



Twin Falls Planning & Zoning Commission Agenda

Tuesday, February 25, 2020, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: Ryan Higley; David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: February 11, 2020
- 3) Items of Consideration
- 4) Public Hearings
 - a) **INFORMATIONAL:** Request for a Zoning District Change & Zoning Development Agreement from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11 c/o EHM Engineers, Inc. on behalf of Bach Homes. (PZ20-0001)
By: Jonathan Spendlove
- 5) Upcoming Meeting(s)
 - a) Wednesday, March 4, 2020 Worksession
Tuesday, March 10, 2020
- 6) General Training
 - a) **DISCUSSION:** Code ReWrite Discussion: Continued Zoning District Consolidation Discussion
By: Jonathan Spendlove, Brock Cherry
- 7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. A City Staff Report shall summarize the application and history of the request.
 4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
 5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
 8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
 10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Planning & Zoning Commission Minutes

Tuesday, February 11, 2020, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Vice Chair Kelley called the meeting to order at 6:01 pm
A quorum was present.

Members Present: Kelley, Musser, Bolton, Hansen, Detweiler

Staff Present: Spendlove, Cherry, Ebersole, Vitek, Nope

2) Consent Calendar

Commissioner Hansen made a motion to approve the consent calendar, as presented. Commissioner Bolton seconded the motion.

Consent Calendar approved by a vote of 4-0-1

a) Approval of minutes from the following meeting: January 28, 2020

3) Items of Consideration

a) Preliminary Presentation for a Zoning District Change & Zoning Development Agreement from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11 c/o EHM Engineers, Inc. on behalf of Bach Homes. (PZ20-0001)

Staff Presentation:

PZ Director Spendlove presented the Preliminary Presentation for a Zoning District Change & Zoning Development Agreement from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11 c/o EHM Engineers, Inc. on behalf of Bach Homes. (PZ20-0001)

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Staff make no recommendation at this time.

Applicant Presentation:

Dave Thibault, EHM Engineers, representing applicant, gave a Preliminary Presentation for a Zoning District Change & Zoning Development Agreement from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11. This amendment is to clarify parking requirements and the use of duplex and triplex language.

PZ/Questions & Comments:

- Commissioner Bolton asked how the new parking will compare to the parking for the current residences at the complex. Will there be sidewalks available for residents to walk to units?
- Mr. Thibault clarified the parking layout at the complex and the connectivity.
- Commissioner Detweiler asked about the current parking requirements.
- Mr. Thibault clarified the current parking requirements and this request would allow those requirements to stay the same with the new area.
- Commissioner Hansen stated his concern with overflow parking on street and that it may be issue at public hearing.
- Mr. Thibault concurred and stated he will be ready to address any concerns.

4) Public Hearings

- a) Request for a Zoning District Change & Zoning Development Agreement from C1 & CRO PUD to Twin Falls County West Annex C1 & CRO ZDA for property located at 630 Addison Avenue West c/o Bob Beer on behalf of Twin Falls County (PZ19-0167).

Staff Presentation:

City Planner Cherry presented the Request for a Zoning District Change & Zoning Development Agreement from C1 & CRO PUD to Twin Falls County West Annex C1 & CRO ZDA for property located at 630 Addison Avenue West c/o Bob Beer on behalf of Twin Falls County (PZ19-0167).

The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed ZDA. A public hearing shall be held before the Commission for a recommendation to City Council to; amend the zoning district and the zoning map, amend with recommendations or deny the request.

Per County records the primary building on the subject property was built in 1950 as the Twin Falls Hospital.

Currently, the building serves as the Twin Falls County West Annex which houses a variety of county functions and support services.

The requested ZDA proposes to comply with the use standards of the underlying C-1 (Commercial Highway) Zoning district and an increase of outright permitted uses including:

- Juvenile Detention Center
- County Owned Automobile/Truck Repair
- County Testing Laboratories
- Exhibition Hall
- Indoor Recreation Facility
- Outdoor Recreation Area that is 50' from the Canyon Rim
- Shelter Home

Further the ZDA proposes the following allowed uses per a special use permit:

- Adult Detention Center
- Work Release Center

Finally, the proposed ZDA will comply with the property development standards of the underling C-1 and CRO (Canyon Rim Overlay) Districts.

