

ORDINANCE NO. 100-23

**AN ORDINANCE ZONING IDENTIFIED PROPERTY
AND AMENDING THE ZONING MAP**

WHEREAS, the City Planning Commission has heretofore held a public hearing upon request 22-11-23 to zone certain property hereinafter described, and, having considered said request, recommended on November 14, 2023, that said change be made;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF DIRECTORS OF THE

CITY OF FORT SMITH, ARKANSAS:

That the following property to-wit:

Part of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) Section 6 and Part of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) Section 7, All in Township 7 North, Range 31 West, Fort Smith, Sebastian County, Arkansas, being more particularly described as follows:

Commencing at the Southeast Corner of said Section 6; thence N 87°13'45" W, 334.55 feet along the South line of said Section 6 to the West right of way line of Wells Lake Road being the Point of Beginning; thence 59.12 feet along the Arc of a curve in said right of way line to the left having a Chord Bearing S 25°21'41" W, 59.12 feet and a Radius of 1737.19 feet to an existing rebar; thence 45.99 feet along the Arc of a curve to the right having a Chord Bearing S 68°23'12" W, 41.61 feet and a Radius of 30.00 feet to an existing rebar on the North right of way line of McClure Drive; thence N 67°42'44" W, 121.76 feet along said North right of way line to an existing rebar; thence 400.63 feet along the Arc of a curve in said right of way line to the left having a Chord Bearing N 77°00'20" W, 398.88 feet and a Radius of 1235.00 feet to an existing rebar; thence leaving said right of way line of McClure Drive N 03°06'28" E, 146.35 feet to an existing rebar; thence N 16°59'53" E, 194.15 feet to an existing rebar; thence N 30°53'18" E, 121.18 feet to an existing rebar marking the Southwest corner of Brownwood Life Care Center Lot 1; thence S 79°29'35" E, 315.46 feet along the South line of said Lot 1 to an existing rebar; thence S 59°14'45" E, 333.24 feet to an existing rebar on the West right of way line of Wells Lake Road marking the Southeast corner of said Lot 1; thence along said West right of way line S 30°53'12" W, 179.11 feet; thence 138.19 feet along the Arc of a curve in said right of way line to the left having a Chord Bearing S 28°36'55" W, 138.15 feet and a Radius of 1737.19 feet to the point of beginning, containing 5.95 acres in said Section 6 and 0.241 acre in said Section 7, in Aggregate containing 6.19 Acres, more or less, being subject to public road rights of way and any easements of record.

more commonly known as 7600 Wells Lake Road should be and is hereby zoned to a Planned Zoning District (PZD). The approved zoning classification is based and conditioned upon the Planned Zoning District provisions of Section 27-341 of the Unified Development Ordinance and the Planned Zoning District Project Booklet reviewed by the Fort Smith Planning Commission and approved hereby, which Project Booklet shall be filed in the office of the City Clerk.

The zoning map of the City of Fort Smith is hereby amended to reflect said zoning.

PASSED AND APPROVED THIS 19th DAY OF December, 2023.

ATTEST:

Shari Gaud
City Clerk

APPROVED:

Ar B
VICE Mayor Armando Perez

Approved as to form:

Jimmy Linfield
Publish One Time

**THE DISTRICT
PROJECT BOOKLET
PLANNED ZONING DISTRICT APPLICATION**

**PROJECT: THE DISTRICT
AN ADDITION TO THE CITY OF FORT SMITH
SEBASTIAN COUNTY, ARKANSAS**

**LOCATION: PART OF SECTION 6 AND PART OF SECTION 7
TOWNSHIP 7 NORTH, RANGE 31 WEST
CHAFFEE CROSSING OF FORT SMITH
SEBASTIAN COUNTY, ARKANSAS**

**DEVELOPER: ERC CREATE LLC
9301 R.A. YOUNG JR. DRIVE, SUITE 104
FORT SMITH, ARKANSAS 72916
PHONE: 479-478-5103**

**SUBMITTED TO: CITY OF FORT SMITH
623 GARRISON AVENUE
FORT SMITH, ARKANSAS 72902**

**ENGINEERS: BRIXEY ENGINEERING & LAND SURVEYING, INC.
P.O. BOX 6180
FORT SMITH, ARKANSAS 72906**

November 2023

RONALD BRIXEY
ARK. REG. P.E. NO. 4456

PLANNED ZONING DISTRICT
CERTIFICATION STATEMENT
Application updated July 2021

The **ERC Create, LLC**, applicant for the property located at **7600 Wells Lake Road**, does hereby certify that the Project Booklet for a Planned Zoning District complies with the City of Fort Smith's Planned Zoning District Regulations as defined in Section 27-341 of the Fort Smith Unified Development Ordinance

We hereby agree to the terms and conditions with the Project Booklet, and request the City of Fort Smith to approve the zoning.

