

AGENDA
WYOMING PLANNING COMMISSION
TUESDAY, MAY 19, 2015
7:00 P.M.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

APPROVAL OF AGENDA:

PUBLIC COMMENT ON NON- PUBLIC HEARING AGENDA ITEMS:

PUBLIC HEARINGS:

1. Request for Special Use Approval for Jimmy John's Drive Through Restaurant. The property is located at 2045 - 28th Street, SW. (Section 10) (Exxel Engineering) (Includes Site Plan Approval)
2. Request to amend Zoning Code Section 90-50 Repairs to: parking and storage of vehicles in residential districts. (Wyoming Planning Department)

NEW BUSINESS:

3. Request for Site Plan Approval for J & H Family Stores. The property is located at the southeast corner of 44th Street and Clyde Park Avenue. (Section 25) (Hop Family LLC)
4. Request for Site Plan Approval for an addition to KISD – Pine Grove Learning Center. The property is located at 2101 – 52nd Street, SW. (Section 27) (Progressive AE)

INFORMATIONAL ITEMS:

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

DATE DISTRIBUTED: May 7, 2015
PLANNING COMMISSION DATE: May 19, 2015

ACTION REQUESTED: Request for Special Use Approval for Jimmy John's Drive Through Restaurant (Includes Site Plan Approval)

REQUESTED BY: Exxel Engineering

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 2045 – 28th Street, SW. (Section 10)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned B-2 General Business. Zoning surrounding the property follows:

North: R-2 Single Family Residential
South: B-2 General Business (across 28th Street)
East: B-2 General Business
West: B-2 General Business

EXISTING LAND USE:

The site is vacant, but was previously used for a self-serve car wash. The surrounding land uses are as follows:

North: Single family residences
South: Vacant commercial building (approved for car sales and repair – across 28th Street)
East: Commercial building and public walkway
West: Subway Restaurant

PROPOSED LAND USE:

Jimmy John's proposes to develop a 1620 square foot restaurant with drive through service on this vacant property.

The following standards for Special Use Approval shall be considered by the Planning Commission, as described within Section 90-761 (3) of the Zoning Ordinance:

- a. The possible substantial and adverse effect on neighboring property.

This proposed drive through restaurant would be developed on a vacant parcel. Jimmy John's is a quality restaurant and would be an enhancement to this area. There will be no adverse effects on neighboring properties.

- b. The consistency with the spirit, purpose and intent of this chapter.

The Special Use provisions of the ordinance allow the Planning Commission discretion in whether to establish land uses within a particular area of a zoning district. Adjacent to this property is a Subway Restaurant also with a drive through service. The proposed use is consistent with the Zoning Ordinance.

- c. The possible adverse effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.

The potential restaurant has direct access to 28th Street. No adverse traffic impacts are anticipated from the proposed use.

- d. The tendency of the proposed use to create any type of blight within the immediate area.

The potential drive through restaurant will occupy a vacant property and will have no blighting influence on neighboring properties.

- e. The economic feasibility for the area.

The proposed use appears financially viable.

- f. Any other factor as may relate to the public health, safety and welfare for persons and property.

Staff has no additional comments.

- g. That all other provisions of this chapter are met.

With the exception of additional on-site parking, staff has no other concerns. This issue will be addressed under the site plan review.

Staff has the following added site plan comments:

1. Final grading, utility and storm water management plans shall be approved by the Engineering Department. Storm water calculations shall be provided.
2. The project shows 34 parking spaces with 17 required by ordinance. Zoning Ordinance Section 90-646 (6) (e), limits the development to no more than a 20% increase (21 spaces) unless as authorized by the review authority. The property is currently owned by the owner of the commercial building to the east. He desires to have 17 spaces available on the Jimmy John's property to, if needed, support any future businesses on that adjoining property. The parking would be as close as 25 feet to the adjoining building. Currently, there is a restaurant supply business occupying the west ½ of the adjoining site, with past uses including a flooring business. Such businesses are more show room, and have low parking demands. Approval of the additional parking is supported by staff, as it will allow greater opportunities for business use on the adjoining site. A shared parking easement is required to be provided.
3. The building façade incorporates extensive brick and windows. The buildings appearance will be an asset to the corridor. The proposed façade is adopted as part of the Site Plan Approval.
4. A landscape plan has not been provided for this project. A final landscape plan, meeting City requirements, shall be submitted to, and approved by, the Planning Department prior to installation. Irrigation in the front yard area shall be required.

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The proposed Jimmy John's will be a quality restaurant in the 28 West area that is in need of additional business investment. Such a business would contribute to the city's economic and social strength. The proposed Jimmy John's Drive Through Restaurant conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Special Use Approval for Jimmy John's Drive Through Restaurant per the findings of fact. In a separate motion, staff recommends granting Site Plan Approval subject to conditions 1, 2 and 4 noted. Condition 3 is modified to grant the proposed 34 parking spaces, subject to provision of the shared parking agreement.

