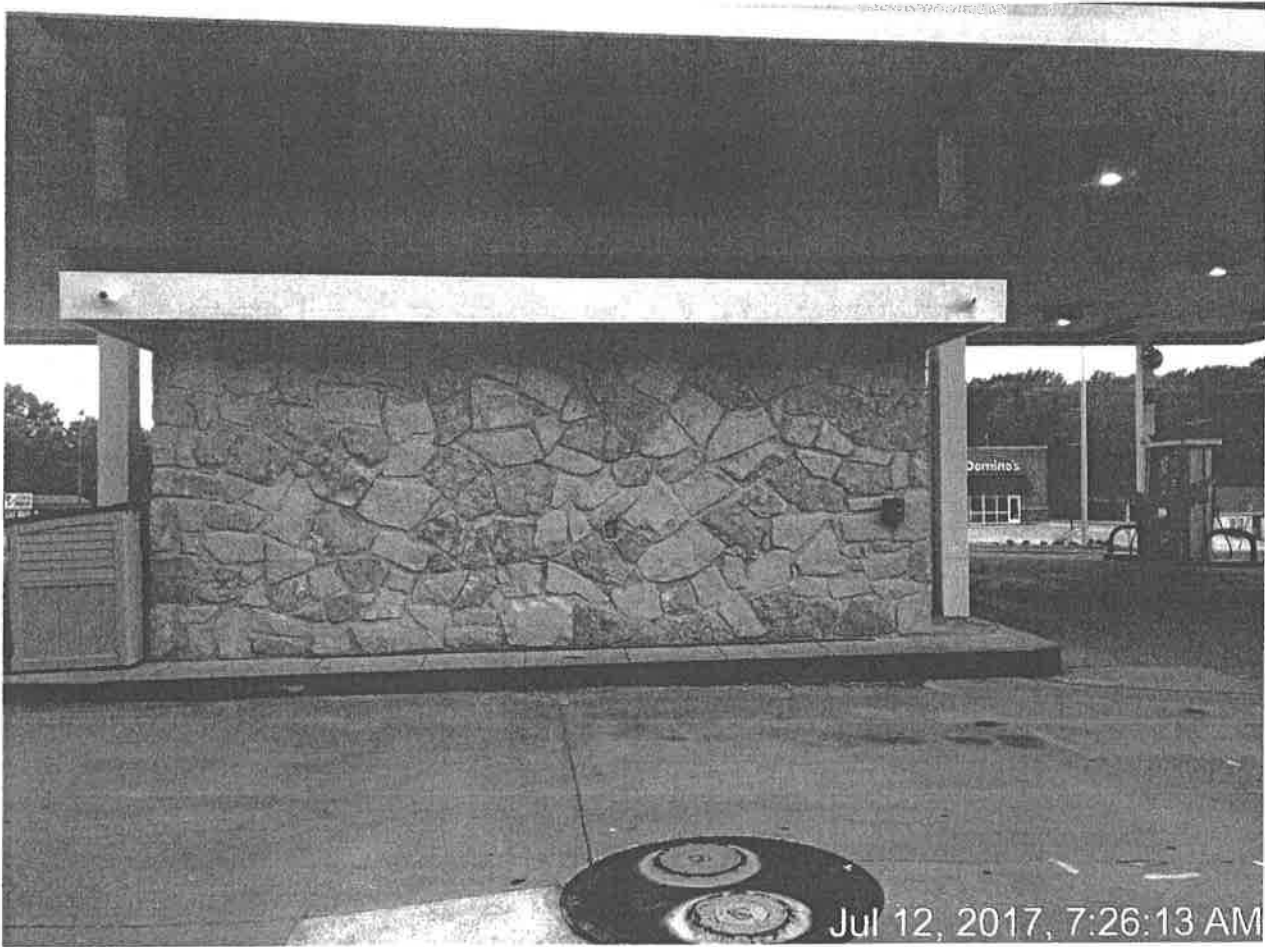
22 MR. PAPPAS: I will say there is a
23 familiar face in the audience, City Manager
24 Scott Wingerson.

25 CHAIRMAN MARKENSON: Welcome,





Proposed Location on Property:



Looking West:





Gladstone, MO



- Legend**
- Stop Sign
 - KCPL Lights
 - Gladstone Lights
 - School Point
 - Bike Parking
 - Bus Stop
 - Point of Interest
 - Church
 - Apartment Point
 - Street Centerline
 - Edge Of Pavement
 - Driveway
 - City Limits
 - Parcel
 - House Number
 - Building Footprint
 - School Polygon
 - City Park
 - Villages
 - Apartment Polygon

Notes

7303 N Oak Trfy

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

248.9 0 124.46 248.9 Feet