If the Commission determines the proposed request appropriate, you may recommend approval to the City Council, as presented, subject to the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:

Project Manager Bob Beer, representing applicant, presented the request for a Zoning District Change & Zoning Development Agreement from C1 & CRO PUD to Twin Falls County West Annex C1 & CRO ZDA for property located at 630 Addison Avenue West. He stated the outdoor area will be located where the helipad was previously located. He stated this would give clarity as the current addressing involves multiple addresses for the facility.

PZ/Questions & Comments:

- Commissioner Hansen asked if the Juvenile Detention Center will be an outright permitted use or require an SUP.
- City Planner Cherry clarified with the ZDA, the juvenile detention center would be outright permitted. He explained this will give flexibility to use space and expand without public hearing.
- Commissioner Bolton asked if there will be new construction in the future.
- Mr. Beer clarified the future construction plans and the plan for the outdoor area.

Public Hearing: Opened and Closed without input

Discussions Followed: without concern

Motion:

Commissioner Bolton made a motion to recommend approval of the request, as presented, with staff recommendations.

Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 5-0

- b) Request for a Zoning District Change and Zoning Development Agreement from SUI & CRO PUD to Molivia SUI & CRO ZDA for property located at 2746 E 4200 N c/o EHM Engineers, Inc. on behalf of Steve Shotwell, Molivia, LLC (PZ19-0165)

Staff Presentation:

PZ Director Spendlove presented the Request for a Zoning District Change and Zoning Development Agreement from SUI & CRO PUD to Molivia SUI & CRO ZDA for property located at 2746 E 4200 N c/o EHM Engineers, Inc. on behalf of Steve Shotwell, Molivia, LLC (PZ19-0165)

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

The zoning of this property as SUI CRO was reaffirmed with the last Area of Impact Agreement in 2004. There is no other known zoning history at this time.

This is a request for a Zoning District Change & Zoning Development Agreement from SUI & CRO PUD to Molivia SUI & CRO ZDA.

The applicant is required to obtain a ZDA when any development is located within the CRO Zone.

The applicant has declared two (2) deviations from the applicable City Code.

(1)A modification to cantilevered / overhanging elements of a home into the Canyon Rim setback. (See

Attachment 6).

(2)A modification to the parks dedication process.

The deviations from current code are not anticipated to create undue impacts to surrounding properties.

Staff does feel the language of the “cantilever setback deviation” could be made more clear and would like to work with the applicant on drafting a clearer version while maintaining the same elements requested.

If the Commission recommends approval of this request as presented, staff would encourage the following conditions:

1. Subject to continued compliance with all local, state and federal code requirement and other standards as applicable.
2. Subject to final review of the “cantilever setback deviation” language by City Staff to ensure clarity of intent

Applicant Presentation:

Dave Thibault, EHM Engineers, representing applicant, presented the request for a Zoning District Change and Zoning Development Agreement from SUI & CRO PUD to Molivia SUI & CRO ZDA for property located at 2746 E 4200 N. He stated this is an eighty (80) lot residence subdivision. He stated this is located on county land in the city area of impact area. Mr. Thibault explained the path dedication and overhang exception.

PZ/Questions & Comments:

- Commissioner Bolton asked if the lots can be specified by lot # to be allowed to have the fifteen (15) foot overhang.
- PZ Director Spendlove stated the site map provided is not the actual plat map, so the lot numbers on the map may change with the official plat. The lots affected are along the Canyon rim setback line only, requiring the fifty (50) ft. setback.
- Commissioner Detweiler asked about the amount of ground dedicated to the common area.
- PZ Director Spendlove clarified the portion of land dedicated to a trail would be equal to or greater to the required of a park.
- Commissioner Detweiler asked about BLM ground nearby.
- PZ Director Spendlove stated the land in question is privately owned, with City owned properties nearby.
- Commissioner Musser asked about the connectivity of the proposed trail.
- Mr. Thibault stated they are still working on the design.
- Mr. Thibault stated they are happy with staff conditions, and working with staff on verbiage.

Public Hearing: Opened and Closed without input

Discussions Followed: without concern

Motion:

Commissioner Hansen made a motion to recommend approval of the request, as presented, with staff recommendations.

Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 5-0

- c) Request for a Zoning Title Amendment to repeal and replace City Code 10-8-4, 10-8-5, and 10-17-3 Administration and Enforcement Regulations c/o City of Twin Falls Planning and Zoning Department (PZ20-0002).

