REZ2020-00028
Millspring Commons Apartments, LLC

Staff Report for Board of Supervisors Public Hearing
Prepared October 28, 2020

This report is prepared by the Henrico County Planning Staff to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this application. It may also be useful to others interested in this land use matter.

I. PUBLIC HEARINGS:

***Planning Commission*:**	September 10, 2020	Deferred at applicant's request
	October 15, 2020	Recommended for approval
Board of Supervisors:	November 10, 2020	Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Requested Zoning: R-6C General Residence District (Conditional)

Existing Zoning: B-2C Business District (Conditional)

Total Acreage: 16.17 acres

Proposed Use: Mixed-Use Community

Location: West line of Woodman Road approximately 240' north of its intersection with Hungary Road

Magisterial District: Brookland

Comprehensive Plan Recommendations: Commercial Concentration

Parcel No.: 773-759-5623

Zoning of Surrounding Properties:

North:	R-3AC One-Family Residence District (Conditional)
South:	B-2C Business District (Conditional), B-1 Business District, R-3 One-Family Residence District
East:	B-2C Business District (Conditional), O-1C Office District (Conditional), R-3 One-Family Residence District
West:	B-1 Business District, R-3 One-Family Residence District

III. SUMMARY OF STAFF REPORT:

This request is to conditionally rezone 16.17 acres from B-2C to R-6C to allow for the development of a mixed-use community including multifamily apartments and commercial space. A maximum of 350 residential units are proposed, and the proffered conceptual plan indicates approximately 12,000 square feet of commercial space would be constructed. Business uses are not permitted in the R-6 District, so the applicant has also submitted companion request PUP2020-00013 for the southwestern portion of the site in order to allow the proposed commercial space, including outside dining, and modify certain standards of the zoning ordinance related to density.

The 2026 Comprehensive Plan future land use designation for the site is Commercial Concentration. The proposed development is not entirely in keeping with this designation; however, it would be in keeping with the goals of recent Zoning Ordinance amendments facilitating development and redevelopment of mixed-use communities on appropriately located sites in the county. This request would provide additional housing types for the area, while still allowing for commercial uses serving the nearby community.

The applicant has provided a master plan and supporting documentation regarding the proposed development. Proffered conditions submitted with the application would provide for a level of quality consistent with other developments in the area and similar developments elsewhere in the county. Protections for adjacent residents such as limitations on the hours of construction and enhanced buffering are also provided. For these reasons, staff is generally supportive of this request.

A community meeting with both virtual and in-person elements was held on August 26, 2020. Approximately 20 residents participated in the meeting, where questions were raised regarding traffic, buffering, and building height. The Planning Commission recommended approval of this item at their October 15, 2020 meeting.

IV. LAND USE ANALYSIS AND IMPLICATIONS:

The subject site consists of the Laurel Park shopping center, which includes one multi-tenant building and several undeveloped outparcels. The shopping center building is located on the western portion of the subject site, perpendicular to Hungary Road. The Brandon Forest neighborhood, zoned R-3AC, is to the north, and the Laurel Park and Windclif subdivisions, zoned R-3, are located to the west and east, respectively. To the south are several smaller retail buildings, zoned B-2C and B-1, and the Laurel Dell neighborhood, zoned R-3.

Laurel Park was developed beginning in 1964, and totals approximately 53,000 square feet of retail space. Much of the shopping center is currently vacant. The applicant proposes to conditionally rezone the site to R-6C to develop a master-planned community with up to 350 apartment units, including two 3-story multifamily buildings with a total of 278 units and 72 townhouse-style apartments. A companion provisional use permit request, PUP2020-00013, has been filed to allow for a mixed-use master plan incorporating commercial uses along Hungary Road as shown on the proffered conceptual plan. The proffered conceptual plan indicates the development would use the same general access points that currently exist, although the entrances may shift to accommodate required right turn lanes. Amenity spaces would be provided in both of the larger apartment buildings, one of which would include an interior courtyard with a pool. All residential buildings

would be 3 stories in height. This height would be consistent with a recent request on the site, REZ2020-00005, which proposed townhouses on a large portion of the property. That request was recommended for approval by the Planning Commission but was withdrawn prior to consideration by the Board of Supervisors.

The retail portion of the development, fronting Hungary Road, would include a surface parking area between the building and the roadway, generally consistent with the existing retail building in that location. Commercial uses allowed in the B-1 and B-2 Districts could be located in the proposed commercial space. An outdoor patio would be provided to the rear of the retail building and would be easily accessible to the multifamily building closest to Hungary Road. Because the commercial uses would be regulated by the companion PUP request, additional analysis and proposed development conditions are discussed in the staff report for that request.

Surface parking for the apartment units is also proposed, except that the townhouse-style apartments would include rear-loaded garages in each unit. Serving the townhouse-style units via alleys would allow for the units to front on Woodman Road as well as several pedestrian walks and open space areas. In addition to the pool and courtyard, the concept plan shows a large park area and extensive walking trails throughout the development. This park area was expanded by the applicant to allow the applicant to preserve a large oak tree near the site's Woodman Road entrance.

The concept plan and architectural renderings have been provided. The applicant has also submitted proffers addressing site development features such as underground utility lines, best management practice facilities, building materials, sound suppression, and exterior lighting. Limitations on the hours of construction have also been proffered, as have enhanced buffers along the western and northern property lines, which should minimize impacts on adjacent residents. To address previous concerns raised by staff, the applicant has also addressed items such as internal landscaping, street connections to the adjacent neighborhood, and timing of construction and debris removal from the site. Other limitations and requirements are included in the conditions of the companion PUP request, and will provide additional protections for neighbors, as well as require specific site improvements to ensure consistency with the intent of the recent Zoning Ordinance amendments.