DEVELOPMENT REVIEW TEAM:

Heidi Isakson, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
Jim DeLange, Chief Building Official
James Carmody, Director of Police and Fire Services
Tim Cochran, City Planner



Jimmy John's

28th Street

SHARON AVE

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 2

DATE DISTRIBUTED: May 7, 2015
PLANNING COMMISSION DATE: May 19, 2015

ACTION REQUESTED: Request to amend Zoning Code Section 90-50
Repairs to: parking and storage of vehicles in
residential districts.

REQUESTED BY: Wyoming Planning Department

REPORT PREPARED BY: Timothy Cochran, City Planner

PROPOSED AMENDMENTS:

The Building Inspections Department responds to ordinance compliance inquiries and complaints regarding recreational vehicles and trailers kept on residential properties. In administering the regulations, it has been determined that the Zoning Ordinance is unclear as to how utility trailers are considered. In 2011, the Zoning Ordinance was amended with an updated and expanded section pertaining to definitions. These amendments identified what is considered a recreation vehicle (see attached). The proposed amendment clarifies that in addition to a recreation vehicle, a utility trailer is allowable on residential properties. In addition, because motorized homes and travel trailers are being manufactured taller, the height limit is proposed to be increased from nine (9) to twelve (12) feet.

PROPOSED ORDINANCE AMENDMENTS (amendments in **bold**):

Section 90-50 Repairs to: parking and storage of vehicles in residential districts.

(3) b. No more than one recreational vehicle, **and one utility trailer**, may be kept or stored outdoors at any one time.

c. Storage of **recreational vehicles and trailers** shall be in the rear yard only. Where there is no access available to the rear yard, such vehicles may be located on the side yard, provided that they are parked or stored at least three feet from the side lot line, that such vehicles are parked and stored at least 12 feet from the residential dwelling on the adjoining property, and that such vehicles shall not exceed 32 feet in length or **12 feet in total height**.

d. The recreational vehicles **and trailers** shall be in good repair.

PLANNING COMMISSION ACTION:

The Development Review Team suggests the Planning Commission recommend to the City Council the subject Zoning Code amendments to Section 90-50 Repairs to: parking and storage of vehicles in residential districts.

DEVELOPMENT REVIEW TEAM:

Heidi Isakson, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
Bill Dooley, Director of Public Works
James E. Carmody, Director of Police and Fire Services
Jim DeLange, Chief Building Official
Tim Cochran, City Planner

Sec. 90-18. Definitions "R".

Recreation:

- (1) *Outdoor recreation:* Tennis courts, athletic fields, shuffleboard, horseshoe courts, miniature golf, golf driving range, children's amusement park or similar recreation uses.
- (2) *Recreation vehicles:*
 - a. *Boats and boat trailers:* Boats, personal watercrafts, canoes and rafts, and the normal equipment to transport the same on the highway.
 - b. *Folding tent trailer:* A canvas folding structure, mounted on wheels and designed for travel and vacation use.
 - c. *Motorized home:* A portable dwelling designed and constructed as an integral part of a self-propelled vehicle.
 - d. *Pickup camper:* A structure designed primarily to be mounted on a pickup or truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling for travel, recreational, and vacation uses.
 - e. *[Snow mobile and all terrain vehicles:]* Snow mobile and all terrain vehicles, and the normal equipment to transport them on the highway.
 - f. *Travel trailer:* A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses.

Residential care facilities: See: child care/residential care facilities.

Residential facilities to house persons on parole or probation: Any single-family, multiple family, hotel/motel or similar facility which houses more than two persons on parole or probation to the State of Michigan, the United States or any court thereof having jurisdiction over that person for an offense other than a misdemeanor offense as defined by law.

This definition shall not apply to a single-family residence occupied by persons meeting the

definition of family as provided in this chapter and shall only apply to each individual building in a multiple building apartment complex.

Restaurant: Any establishment whose principal business is the sale of food and beverages to the customer in a ready-to-consume state, and whose method of operation is characteristic of a carry-out, drive-through, fast food, standard restaurant, or bar/lounge, or combination thereof, as defined below. This classification includes businesses whose primary product is confectionaries (i.e., ice cream shops) and nonalcoholic beverages (i.e., a coffee shop).

- (1) *Restaurant, carry-out:* A business establishment whose method of operation primarily involves sale of food, beverages, and/or frozen desserts in disposable or edible containers or wrappers in a ready-to-consume state for consumption primarily off the premises.
- (2) *Restaurant, drive-through:* A business establishment whose method of operation includes the delivery of the prepared food to the customer in a motor vehicle, typically through a drive-through window, for consumption off the premises.
- (3) *Restaurant, standard:* A business establishment whose method of operation involves either the delivery of prepared food by waiters and waitresses to customers seated at tables within a completely enclosed building or the prepared food is acquired by customers at an order counter or cafeteria line and is subsequently consumed by the customers at tables within a completely enclosed building.