Staff Presentation:

PZ Director Spendlove presented the Request for a Zoning Title Amendment to repeal and replace City Code 10-8-4, 10-8-5, and 10-17-3 Administration and Enforcement Regulations c/o City of Twin Falls Planning and Zoning Department (PZ20-0002).

The process for Zoning Title Amendments shall follow Title 10 Chapter 14.

A public hearing with the Planning and Zoning Commission shall be held, their recommendation is then forwarded to the City Council for a final decision to take place after a public hearing is held.

The issue of which entity receives, reviews and issues permits in the Area of Impact has been decided by the County previously. They have authority over these matters for all lands located outside City limits. Our proposed code change is in response to their previous decision.

The modification of the makeup of our Planning Commission is a result of recent research into complying with State Statute 67-6526-(g). We are required to have proportional representation on our Planning and Zoning commission for the ratio of residents within the City Limits vs area of impact. By our accounts, the current makeup of two (2) area of impact commissioners on a nine (9) member board is an over representation. By going to one (1) in seven (7), we are more in line with the ratio required by State Statute.

The Commission is tasked with making a recommendation to the City Council. The Commission may recommend approval as presented, approval with conditions, denial, or table the item for more information.

Public Hearing: Opened and Closed without Input

Discussions Followed: without concerns

Motion:

Commissioner Detweiler made a motion to recommend approval of the request, as presented, with staff recommendations.

Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 5-0

5) Upcoming Meeting(s)

- a) Tuesday, February 25
Monday, March 2 - Joint Work Session with City Council (Title 10 Code Rewrite)

6) Adjournment

The meeting adjourned at 6:53 pm



Date: Tuesday, February 25, 2020
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning and Zoning Director

INFORMATIONAL

Request:

Request for a Zoning District Change & Zoning Development Agreement from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11 c/o EHM Engineers, Inc. on behalf of Bach Homes. (PZ20-0001)

Time Estimate:

10-15 minutes between staff and the applicant.

Background:

This property has previously been approved through the ZDA Public Hearing process in November - December 2019, to construct a Multi-Family project on the property. It included extra height provisions for certain buildings in the CRO Zone.

During the subsequent review period for potential building permits. It was determined the project was going to come up short on the required number of parking spaces per city code. The owner is now seeking to amend the ZDA to address the parking ratio to be more inline with the demand they experience with these types of developments.

Approval Process:

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Budget Impact:

NA

Regulatory Impact:

The previous ZDA approval is still intact and the prior conditions of approval for that action are also remaining. This specific request, if approved, would allow for additional housing types along Canyon Crest Drive, and modify the parking requirement.

History:

This property is part of the Westpark No. 11 Subdivision, which was recorded in December of 2019. The original ZDA, which included additional height for buildings in the CRO Zone, and other items associated with the development, was approved by City Council in December 2019 with conditions. The ordinance for that decision has not yet been recorded. However, that decision still stands, and the

conditions placed by the Council will be included in the final recorded ZDA Document.

Analysis:

This is a request for a Zoning District Change and Zoning Development Agreement (ZDA) for The Bach Homes ZDA, in the Northbridge No. 2 PUD. The property, if approved, would be rezoned from C-1 & C-1 CRO PUD to C-1 & C-1 CRO ZDA.

Since the original decision, and its associated conditions of approval shall remain intact, this request has minimal modifications to current requirements. This request is to allow triplexes, and duplexes as a permitted use, and modify the parking requirement for the development as a whole.

The Master Development Plan is not being modified from the original approval.

Staff comments on this request are as follows: The additional housing types will allow for a possible diversification of housing opportunities and falls inline with our Comprehensive Plan objectives. The parking modification is consistent with a trend we are seeing with multi-family developments and we do not foresee a substantial detrimental impact with the number of spaces they are proposing for the overall development.