The Department of Public Works has indicated the traffic from the proposed development could be accommodated with the construction of additional turn lanes into the site. Henrico County Public Schools has also reviewed the proposed development and indicated there is existing capacity in the middle and high schools that would serve this development. To ensure the impacts are minimized, companion request PUP2020-00013 includes recommended conditions proposing to limit three-bedroom units within the PUP area, which can increase student generation in multifamily communities.

The 2026 Comprehensive Plan recommends Commercial Concentration for the subject site, which is also in the Enterprise Zone. The residential portion of the development would not be consistent with this recommendation; however, several factors regarding the subject property and surrounding area could mean that a deviation from the plan may be warranted for this request. Since the 2026 Plan was adopted in 2009, several large retail developments have occurred to the west in the Staples Mill Road corridor. Given the existing vacancy issues within the Laurel Park shopping center, these newer developments appear to have reduced the demand for larger retail uses in the immediate area of the subject property. This means reducing the amount of retail development could be appropriate and could still support the goals of the 2026 Plan. The new retail building would continue to provide services to the existing community as well as new residents.

The request also supports the goals and objectives of the 2026 Plan to provide a variety of housing types. The redevelopment of infill sites taking advantage of existing infrastructure, services, and utilities is also a major goal of the 2026 Plan. Additionally, the proposed residential uses would not appear to negatively impact public facilities such as schools, and the anticipated traffic impacts could be accommodated. For these reasons, staff is generally supportive of this request.

The applicant has created a website for the development providing information regarding the requested rezoning and notified adjacent property owners of the website so they can provide preliminary comments on this request. A community meeting with both virtual and in-person elements was held on August 26, 2020. At that meeting the applicant answered questions from residents related to traffic, building height, buffering and timing of construction.

The Planning Commission recommended approval of this request at their October 15, 2020 meeting.

V. COMPREHENSIVE PLAN ANALYSIS:

Comprehensive Plan Recommendation:
The 2026 Comprehensive Plan recommends Commercial Concentration for the subject site. While not fully consistent with this designation, the addition of residential uses would serve other goals of the Comprehensive Plan, and the proposed commercial uses would be consistent with the future land use designation for the site.

Vision, Goal, Objectives, and Policies:
This request is most consistent with the following goals, objectives, and policies of the 2026 Comprehensive Plan.

- Land Use & Community Character Objective 3: Encourage new growth and development that takes into account location and availability of infrastructure and services.
- Land Use & Community Character Objective 8: Encourage diverse mixtures and forms of development to support the economic tax base of the county.
- Land Use & Community Character Objective 16: The County will increase the quantity of housing units near employment centers.
- Land Use & Community Character Objective 22: The County will encourage complementary multi-family residential areas that enhance overall land use development through their proximity to an arterial roadway, shopping areas and primary service facilities.

VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:

Major Thoroughfare and Transportation:
The following is the approximate number of new trips expected by the proposed residential development:

Total weekday trips = 2720 (1360 in, 1360 out)

Right turn lanes will need to be installed at each access point. A left turn lane will need to be added to Hungary Road at any proposed access point. Driveway spacing must meet Access Management Standards. Sidewalks will need to be installed along the roadways that front the parcel. There should be no connection to Shecardee Lane.

Drainage:

- All proposed improvements must comply with all applicable Public Works plan of development requirements.
- The site must comply with applicable stormwater quality and quantity requirements.
- No more than 82 residential units are allowed upon a single access point
- Traffic Engineering will determine if any right-of-way dedication or road improvements are required.
- Based on GIS, Waters of the U.S. and/or hydric soils are present (indicating possible wetlands). Corps of Engineers and DEQ permits may be required.
- The site is located within 50/10 detention area and must comply with applicable regulations.

Public Utilities:

Water is in Woodman Rd and Hungary Rd. Sewer will need to be rerun along Paragon Dr about 1800 ft to existing 36" sewer. The proposed use may produce flows that will exceed the projected flows based on the 2026 Land Use Plan. Therefore, an analysis of the downstream sewer system may be required to determine if upgrades to the sewer are needed. The developer will be required to make any needed improvements.

Department of Community Revitalization:

No comment on this request.

Schools:

Comments: The plan allocates 350 multi-family units. The residence will be in the following attendance zones:

School Level	School Name	2019-20 Membership	Functional Capacity	Apartment Student Yield Ratios Per 100 units	Total Student Yield*
Elementary	Trevvett	518	550	24.7	86.45
Middle	Brookland	937	1,058	10.1	35.35
High	Hermitage	1,594	1,976	10.7	37.45

Student yield information is created using student yield data for similar developments. Apartments in the Brookland District, per 100 units, yield 24.7 elementary students, 10.1 middle school students, and 10.7 high school students.

Based on September 30, 2019 membership and capacity figures shown above, Trevvett Elementary is currently at 94.2% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 86.45 elementary students. Over the next five years, membership/capacity ratios for Trevvett Elementary are expected to grow to 100% of capacity. Relief will potentially be provided by the new school addition to Holladay Elementary scheduled to open in the fall of 2021; however, redistricting, trailers, and/or other capacity relief options will be needed in the future at the elementary school level. Brookland Middle is currently at 88.5% of capacity. The analyses shown above indicates the proposed development would potentially yield 35.35 additional middle school students. Over the next five years, membership/capacity ratios for Brookland Middle are expected to stay below 95% of capacity. Hermitage High is currently at 80.7% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 37.45 high school students. Over the next five years, membership/capacity ratios for Hermitage High are anticipated to stay under 95% of capacity.