Signature: **Ron Brixey** Digitally signed by Ron Brixey
Date: 2023.10.11 13:27:20
-05'00'

Name: **Ron Brixey**

Date: **10/11/2023**

**THE DISTRICT
PROJECT BOOKLET
PLANNED ZONING DISTRICT APPLICATION**

- 1. A pre-application conference was held on October 17, 2023, 2023; A neighborhood meeting was held on October 30, 2023.**
- 2. The application fee of \$350 will be paid by the owner.**
- 3a. Reason for requesting the zoning change and how the proposal fulfills the intent/purpose of the Planned Zoning District.**

The subject property is currently not zoned. A change in zoning is needed to allow the development of a walkable community of mixed usage. A Planned Zoning District will allow flexibility in standards to accommodate mixed residential, office spaces, retail spaces, and food service facilities. It will allow the development to utilize design standards that meet or exceed the minimum required by the UDO.

- 3b. Current ownership information (landowner/applicant and representative if applicable) and any proposed or pending property sales.**

ERC Create, LLC, 9301 R.A. Young Jr. Drive, Fort Smith, Arkansas 72916
Phone 479-478-5103.

Representative, Ron Brixey, Brixey Engineering & Land Surveying, Inc., 5223 East Highway 45, Fort Smith, Arkansas 72916
Phone 479-646-6394.

- 3c. Comprehensive description of the scope, nature, and intent of the proposal.**

The PZD will include an area of approximately 6.195 acres located on the Northwesterly corner of the intersection of McClure Drive and Wells Lake Road.

The property has a Land Use classification of Chaffee Crossing Mixed Use Residential/Commercial/Office.

The proposed PZD uses includes mixed residential and mixed-use neighborhood commercial development including office spaces, retail spaces, and food service facilities.

The intent is to provide an aesthetically pleasing walkable community.

3d. General project scope:

i. Street and lot layout – A mixed-use development including 5 Lots for commercial purposes, 6 Lots for multi-family residential purposes, and a Tract reserved for a Detention Pond are proposed. Mutual Access and Parking Easements will provide 24 foot minimum width drive aisles for access to all parking areas. Drive aisles adjacent to three-story buildings will have a minimum width of 26 feet.

The proposed vehicle use area will be paved with permeable pavement with curb & gutter.

The proposed lots will have a minimum area of 5000 square feet and a minimum width of 50 feet.

The proposed setback lines will be as follows:

Front Yard (Street) Lots 3-7= 20 feet/Lots 1,2,8-11 = 0 feet

Rear Yard = 5 feet

Interior Side Yard = 5 feet

Street Side/corner = 20 feet

Minimum Street Frontage = 0 feet

Access to the site will utilize two entrances, one entrance from McClure Drive and one entrance from Wells Lake Road.

McClure Drive is classified as a Major Collector Street by the Master Street Plan. It is currently a 38 foot wide, two lane, concrete street in excellent condition.

Wells Lake Road is classified as a Major Collector Street by the Master Street Plan and has a designated 80 foot wide right of way. It is currently a 22.5 foot wide, two lane, asphalt street.

ii. Site plan showing proposed improvements. New construction will comply with Section 27-602-4 of the UDO and the Chaffee Crossing Design Standards.

iii. Buffer areas, screening, and landscaping. All development will comply with the landscaping and screening requirements of Section 27-602-3 of the UDO and the Chaffee Crossing Design Standards. Landscaping will be irrigated.

iv. Storm water detention areas and drainage

All drainage and detention will comply with the City of Fort Smith 2011 Drainage Standards. It is proposed to make the detention pond a “wet” pond with a fountain.

v. Undisturbed natural areas

No undisturbed natural areas are proposed.

vi. Existing and proposed utility connections and extensions

Water services and fire protection will be provided by privately owned main lines running through the property as depicted on the Development Plan drawing. The proposed interior water main lines will connect to the existing 12 inch ductile iron water main located to the south within the right of way of McClure Drive. Fire hydrants will be provided as required by the Fire Code. This will be classified as a Sub-Metered Lot by the Arkansas Department of Health.

Access to the existing 8-inch sewer line located to the west of the property will be provided by a public 8-inch main. This extension will be located within a dedicated easement.