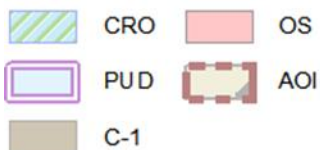
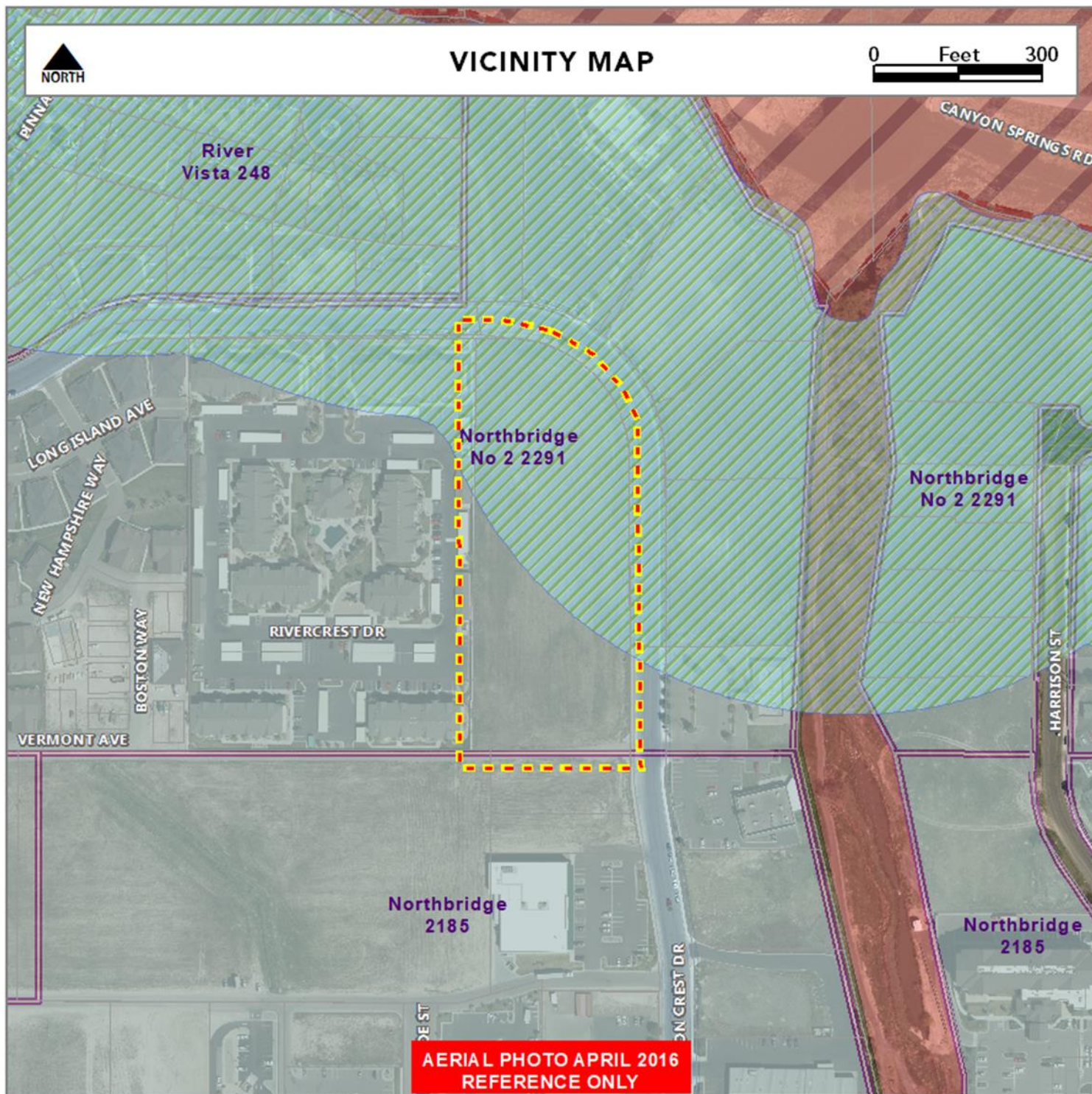
Conclusion:

If the Commission determines the proposed request appropriate, you may recommend approval to the City Council, as presented, subject to the following conditions.

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to the conditions placed by City Council upon the original ZDA approval remaining intact.