Division of Fire:
The road width serving the town homes will require one road along the longest side of the buildings to be a minimum of 24' in order to allow aerial apparatus access. Exterior access to all portions of the 1st floor within 150' feet is also required by the Virginia Statewide Fire Prevention Code. The proposed masterplan may not be able to meet this requirement for all townhome buildings. These issues will be addressed at time of POD review.

Division of Police:
The applicant is encouraged to contact and work with the Community Services Unit with the Police Division for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts as a plan of development (POD) is drafted for submission to the County for review.

Recreation and Parks:
No park or recreation facilities, historical, archeological or battlefield impact.

Libraries:
No comment on this request.

Topography and Land Characteristics Adaptability:
There are no known topographical or environmental constraints that would impact development of the site.

Proffers for Conditional Rezoning

County of Henrico, Virginia

4301 E. Parham Road, Henrico, Virginia 23228
Henrico Planning Web Site: http://www.henrico.us/planning
Mailing Address: Planning Department, P.O. Box 90775, Henrico, VA 23273-0775 Phone (804) 501-4602 Facsimile (804) 501-4379

☑ Original ☐ Amended **Rezoning Case No.** REZ2020-00028 **Magisterial District** Brookland

Pursuant to Section 24-121 (b) of the County Code, the owner or duly authorized agent* hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

Andrew M Condlin / Andrew M Condlin — 9/30/2020

Signature of Owner or Applicant / Print Name **Date**

If applicant is other than Owner, the Special Limited Power of Attorney must be submitted with this application

REZ2020-00028

September 30, 2020

1. Conceptual Master Plan. Development of the Property shall be in general conformance with the conceptual plans (the "Conceptual Plan") which is page 1 of the Design Guidelines entitled "LAUREL PARK" dated August 26, 2020 and attached hereto (see case file) (the "Design Guidelines"), which Conceptual Plan and Design Guidelines are conceptual in nature and may vary in detail, unless otherwise requested and specifically approved at the time of Plan of Development.

2. Development Standards: Development of the Property shall be subject to the following development standards, unless otherwise approved at the time of Plan of Development:

   a. Architectural Treatment.

      1. Multi-Family. Any multi-family buildings constructed on the Property ("Building 1" and "Building 2" on the Conceptual Plan) shall be substantially similar to the style and design of the renderings on pages 5-8 of the Design Guidelines.

      2. Townhome. Any attached townhome building constructed on the Property ("Townhomes" on the Conceptual Plan) shall be substantially similar to the style and design of the renderings on pages 9-10 of the Design Guidelines.

      3. Commercial. Any commercial building constructed on the Property ("Retail" on the Conceptual Plan) shall be substantially similar to the style and design of the renderings on page 11 of the Design Guidelines.

b. Exterior Materials. The exposed portion of each wall surface (front, rear and sides) of any building on the Property shall be the same as exposed portions of other exterior walls of such building in architectural treatment and materials. Exposed exterior wall surfaces of all individual buildings, exclusive of windows, doors, and architectural treatments, shall be constructed of brick, stone, or cementitious siding, or a combination of the foregoing, unless different materials are specifically approved with respect to the exposed portion of any such wall at the time of Plan of Development review.

c. Underground Utilities. All utility lines on the Property shall be underground, except for junction boxes, meters, existing and/or relocated existing overhead utility lines and lines in wetland areas. Electrical Junction boxes and meters shall be screened from public view at ground level at the perimeter of the tract with use of a wall, fencing, landscaping, or such other method as may be approved at the time of Plan of Development review.

d. Parking Lot Lighting. Parking lot lighting fixtures on the New Development shall not exceed twenty (20) feet in height as measured from the grade at the base of the lighting standard, unless otherwise requested, described and specifically approved, or if required, at the time of Plan of Development review. Lighting shall be directed to minimize glare on public roads and adjacent properties. Direct embedded light poles and standards shall be prohibited. Parking lot lighting shall be reduced or turned off after business hours with the exception of minimum lighting requirements for security purposes.

e. Sound Suppression. Interior walls and floors/ceilings between dwelling units shall have a minimum sound transmission coefficient rating of 54. A cross-sectional detail, reviewed and approved by a certified architect or engineer as to the methodology to accomplish the sound coefficient rating, shall be included in the building permit application.

f. Mechanical Equipment. Mechanical equipment shall be screened from public view at ground level at the Property lines as approved at the time of Plan of Development review.

g. Construction Hours. The hours of exterior construction activities, including operation of bulldozers and other earthmoving equipment shall be permitted only between 7:00 a.m. and 7:00 p.m. Monday through Friday and 7:30 a.m. and 5:00 pm. on Saturdays, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours and

utility connections. Signs, in both English and Spanish, stating the above-referenced provisions, shall be posted and maintained at all construction entrances to the Property prior to any land disturbance activities thereon.

3. Density. There shall be no more than 350 residential units developed on the Property.

4. Buffers.

   a. Overall. Any buffer within the Property required herein shall be natural and landscaped, and may include supplemental plantings, signage, berms and/or fencing and other purposes as approved at the time of landscape plan review. Roads, drives, sidewalks, utility easements and areas (including drainage), fencing, walls, and signage shall be permitted within such buffer; provided, any new road, drive, or utility easements shall be extended generally perpendicular through such buffer unless otherwise approved at the time of Plan of Development review.

   b. Northern and Western Boundaries. A minimum 15 (fifteen) foot natural and landscaped buffer planted to the level of a transitional buffer 25 shall be provided adjacent to the northern and western boundary of the Property.

   c. Woodman Road and Hungary Road. A minimum fifteen (15) foot natural and landscaped buffer and planted at a minimum to the level of a transitional buffer 25 shall be provided adjacent to the boundary of the Property adjoining Woodman Road and Hungary Road.