Retail store: Any building or structure in which goods, wares, or merchandise are sold to the consumer for direct consumption and not for resale.

Right-of-way: A street, alley or other thoroughfare or easement intended to be occupied by a street, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or other facility or use, permanently established for passage of per-

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 3

DATE DISTRIBUTED: May 7, 2015
PLANNING COMMISSION DATE: May 19, 2015

ACTION REQUESTED: Request for Site Plan Approval for J & H Family Store

REQUESTED BY: Hop Family LLC

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at the southeast corner of 44th Street and Clyde Park Avenue, SW.
(Section 25)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned B-2 General Business as are all surrounding properties.

EXISTING LAND USE:

The site is developed as a recently vacated bank and now also includes a vacant area to the east.
The surrounding land uses are as follows:

- North: Various commercial (across 44th Street)
- South: Vacant (approved for Fox Powersports)
- East: Pizza Hut
- West: Gas station (across Clyde Park Avenue)

PROPOSED LAND USE:

On March 17, 2015, the Planning Commission granted Special Use and Site Plan Approval for the development of the J & H Family Store on a portion of this site (see attached plan). Subsequently, the petitioner and overall property developer have decided to expand the J & H Family Store to encompass the entire frontage from Clyde Park Avenue to the Pizza Hut restaurant. The expansion of the property allows for the increase of the building from 5,093 to 6,832 square feet, and creates better traffic flow for patrons, drive through window, tanker deliveries and garbage pick-up. The Tim Horton's restaurant with a drive through remains part of

the development. The Special Use Approval previously granted was determined by staff to be applicable to this expanded site. The revised site plan constitutes a major change requiring Planning Commission approval. The project is part of a master planned commercial development that includes Fox Powersports and an Extended Stay Hotel.

Staff has the following added site plan comments:

1. Final grading, utility and storm water management plans shall be approved by the Engineering Department. Driveway design and openings shall be determined through permit by the Engineering Department.
2. All utility, highway and cross access easements shall be provided to the Engineering Department.
3. The building façade incorporates a combination of brick, split face block, EFIS and glass. The proposed façade is adopted as part of the Site Plan Approval.
4. A landscape plan has not been provided for the development A landscape plan meeting City requirements shall be provided for review and approval by the Planning Department. Irrigation in the greenbelts adjoining the public streets must be provided.

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

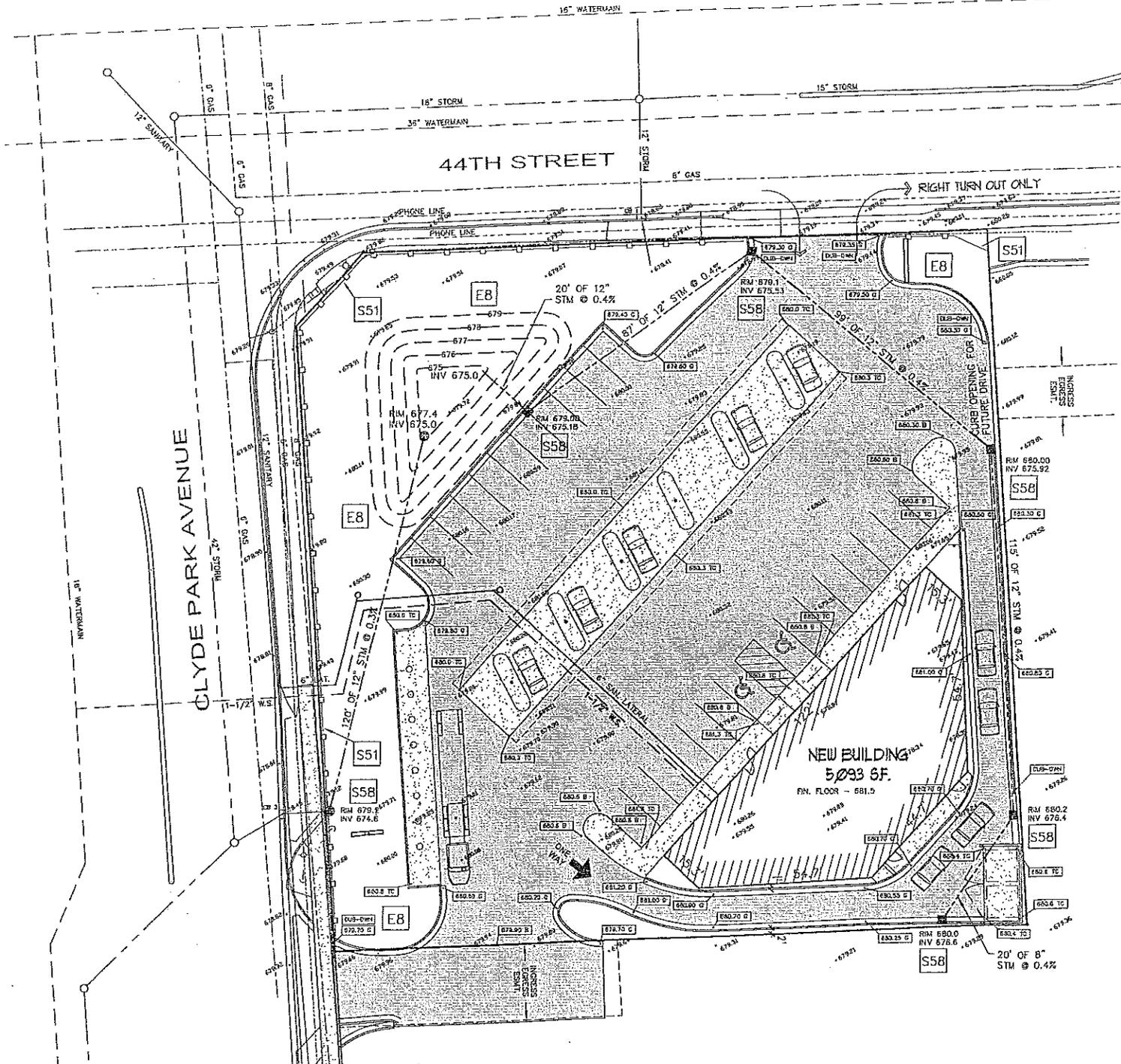
The proposed development will contribute significantly to the redevelopment of this significant commercial corner. The business development will contribute to the city's economic and social strength. The proposed J & H Family Store conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Site Plan Approval subject to conditions 1-4 noted.