Attachments:

1. Vicinity Map
2. Applicant Narrative
3. ZDA Document
4. Conceptual Master Development Plan MDP
5. Building Elevations
6. Site Photos



Current Zoning: C-1 PUD & C-1 PUD CRO Existing Land Use: Vacant

Comprehensive Plan: Mixed Use

Proposed Land Use: Multi-Family Residential

Surrounding Zoning Designations & Land Use(s)

North: Canyon Crest Dr.; C-1 PUD CRO: Commercial

East: Canyon Crest Dr.; C-1 PUD; Commercial & Vacant

South: C-1 PUD, Commercial

West: C-1 PUD, Multi-Family Residential

Applicable Regulations

10-4-8, 10-4-19, North Bridge No. 2 PUD, 10-6

WESTPARK COMMERCIAL SUBDIVISION NO. 11
BACH HOMES ZDA AMENDMENT
APPLICATION NARRATIVE

3.a. The reason for the request is to provide clarify the intent of the original agreement and master plan. The original master plan and accompanying elevations depicted triplex and duplex units although the ZDA documents did not point that out. The original parking count was also depicted which requires approval due to counts being slightly less than those required by code. It's important to note that cross-use parking will be allowed with the previously constructed Rivercrest apartments facility. The new residential development on Lot 1, Block 1 has 105 residential units with a total of 130 available parking spaces, driveways able to accommodate 24 vehicles, and garages able to accommodate 40 vehicles. The existing development to the west has 180 total residential units with a total of 194 available parking spaces, carports able to accommodate 175 vehicles, and garages able to accommodate 24 vehicles.

3.b. The current ZDA and master plan are being submitted. The ZDA depicts highlighted changes. The master plan depicts only a change in the parking lot showing landscape islands required by the parking ordinance.

3.c. This change does not affect the development from what was original intended, it only clarifies the units and parking counts required as originally depicted.

3.d. The changes to the ZDA are minor and the master plan submitted is as originally approved. The ZDA has changes that depict items that were originally depicted but not clarified in the document. These changes should not have any effect on the surrounding area from what was originally approved.

Bach Homes ZDA

A C-1 & C-1 CRO Mixed-use Residential & Commercial Zoning Development Agreement Amendment

This Zoning Development Agreement (ZDA) **Amendment** is made and entered into this ____ day of _____, 20__, by and between the city of Twin Falls, State of Idaho a municipal corporation, hereinafter called "City" and Bach Homes, an Idaho General Partnership (hereinafter called "Developer") for the purpose of amending a Zoning Development Agreement for a Mixed-use Development of Residential & Commercial uses on property located West of and adjacent to Canyon Crest Drive, North of Pole Line Road, known as Westpark Commercial No. 11 a PUD.

NOW THEREFORE:

1. All future development, improvements, and uses shall conform to the standards and regulations of the Twin Falls City Code Title 10 – Chapter 4 – Section 8; Commercial Highway District or as amended, and City Code Title 10 – Chapter 4 – Section 19; Canyon Rim Overlay District or as amended, and all references to other sections therein including the following deviations:

2. C-1, Commercial Highway District modified as follows; and the CRO, Canyon Rim Overlay modified only where applicable;

a. Permitted uses;

- i. Residential 1. Dwellings – fourplexes, **triplexes, and duplexes**

b. Special uses;

i. Miscellaneous

1. Any Permitted or Special non-residential use requesting hours of operation outside the hours of seven o'clock A.M. (7:00 A.M.) to ten o'clock P.M. (10:00 P.M.)

c. Prohibited uses; i. Animal Hospital - Large Animal

- ii. Bulk Fuel Sales
- iii. In Home Day Care Centers
- iv. Cemeteries
- v. Fairgrounds
- vi. Go Cart Tracks
- vii. Jails, Detention Centers, Or Work Release Centers
- viii. Judicial Facilities
- ix. Outdoor Amplified Sound systems (permanent
- x. Outdoor Theaters
- xi. RV And Camping Parks
- xii. Shelter Homes and/or Facilities
- xiii. Stand Alone Drug and Alcohol Treatment facilities
- xiv. Tattoo Parlors
- xv. Zoos

d. Property Development Standards

i. Building Height;

1. No building shall exceed a height of sixty (60) feet unless authorized by the City of Twin Falls through the "Additional Height Process".

ii. Landscaping;

1. A ten-foot (10') landscaping buffer directly behind the sidewalk shall be installed along Canyon Crest Drive. This buffer shall adhere to tree and bush counts as noted in City code Title 10, Chapter 11, Section 2.