Electric service, gas service, and telephone service lines are proposed to be located underground in the utility easements delineated on the Development Plan.

vii. Development and architectural design standards

Development and architectural design standards will comply with the requirements of UDO Section 27-602-4 and the Chaffee Crossing Guidelines providing 100% high-quality materials on each façade.

All dumpsters will be screened with brick veneer or other acceptable masonry units with opaque wood or metal gates.

Site lighting will meet the UDO and FCRA lighting guidelines.

viii. Building elevations – All buildings will comply with Section 27-602-4 of the UDO and Chaffee Crossing Design Guidelines and be 100% high-quality materials.

ix. Proposed signage (type and size)

All signage will comply with Section 27-704-3 of the UDO and Chaffee Crossing Design Guidelines but will be limited to monument style and façade signage

3e. Proposed development phasing and timeframe

The development is proposed to be constructed in one phase.

The schedule for construction to begin will be determined based on acceptance of preliminary plans with completion date expected to be 12 to 18 months from the start of construction.

All dates are approximate.

3f. Identify land use designations

The Chaffee Crossing current land use designation is “Mixed Use: Residential/Commercial/Office”.

3g. Identify area and bulk regulations

Bulk and Area requirements for the PZD are as shown below.

Min. Lot Size	5000 s.f.
Min. Lot Width at BSL	50 feet
Max. Lot Coverage	60%
Max. Height	40 feet
Addnl. Height	see 27-404 D. of the UDO

Setbacks	Front Yard (Street) = 20 feet
	Rear Yard = 5 feet
	Interior Side Yard = 5 feet
	Street Side/corner = 20 feet
	Minimum Street Frontage = 0 feet
	Minimum Bldg Separation 10 feet – per current fire code

Rowhouse and zero lot line houses will comply with UDO Section 27-411.1, Residential Single Family row house and zero lot line district (RS-5).

3h. A chart comparing the proposed planned zoning district to the current zoning district requirements (land uses, setbacks, density, height, intensity, bulk and area regulations, etc.)

Comparison is between the proposed PZD restrictions and the FCRA Mixed Use Residential/Commercial/Office restrictions.

	PZD	FCRA
Density	30 DU/Acre 32000 sf Commercial Bldg	30 DU/Acre (Based on Transitional) Com. Bldg. Size Not Restricted
Min. Lot Size	5000 sf	3600 sf
Min. Lot Width at BSL	40 feet	40
Max. Lot Coverage	60%	NOT SPECIFIED
Max. Height	40 feet	3 STORY
Addnl. Height	see 27-404 D. of the UDO	NOT SPECIFIED

Setbacks		Res	Non-Res
Front	20/0 feet	20 feet	NONE
Side	5 feet	10'/5'	NONE
Street side/corner	20 feet	20 feet	NONE
Back	5 feet	10 feet	25' w/alley
Minimum Street Frontage	0 feet	NO SPEC	NO SPEC
Minimum Bldg Separation	10 feet	NO SPEC	NO SPEC

PZD Landscaping

Perimeter Landscaping

Front 20 feet wide, 1 tree & 10 shrubs every 40'

Sides & Back NONE

Building Landscaping 1 Shade Tree/Lot in addition to perimeter landscaping. Min. one tree in open green space.

Parking Lot Screening and Landscaping is to comply with FCRA Master Development Guidelines “Site Design and Development Standards for Mixed Use: Residential/Commercial/Office” land use classification.

3i. A chart comparing the proposed land uses and the zoning district(s) where such land uses are permitted.

See Chart 1 - PZD Permitted Land Uses vs. Existing Zone Designations.

3j. A chart articulating how the project exceeds the UDO requirements (ex. Increased landscaping, increased high-quality materials on the façade, etc.).

The project will exceed the UDO requirements as follows:

1. Landscaping

The perimeter landscaping strip across the front will be 20 feet wide - UDO requires 10 feet wide

Perimeter landscaping will include one tree and 10 shrubs every 40 feet - UDO requires one tree and 10 shrubs every 50 feet

Building landscaping will include 1 Shade Tree/Lot in addition to perimeter landscaping - UDO does not require building landscaping

Parking Lot Screening and Landscaping will comply with FCRA requirements as described in the Development Guidelines - UDO requirements are not as stringent

2. Exterior building materials

100% of the exterior building materials will be high-quality materials

UDO requires 51%

3k. Statement of how the development will relate to the existing and surrounding properties in terms of land use, traffic, appearance, and signage.

The PZD will include an area of approximately 6.195 acres located on the northwesterly corner of McClure Drive and the Wells Lake Road intersection.

Land Use

The property has a current Land Use classification of FCRA Mixed Use Residential/Commercial/Office.