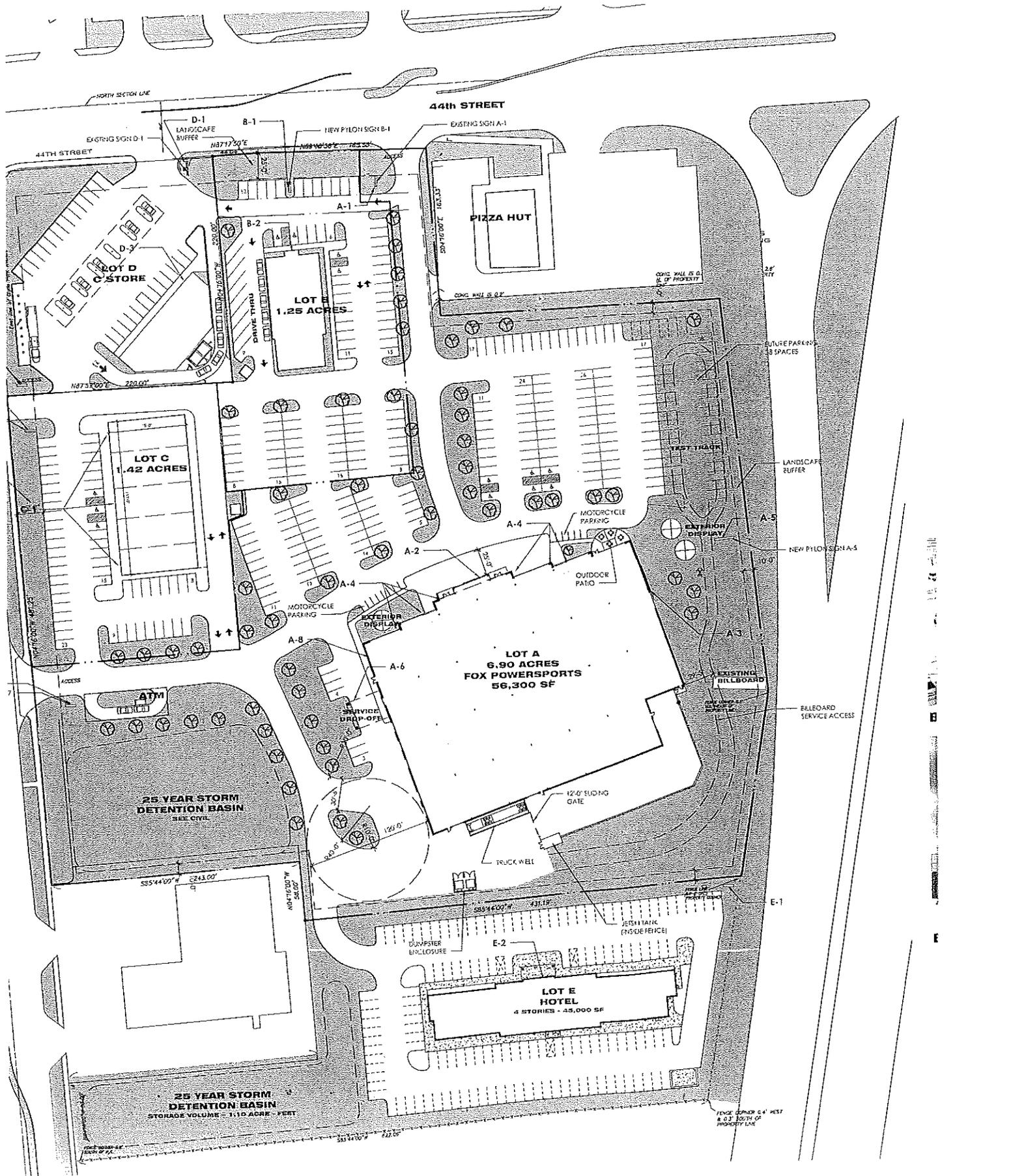
DEVELOPMENT REVIEW TEAM:

Heidi Isakson, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
Jim DeLange, Chief Building Official
James Carmody, Director of Police and Fire Services
Tim Cochran, City Planner



SCHEDULED ACTIVITY	JAN	FEB
INSTALL TEMP. EROSION CONTROLS		
DEMOLITION AND REMOVAL		
ROUGH GRADE SITE		
INSTALL UTILITIES		
BUILDING FOUNDATION		
CURB AND SIDEWALK		
BITUMINOUS PAVING		
FINE GRADE REMAINDER OF SITE		
SPREAD TOPSOIL AND SEED		
INSTALL EROSION CONTROL MATTING		
FINAL RESTORATION & CLEANUP		
REMOVE TEMP. EROSION CONTROLS		

PRIOR PLAN



44th STREET

44TH STREET

PIZZA HUT

LOT B
1.25 ACRES

LOT C
1.42 ACRES

LOT A
6.90 ACRES
FOX POWERSPORTS
56,300 SF

LOT E
HOTEL
4 STORIES - 25,000 SF

25 YEAR STORM
DETENTION BASIN
SEE CIVIL

25 YEAR STORM
DETENTION BASIN
STORAGE VOLUME = 1.10 ACRE - FEET

EXISTING SIGN A-1

NEW PILOX SIGN B-1

D-1 LANDSCAPE BUFFER

EXISTING SIGN A-1

FUTURE PARKING SPACES

LANDSCAPE BUFFER

NEW PILOX SIGN A-3

EXHIBITION DISPLAY

EXISTING BILLBOARD

BILBOARD SERVICE ACCESS

E-1

12'x12' SLIDING GATE

TRUCK WELL

DUMPSTER ENCLOSURE

E-2

JET TANK (INSIDE PERCH)

FENCE CORNER C-4 WEST
& C-3 SOUTH OF
PROPERTY LINE

8-1

B-2

A-1

A-2

A-3

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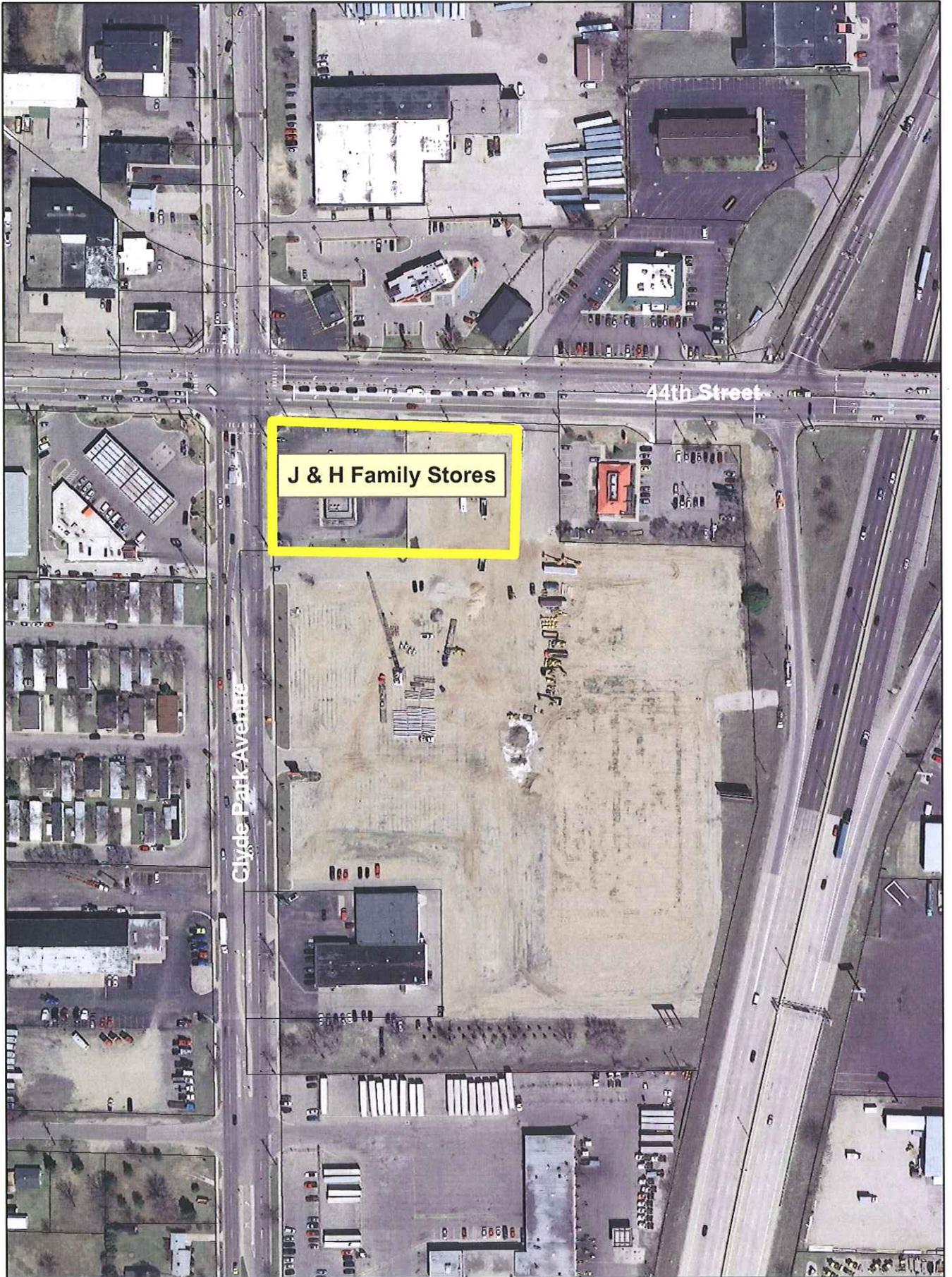
E-10