5. Recreational Amenities. Recreational amenities shall include both outdoor and indoor amenities and services which shall include (a) walking trails as generally shown on the Concept Plan and as approved at the time of Plan of Development review, (b) for the outdoor areas, at least 6 or more of the following: pool, courtyard panoramic deck (overlooking pool and courtyard), children's playground and tot lot, dog park, fire pits, grilling stations, outdoor kitchens, fountains, benches and sitting areas, pergolas and covered areas, courtyards and open spaces, and such other amenities as approved at the time of Plan of Development, and (c) for the indoor spaces, at least 7 or more of the following: party room (with bar, seating space and televisions), great room (event room) with seating and bar, bike storage with bike working station, game room (with games such as billiards, shuffleboard, table tennis, and video games), children's education center, pet wash area, package center, gift wrapping station, fitness center (including yoga and group exercise areas), cyber café, business center and meeting space (conference area), climate controlled storage units, children's play area and playground,

sauna and steam room, rooftop lounge, indoor basketball and gym area, and such other amenities as approved at the time of Plan of Development. Outdoor amenities shall be phased as approved at the time of the Plan of Development review. Indoor amenities shall be provided prior to the first certificate of occupancy for a unit in Building 1 or Building 2 as shown on the Concept Plan.

6. Internal Road Landscaping. Roads and driveways within the Property shall be landscaped with street trees and other landscaping as approved at the time of landscape plan approval.

7. Shecardee Lane. There shall be no vehicular access to and from the Property from and to Shecardee Lane.

8. Construction Schedule. The existing buildings and other structures located on the Property shall be razed no later than February 28, 2022. Further, any debris from such demolition, if not otherwise used in the construction of the Property pursuant to plans approved by the County, shall be removed from the Property no later than October 31, 2022. Such dates may be extended by the Director of Planning, if unforeseen circumstances cause delay. The Applicant shall provide an update to the Director of Planning no later than May 30, 2021 and November 30, 2021 as to the schedule for development of the site.

9. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

POJECT DATA

Building 1:
3 Story Residential:
163 Units
(avg. unit = 995 S.F.)

Building 2:
3 Story Residential:
115 Units
(avg. unit = 952 S.F.)

Townhome-Style Apartments:
72 Units
(avg. unit = 1,305 S.F.)

Retail: 12,000 S.F.

Parking:
415 provided

TOTAL UNITS: 350

LAUREL PARK

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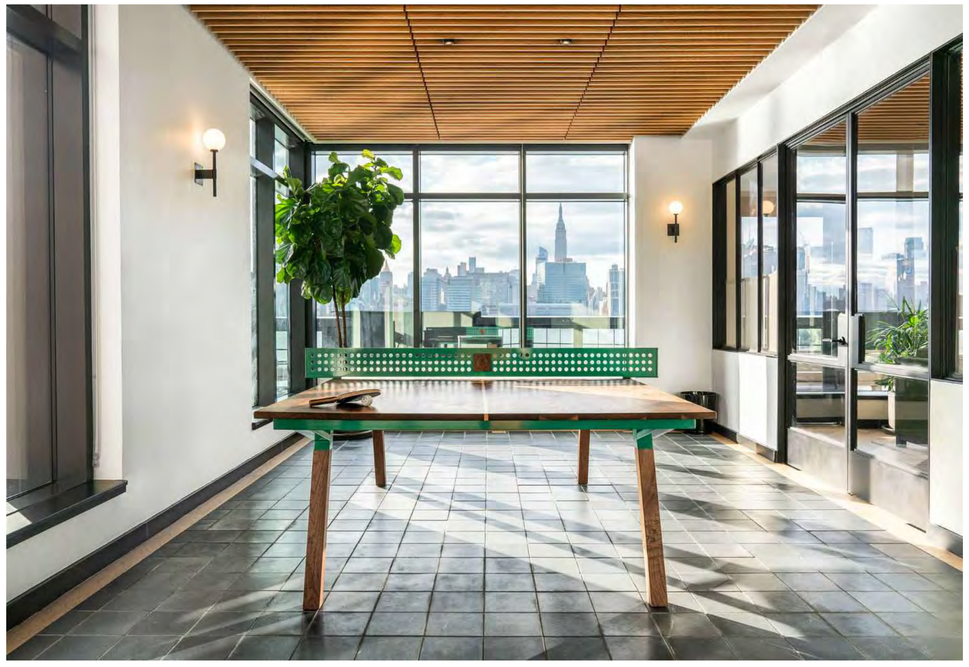