The proposed development will provide a community feel to a walkable mini-neighborhood and provide access to useful amenities to neighboring properties including the existing walking trail. Adequate parking shall be provided including bicycle racks and handicap accessibility.

Proposed PZD uses include Multi-family housing, Office spaces, Retail spaces and a Trailside refreshment center with outdoor patios among other options as listed in the use matrix.

Adjacent properties are currently used as a place of worship to the South and an assisted living facility to the North. The proposed PZD development should have a limited but positive impact on the adjacent properties and their current use.

Traffic

McClure Drive is classified as a Major Collector Street. Traffic generated by the proposed development will most likely utilize a route down McClure to Massard Road which is a Boulevard. The traffic light at the intersection will minimize traffic backing up on McClure which will avoid the potential for long periods of blocked exits from properties along McClure in the vicinity of the intersection. Development of the PZD will increase traffic to a minor extent. This increase will not be sufficient to be considered adverse.

Appearance

All PZD improvements will be constructed to meet or exceed Chaffee Crossing requirements which are set up to minimize adverse effects of the appearance of new developments on surrounding properties. The appearance of building facades will be high-quality materials with visually appealing landscaping.

Signage

All signage will comply with Chaffee Crossing signage restrictions and should have no adverse impact on surrounding properties.

3l. A traffic study when required by the Engineering Department (consult with staff prior to submittal).

A traffic study will be submitted if requested.

3m. Statement of availability of water and sewer (state size of lines)

A twelve-inch water line runs along the south side of McClure Drive. This line will be tapped to provide service to the development. Also, a twelve-inch water line runs along the east side of the Wells Lake Road right of way.

An 8" Public Sanitary Sewer line exists approximately 200 feet West of the PZD Development. The proposed interior sewer main lines will connect to the existing Sanitary Sewer line by a proposed 8-inch public extension. This extension will be located within a dedicated easement.

27-400 Fort Smith Land Use Matrix

Districts		PZD	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	
P = Permitted Use C = Conditional Us A = Accessory Use																											
Size or density restrictions for any use may be noted in the district																											
Residence or Accommodation																											
Private Household																											
Single-family building																											
Structure	Accessory residential dwelling unit	P																	P	P	P	P	P	P			
	Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								
	Duplex	P								P	P	P	P	P	P	P	P	P	P								
	Guest house	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A								
	Row house	P								P							P										
	Zero lot line dwelling unit	P								P							P										
Multifamily development		P											P	P	P	P	C			P	P	P	P	P			
Heavy Consumer Goods Sales or Service																											
Cellular phone and accessory sales		P																			P	P	P	P	P	P	
Clothing and personal items (repair)		P																			P	P	P	P	P		
Computer and software shop		P																		P	P	P	P	P	P		
27-400 Fort Smith Land Use Matrix																											
Districts		PZD	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	

Durable Consumer Goods Sales or Service																										
Bicycle sales and service (no outside storage)	P																	P	P	P	P	P	P	P	P	
Bookstore	P																	P	P	P	P	P	P	P	P	
Bridal shop	P																	P	P	P	P	P	P	P	P	
Cameras, photographic supplies and services	P																	P	P	P	P	P	P	P	P	
Clothing, jewelry, luggage, shoes, accessories	P																	C	P	P	P	P	P	P	P	
Gift shop	P																	P	P	P	P	P	P	P	P	
Sewing machine store (sales & service)	P																			P	P	P	P	P	P	
Sporting goods, toys, & musical instruments	P																			P	P	P	P	P	P	
Consumer Goods, Other																										
Antique shop	C																	P	P	P	P	P	P	P	P	
Art dealers, art studio, galleries, supplies	P																	P	C	P	P	P	P	P	P	
Arts and craft shop	P																	P	P	P	P	P	P	P	P	
Flea market (indoor)																							P	P	P	
Florist shop	P																	P	P	P	P	P	P	P	P	
Hobby shop	P																	P	P	P	P	P	P	P	P	
27-400 Fort Smith Land Use Matrix																										
Districts		PZD	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2
Grocery, Food, Beverage, Dairy																										
Bakery or confectionery shop	P																	P		P	P	P	P	P	P	