Bach Homes ZDA

A C-1 & C-1 CRO Mixed-use Residential & Commercial Zoning Development Agreement Amendment

a. Trees and shrubs may be grouped, with a maximum of seventy-five feet (75') between groupings

2. A ten-foot (10') landscaping buffer shall be installed between commercial uses and residential uses. This buffer shall adhere to tree and bush counts as noted in City code Title 10, Chapter 11, Section 2.

a. Trees and shrubs may be grouped, with a maximum of seventy-five feet (75') between groupings

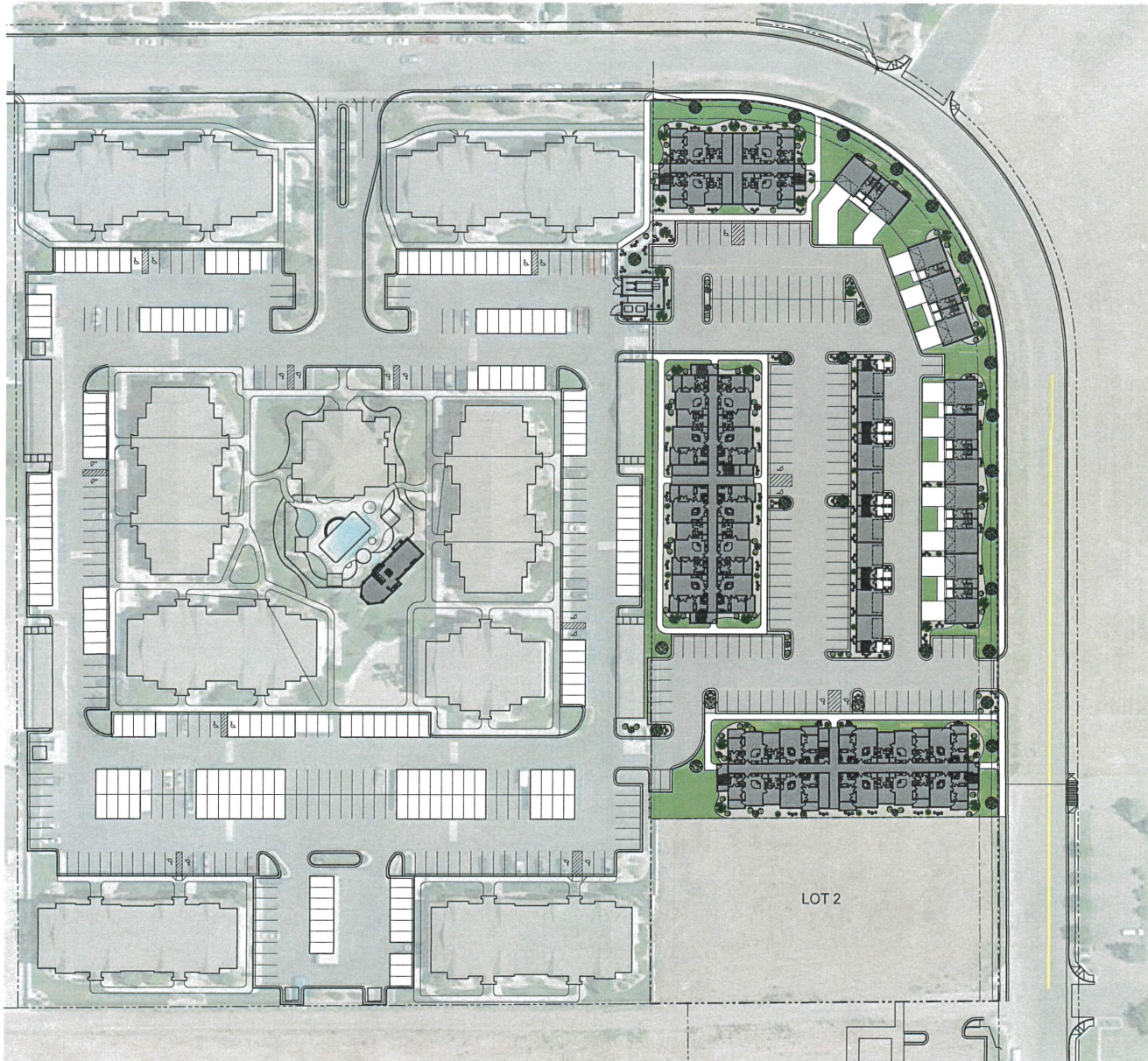
b. This buffer shall also include a screening fence.