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A-1

A-2



WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 4

DATE DISTRIBUTED: May 7, 2015
PLANNING COMMISSION DATE: May 19, 2015

ACTION REQUESTED: Request for Site Plan Approval for an addition to
KISD – Pine Grove Learning Center

REQUESTED BY: Progressive AE

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 2101 – 52nd Street, SW. (Section 27)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned R-1 Single Family Residential as are all surrounding properties.

EXISTING LAND USE:

The site is developed as the KISD – Pine Grove Learning Center. The surrounding land uses are as follows:

- North: The Pines golf course
- South: Single family residences (across 52nd Street)
- East: Single family residences
- West: The Pines golf course

PROPOSED LAND USE:

On December 18, 2007, the Planning Commission granted Site Plan Approval for the development of the KISD – Pine Grove Learning Center. That approval also included an associated development on the site referred to as the Olivia's Gift Building (see attached plan). Subsequently, only the Pine Grove building was constructed, but the site infrastructure was established for the entire property. KISD now proposes to expand the facility to accommodate more special needs children and young adults (see attached statement). The addition would provide eight classrooms and expand the cafeteria. The loop driveway is shown to be extended and completed around the facility.

Staff has the following added site plan comments:

1. Final grading, utility and storm water management plans shall be approved by the Engineering Department.
2. The landscape plan identifying plantings to serve as a buffer to the residential properties to the east is adopted as part of this Site Plan Approval.

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The proposed development will contribute significantly to the social equity of the greater Wyoming area. The facility provides expansive green space surrounding the site which promotes environmental quality. A total of 76 employees are anticipated with the full development which contributes to the areas economic strength. The proposed KISD – Pine Grove Learning Center addition conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Site Plan Approval subject to conditions 1-2 noted.

DEVELOPMENT REVIEW TEAM:

Heidi Isakson, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
Jim DeLange, Chief Building Official
James Carmody, Director of Police and Fire Services
Tim Cochran, City Planner



April 17, 2015

Tim Cochran
City of Wyoming
1155 28th Street SW
Wyoming, MI 49509

Dear Mr. Cochran:

I would like to provide a brief explanation regarding our proposed expansion of the Pine Grove Learning Center located at 2101 52nd Street SW. This facility opened in 2009 and serves students with disabilities primarily from districts located in SW Kent County.

A committee was formed in early Fall 2014 to review enrollment trends and space constraints related to all Special Education facilities in the county. This committee was comprised of individuals from all areas of the county and included Superintendents, Special Education Administrators, Facilities Directors, Kent ISD Administrators and parents. The committee reviewed student trend data from Pine Grove and all other Special Education facilities and concluded that enrollment growth had necessitated the need for additional classroom space.