	Beer, wine and liquor store (without drive-through)	C																	P	P	P	P	P	P		
	Farmer's market	P																	P	P	P	P	P	P		
	Fruit and vegetable store	P																	P	C	P	P	P	P	P	
	Grocery store or supermarket	P																	P	P	P	P	P	P	P	
	Neighborhood store	P																	P		P	P	P	P	P	
Health and Personal Care																										
	Cosmetics, beauty supplies, and perfume stores	P																	P	P	P	P	P	P	P	
	Medical appliance services	P																			P	P	P	P	P	
	Optical shop	P																			P	P	P	P	P	
	Pharmacy or drug store	P																			P	P	P	P	P	
Finance and Insurance																										
	Auto insurance claims office	P																				P	P	P	P	
	Automatic teller machine	P																			P	P	P	P	P	
	Bank, credit union, or savings institution	P																			P	P	P	P	P	
	Credit and finance establishment	P																			P	P	P	P	P	
	Fund, trust, or other financial establishment	P																			P	P	P	P	P	
	Insurance office	P																			P	P	P	P	P	
27-400 Fort Smith Land Use Matrix																										
Districts		PZD	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	ISD-2	ISD-3	ISD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	F-1	F-2
	Investment banking, securities, and brokerages	P																	P							
Rental and Leasing																										

Bar or tavern	P																	C	C	C	P	P	P									
Beer garden	P																		C	C	C	P	C									
Catering service	P																	P	P	P	P	P	P									
Microbrewery/microwinery/ microdistillery	P																	C	C	P	P	P	P	P								
Mobile food services	C																				P		P	P								
Restaurant	P																P		C	P	P	P	P	P								
Restaurant (with drive-in services)	C																			P	P	P		P								
Restaurant (with drive-through services)	C																	C	P	P	P	P	P									
Restaurant (with outdoor dining)	P																	C	C	C	C	P	C									
Specialty manufacturing	C																	C	C	P	P	C	P									
Vending	C																				P		P	P								
Personal Services																																
Barber shop/salon/spa/massage services	P																							P	C	P	P	P	P	P	P	

27-400 Fort Smith Land Use Matrix

Districts		PZD	RE3	REI	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	F-1	I-2	
Laundry, cleaner	C																				P	P	P	P		P	
Photocopy shop	P																			P	P	P	P	P	P	P	
Photography studio	P																	P		P	P	P	P	P	P	P	
Print shop	C																				P	P	P	P	P	P	P
Shoe repair shop	P																	P		P	P	P	P	P	P	P	
Tailor shop	P																	P		P	P	P	P	P	P	P	

Tanning salons	P																	P		C	P	P	P	P	P	P	P	P	P		
Tattoo/body piercing parlor	C																					P	P	P	P	P	P				
Weight loss centers	P																				P	P	P	P	P	P	P				
Pet and Animal Services																															
Animal and pet services (indoor)	C																					P	P	P	P	P	P	P	P		
Communications and Information																															
Data processing facility	C																						C	P	P	P	P	P	P		
Telecommunications and broadcasting studios	C																							P	P	P	P	P	P		
Arts, Entertainment, and Recreation																															
Performing Arts or Supporting Establishments																															
Performance theater	C																										P	P	P	P	
27-400 Fort Smith Land Use Matrix																															
Districts	PZD	RE3	REI	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	E-1	I-2						
Historical or archaeological institution	P															P															
Museum	P															P			C	C	C	C	C	P	C						
Zoos, botanical gardens, arboreta																						C	P	C	C						
Health club	C															P			C	C	P	P	P	P	P	P					
Fitness studio	P															P			P	P	P	P	P	P	P						
Indoor games facility	C																														
Natural and Other Recreational Parks																															
Park or playground (public and nonpublic)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Education, Public Administration, Health Care and Other Institutions																															

Educational Services																									
College, university, or seminary	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Fine art and performance education	C															C	C	C	C	C	C	C	C		
Library or public arts complex	P			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Nursery school	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Preschool	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Primary and secondary school	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
School, business professional	C															C	C	C	C	C	C	C	C		
School, technical or trade	C																				C	C	C		
27-400 Fort Smith Land Use Matrix																									
Districts	PZD	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2
Police station																		C	C	C	C	C	C	C	C
Police substation (no incarceration)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	P	P	P	P	P	P	P
Health and Human Services																									
Diagnostic laboratory testing facility	C																	C	C	C	C	P	C	P	
Doctor office and clinic	P																P	P	P	P	P	P	P	P	P
Hospital	C																C	P	P	P	P	P	P	P	P
Social Assistance, Welfare, and Charitable Services																									
Day care home (12 or less)		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C								
Religious Institutions																									

	Church, synagogue, temple, mosque	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C														
Construction-Related Businesses																																								
	Contractor's office	P																									P	P	P	P	P	P	P	P	P					
	Glass sales and service																																	P		P	P			
	Landscaping contractor																																		C		P	P		
	Sign contractor																																			C		P	P	