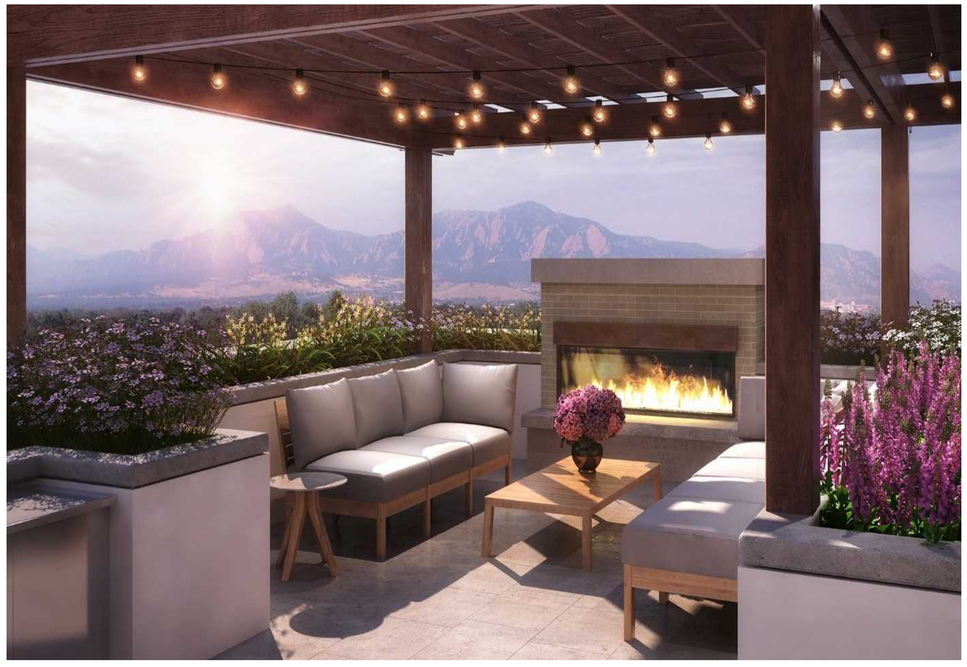

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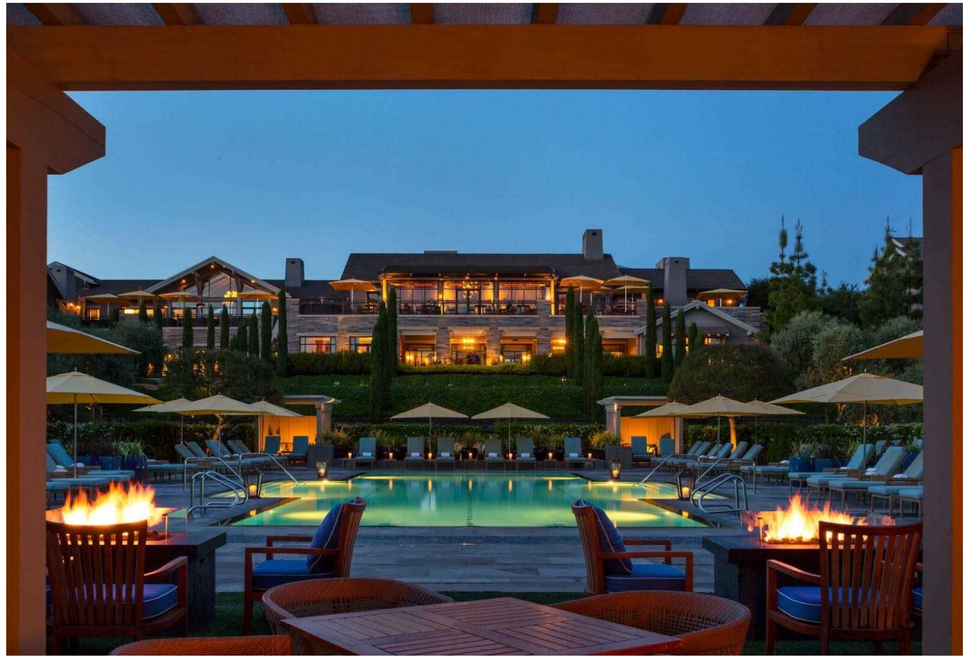

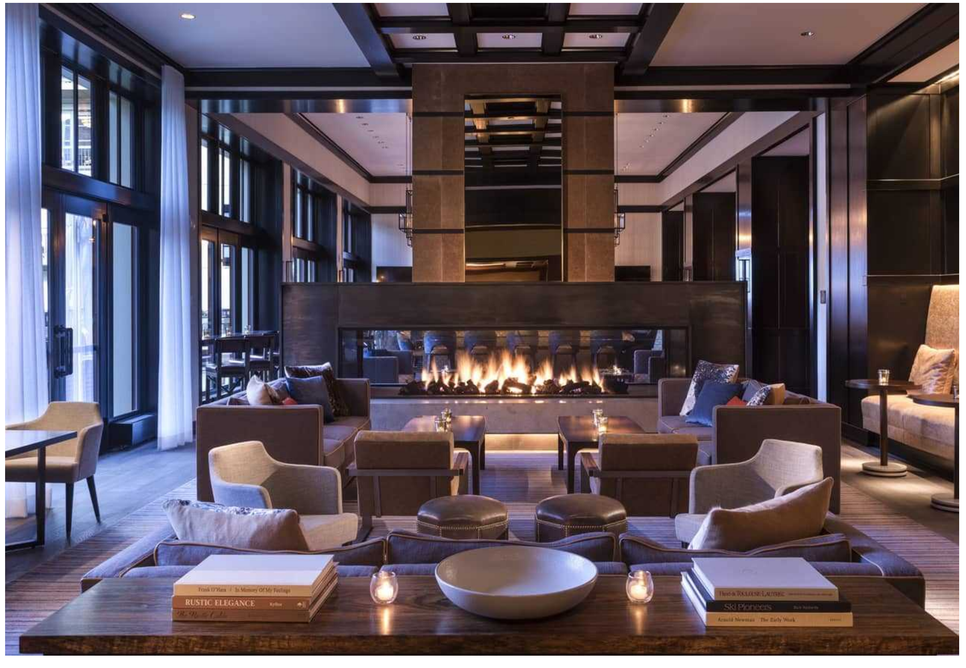

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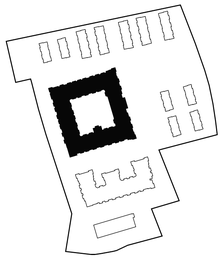

3 **Building 1 - Back Elevation**
Scale: 1/16" = 1'-0"
Elevation

2 **Building 1 - Left Elevation**
Scale: 1/16" = 1'-0"
Elevation

1 **Building 1 - Front Elevation**
Scale: 1/16" = 1'-0"
Elevation

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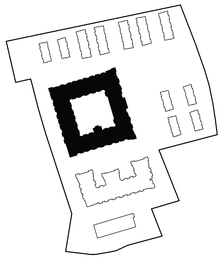