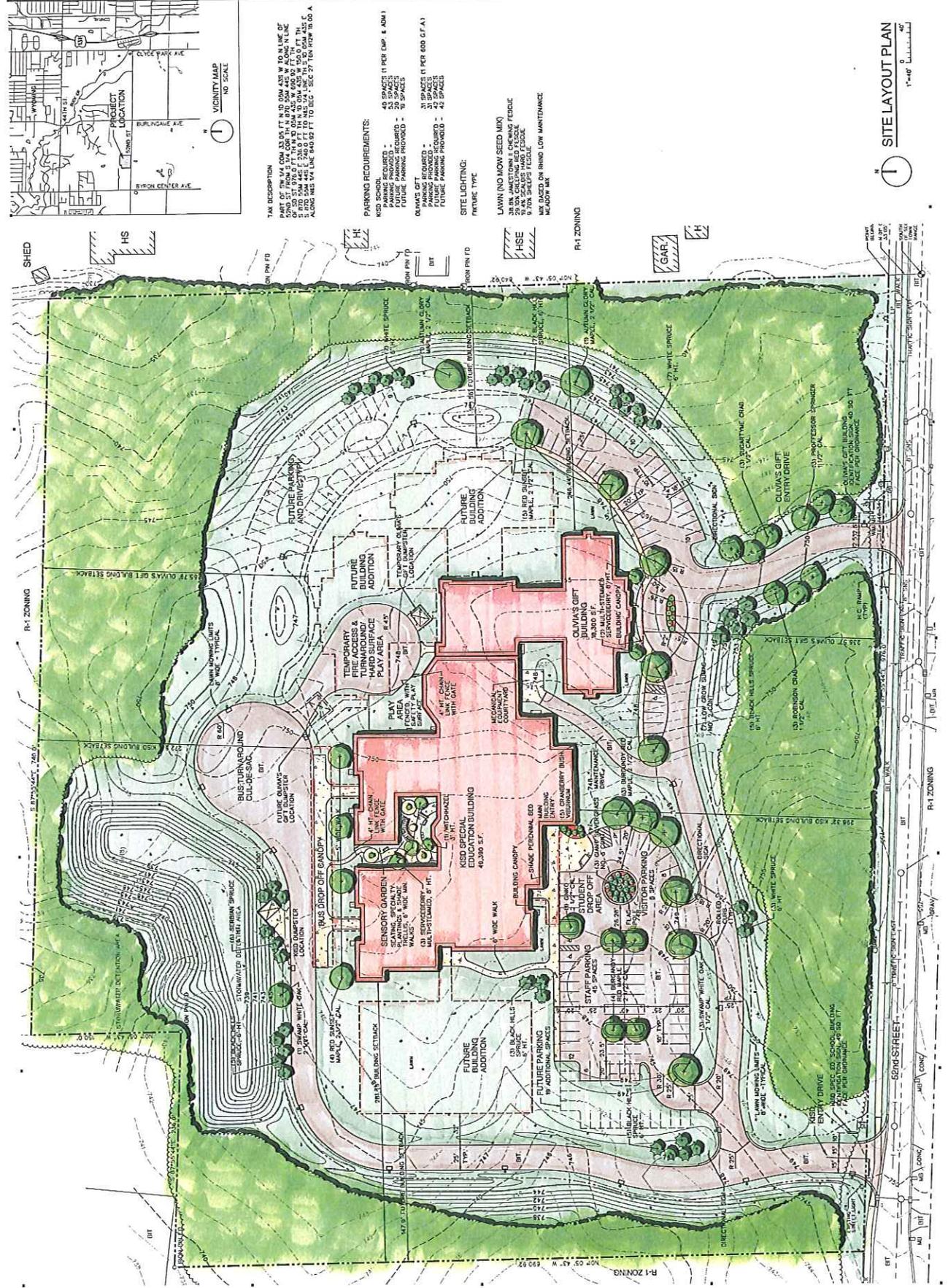
The committee also reviewed closed school buildings throughout the county that could potentially house similar programs, reviewed program enrollment by age, starting at 3 and ending at 26, and also reviewed data by disability to better understand the type of space needed to accommodate the enrollment growth. Committee participants inquired whether there was merit in building a new satellite center in the northern part of the county, but the enrollment data and substantial added cost did not support that direction.

In addition, Pine Grove was originally constructed with the possibility of future expansion in mind. Space was set aside to accommodate additional capacity in the building, which makes expansion much more cost effective. In the end, the committee voted unanimously to expand the Pine Grove facility and add eight additional classrooms as well as an expanded cafeteria space to accommodate the additional students.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,

Tim Peraino
Director of Facilities
Kent ISD
2930 Knapp NE
(616) 365-2290



TAX DESCRIPTION
PART OF 79.14 COM 33.95 FT N 10.00M 438 W 10.0M LINE OF
SECTION 34 T4N R10E W1/2 SEC 27 T4N R10E W1/2 SEC 27
OF 79.14 COM 33.95 FT N 10.00M 438 W 10.00M FT 1/4
E 200.00M 445 E 240.0 FT 1/4 N 10.00M 438 W 10.00M
ALONG MED 1/4 LINE 840 85 FT TO SEC - SEC 27 T4N R10E W1/2 SEC 27

PARKING REQUIREMENTS:

SCHOOL	45 SPACES (1 PER EMP. + 40M)
PARKING REQUIRED -	45 SPACES
FUTURE PARKING REQUIRED -	20 SPACES
FUTURE PARKING PROVIDED -	19 SPACES