iii. Parking;

1. Parking shall be in conformance and per the counts shown on the attached "Exhibit B". The residential development within Lot 1 as depicted on "Exhibit B" contains 125 standard parking stalls, 5 accessible parking stalls, and 24 driveway stalls serving 105 total residential units with several units having garages.

e. Signs

i. Each vehicular entrance to the development may have one development sign, not to exceed one hundred (100) square feet. However, the number of development signs shall not exceed three (3) and must be 100 feet (100') or more apart. Development signs shall not be internally illuminated. The maximum height of the development sign shall not exceed ten (10) feet as measured from the adjacent top of curb.



RIVERCREST 2

"EXHIBIT B" AMENDED MASTER DEVELOPMENT PLAN - SCALE: 1"=40'

BACH HOMES
11650 South State Street,
Suite 300
Draper, Utah 84020
(801) 727-8300
www.bachhomes.net

AN APARTMENT COMMUNITY BY
BACH HOMES
THE BACH HOMES IS A REGISTERED SERVICE MARK OF BACH HOMES, INC.

"EXHIBIT B" MASTER
DEVELOPMENT PLAN

DRAWN: PG 131211
REVISION: -

SHEET NO.



BUILDING J - FRONT & BACK ELEVATION

NOT TO SCALE

Rivercrest Apartments - Proposed Addition
Twin Falls, ID

Building J





1
CE-102/ 1/8" = 1'-0"

BUILDING K - FRONT & BACK ELEVATION



2
CE-102/ 1/8" = 1'-0"

BUILDING L - FRONT & BACK ELEVATION

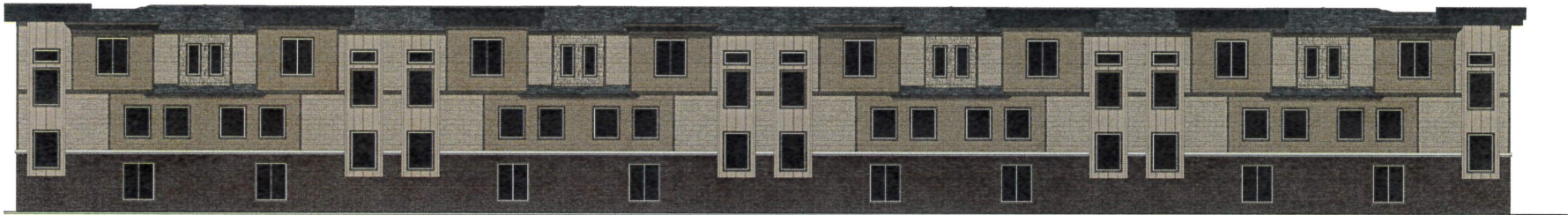
Rivercrest Apartments - Proposed Addition
Twin Falls, ID

Building's K & L



1
1/8" = 1'-0"

BUILDING M - FRONT ELEVATION



2
1/8" = 1'-0"

BUILDING M - BACK ELEVATION



BUILDING P - FRONT ELEVATION

1
CE-104 1/8" = 1'-0"



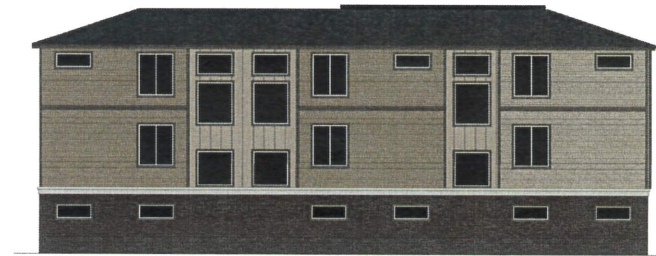
BUILDING P - BACK ELEVATION

2
CE-104 1/8" = 1'-0"



1
CE-105L 1/8" = 1'-0"

BUILDING Q - FRONT ELEVATION



2
CE-105L 1/8" = 1'-0"

BUILDING Q - BACK ELEVATION



3
CE-105L 1/8" = 1'-0"

BUILDING R - FRONT ELEVATION



4
CE-105L 1/8" = 1'-0"

BUILDING R - BACK ELEVATION



SE Corner looking NW



SW Corner looking NE



NE Curve Looking SW



NW Corner looking SW