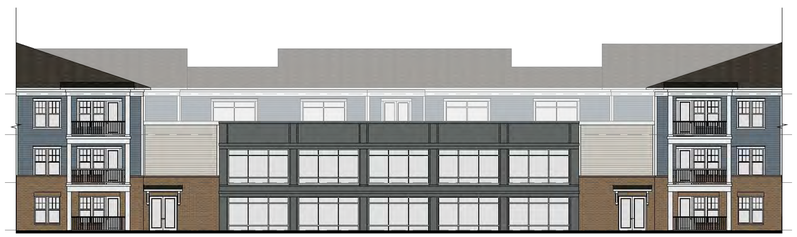

5 Building 1 - Courtyard Elevation - Right

Scale: 1/16" = 1'-0"

Elevation

4 Building 1 - Courtyard Elevation -Back

Scale: 1/16" = 1'-0"

Elevation

3 Building 1 - Courtyard Elevation - Left

Scale: 1/16" = 1'-0"

Elevation

2 Building 1 - Courtyard Elevation - Front

Scale: 1/16" = 1'-0"

Elevation

1 Building 1 - Right Elevation

Scale: 1/16" = 1'-0"

Elevation

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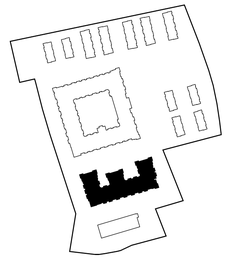

4 Building 2 - Back Elevation

Scale: 1/16" = 1'-0"

Elevation

3 Building 2 - Left Elevation

Scale: 1/16" = 1'-0"

Elevation

2 Building 2 - Right Elevation

Scale: 1/16" = 1'-0"

Elevation

1 Building 2 - Front Elevation

Scale: 1/16" = 1'-0"

Elevation

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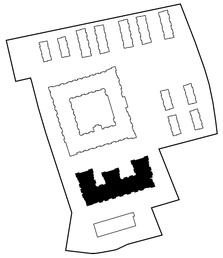

6 **Building 2 - Courtyard 2 Elevation - Left**
Scale: 1/16" = 1'-0" Elevation

5 **Building 2 - Courtyard 2 Elevation - Front**
Scale: 1/16" = 1'-0" Elevation

4 **Building 2 - Courtyard 2 Elevation - Right**
Scale: 1/16" = 1'-0" Elevation

3 **Building 2 - Courtyard 1 Elevation - Left**
Scale: 1/16" = 1'-0" Elevation

2 **Building 2 - Courtyard 1 Elevation - Front**
Scale: 1/16" = 1'-0" Elevation

1 **Building 2 - Courtyard 1 Elevation - Right**
Scale: 1/16" = 1'-0" Elevation

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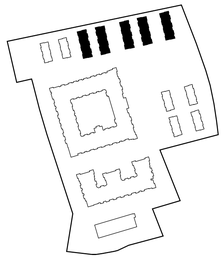

4 Townhome-Style Apartments - Back Elevation

Scale: 3/32" = 1'-0"

Elevation

3 Townhome-Style Apartments - Right Elevation

Scale: 3/32" = 1'-0"

Elevation

2 Townhome-Style Apartments - Left Elevation

Scale: 3/32" = 1'-0"

Elevation Elevation

1 Townhome-Style Apartments - Front Elevation

Scale: 3/32" = 1'-0"

Elevation

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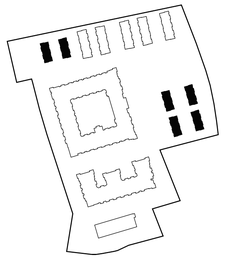
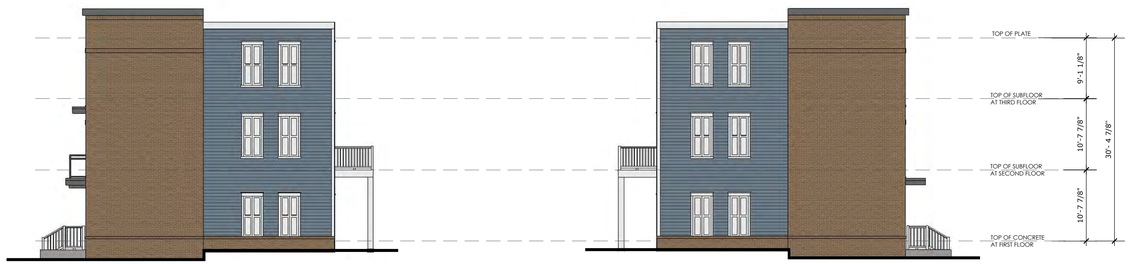


4 Townhome-Style Apartments - Back Elevation

Scale: 3/32" = 1'-0" Elevation



3 Townhome-Style Apartments - Right Elevation

Scale: 3/32" = 1'-0" Elevation

2 Townhome-Style Apartments - Left Elevation

Scale: 3/32" = 1'-0" Elevation

1 Townhome-Style Apartments - Front Elevation

Scale: 3/32" = 1'-0" Elevation

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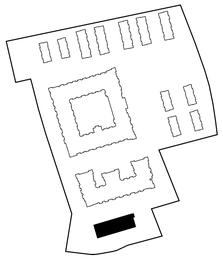
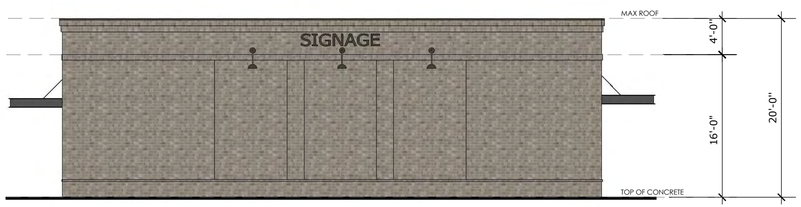