OTHERS OF RECORD -

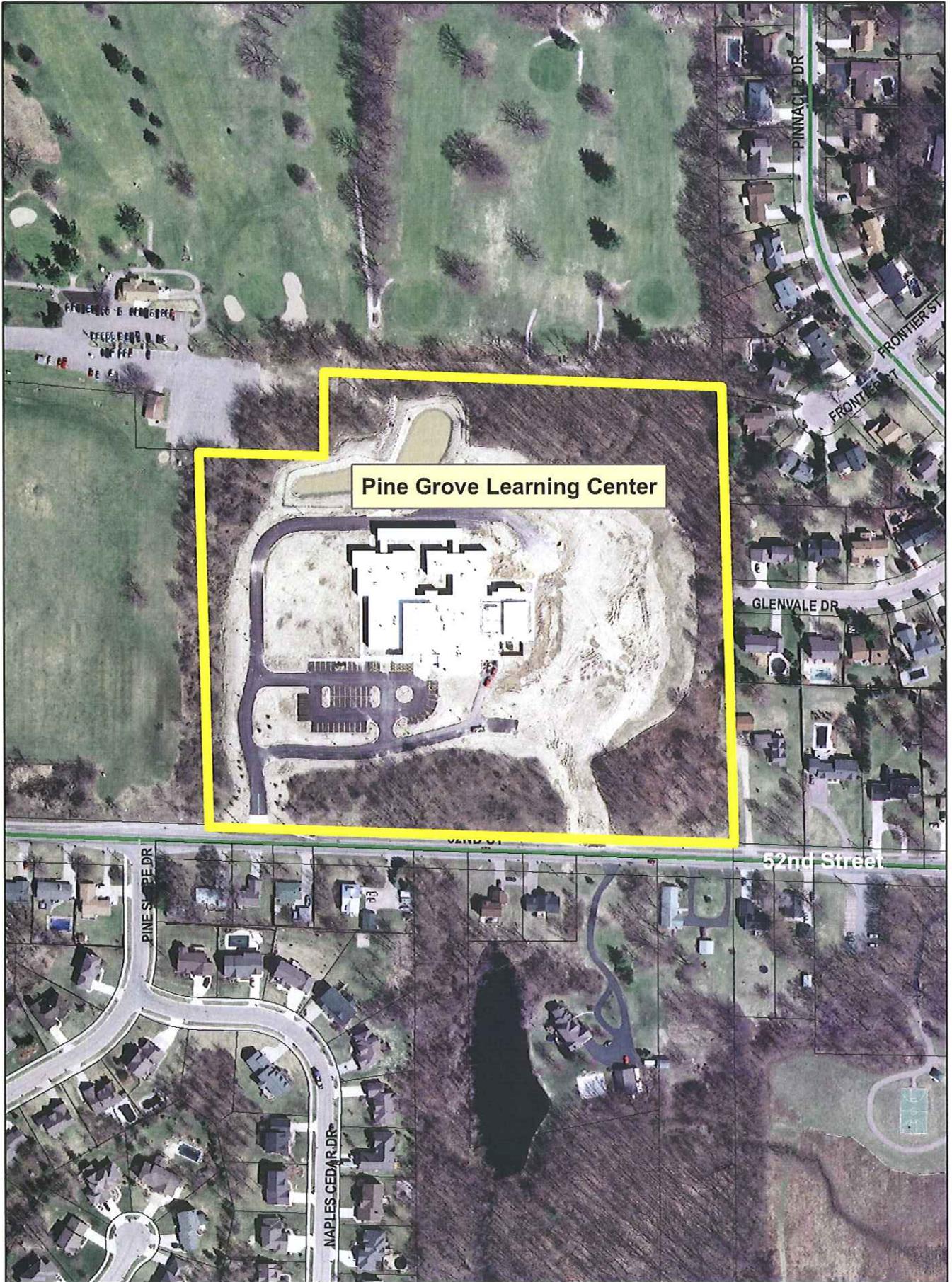
31 SPACES (1 PER 600 G.T.A.)	
PARKING PROVIDED -	45 SPACES
FUTURE PARKING PROVIDED -	45 SPACES

SITE LIGHTING:
FUTURE TYPE:
LAWN (NO LOW SEED MIX)
3/8 IN. CONCRETE W/ 1/2" REINFORCING FIBER
3/4" IN. CONCRETE W/ 1/2" REINFORCING FIBER
3/4" IN. CONCRETE W/ 1/2" REINFORCING FIBER
NOT BASED ON RING LOW MAINTENANCE
MEADOW MIX



LEGEND

- SHED
- HS
- ON PAV FD
- BT
- IRON PIN FD
- HSE
- GAR
- R-1 ZONING
- R-4 ZONING



Pine Grove Learning Center

Pinnacle Dr

Frontier St

Glenvale Dr

52nd Street

Pine Slope Dr

Maples Cedar Dr