4 Building 5 - Back Elevation

Scale: 1/8" = 1'-0" Elevation

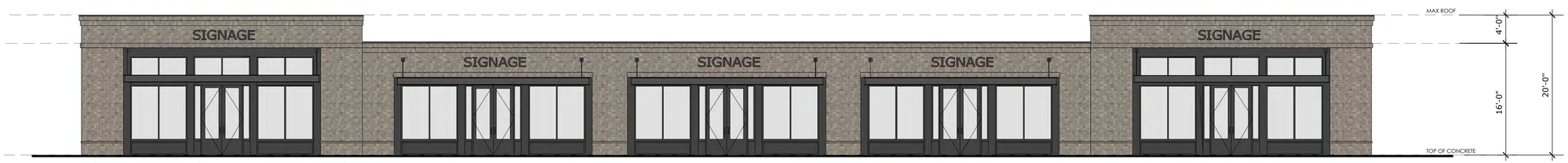


3 Building 5 - Right Elevation

Scale: 1/8" = 1'-0" Elevation

2 Building 5 - Left Elevation

Scale: 1/8" = 1'-0" Elevation



1 Building 5 - Front Elevation

Scale: 1/8" = 1'-0" Elevation

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1 **Perspective 1**
N.T.S.

Perspective

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1 **Perspective 2**
N.T.S.

Perspective

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1 **Perspective 3**
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Perspective

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1 **Perspective 4**
N.T.S.

Perspective

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1 **Perspective 5**
N.T.S.

Perspective

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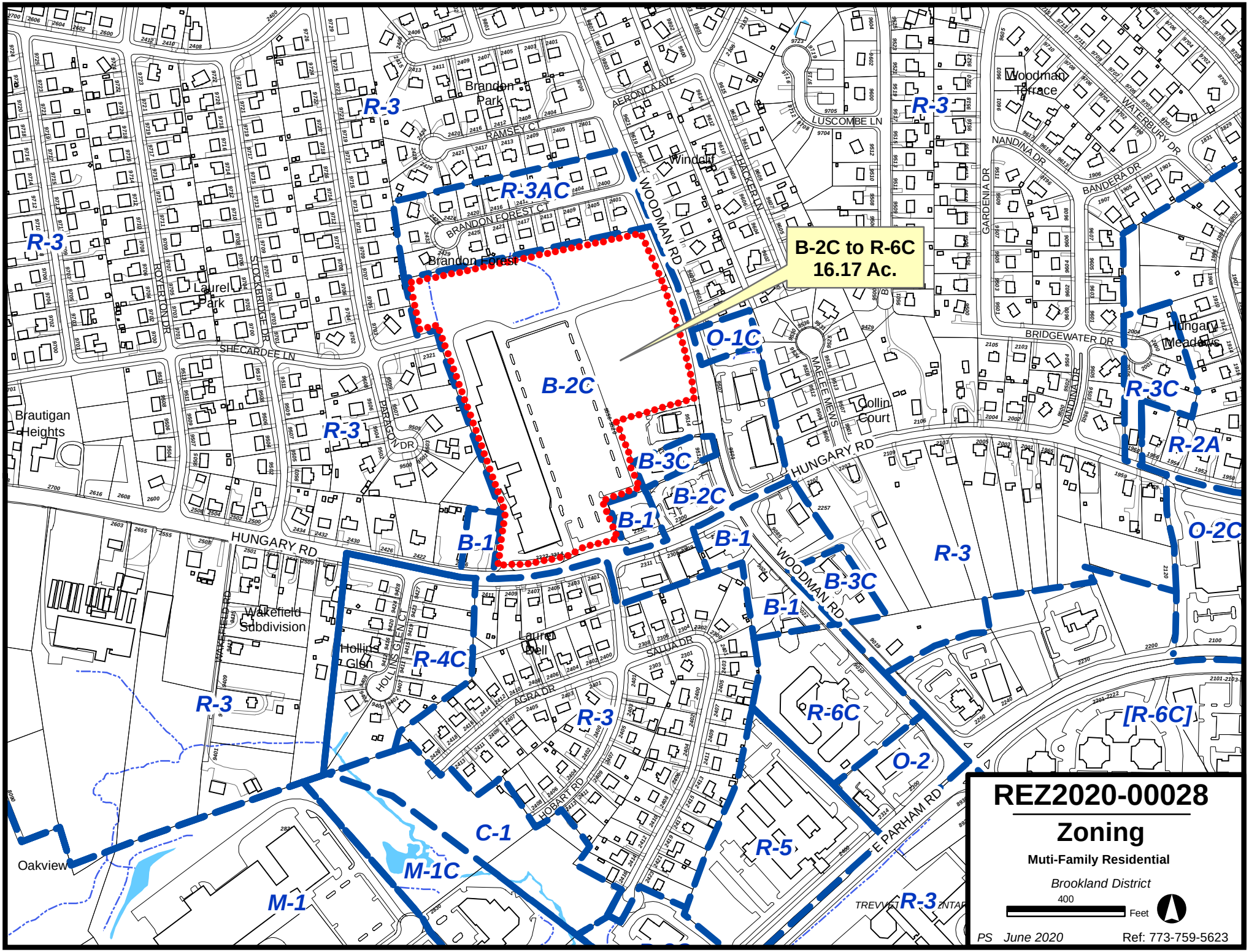
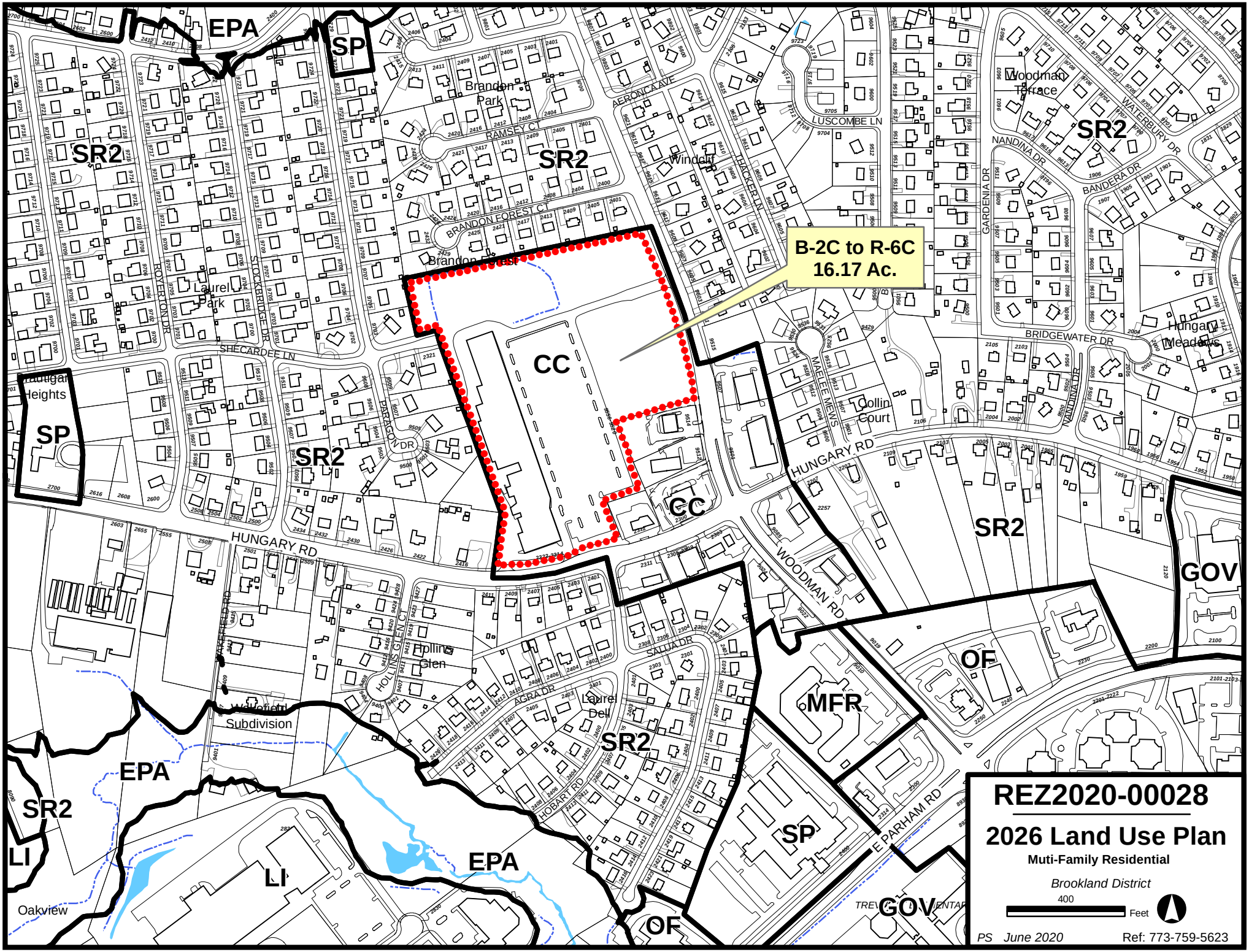

B-2C to R-6C
16.17 Ac.
REZ2020-00028
Zoning
Muti-Family Residential
Brookland District
400
Feet
PS June 2020
Ref: 773-759-5623
R-3
R-3AC
B-2C
O-1C
B-3C
B-1
R-2A
R-3C
O-2C
R-4C
R-6C
[R-6C]
O-2
R-5
C-1
M-1C
M-1
Brandon Park
Brandon Forest
Laurel Park
Brautigan Heights
Windcliff
Woodman Terrace
Hungary Meadows
Collin Court
Wakefield Subdivision
Hollins Glen
Laurel Dell
Oakview
RAMSEY CT
BRANDON FOREST CT
WOODMAN RD
HUNGARY RD
BRIDGEWATER DR
MAELEE MEWS
NANDINA DR
BANDERA DR
WATERBURY DR
LUSCOMBE LN
HACKER LN
GARDENIA DR
AERONICA AVE
SHECARDEE LN
ROYERTON DR
STOCKBRIDGE DR
DARAGON DR
WAKEFIELD RD
HOLLINS GLEN CT
AGRA DR
SALUA DR
HOBART RD
E PARHAM RD
TREVVETT


B-2C to R-6C
16.17 Ac.
CC
SR2
SP
EPA
LI
OF
MFR
GOV
Brandon Park
Brandon Forest
Windcliff
Woodman Terrace
Laurel Park
Hungary Meadows
Collin Court
Hollins Glen
Laurel Dell
Oakview
HUNGARY RD
BRIDGEWATER DR
WOODMAN RD
E PARHAM RD
RAMSEY CT
BRANDON FOREST CT
SHECARDEE LN
HOLLINS GLEN CT
AGRA DR
SALUA DR
HOBART RD
MAELEE MEWS
NANDINA DR
BANDERA DR
WATERBURY DR
LUSCOMBE LN
AERONCA AVE
HACKER LN
GARDENIA DR
ROYERTON DR
STOCKBRIDGE DR
DARIGON DR
REZ2020-00028
2026 Land Use Plan
Muti-Family Residential
Brookland District
400
Feet
PS June 2020
Ref: 773-759-5623