

STATE OF WISCONSIN

VILLAGE OF SUSSEX

WAUKESHA COUNTY

ORDINANCE NO. 864

AN ORDINANCE TO CONDITIONALLY REZONE  
CERTAIN LANDS IN THE VILLAGE OF SUSSEX FROM  
CR-1 AND RS-3 SINGLE FAMILY RESIDENTIAL DISTRICT  
TO  
RS-2 SINGLE FAMILY RESIDENTIAL DISTRICT,  
SFRD-3 SINGLE FAMILY ATTACHED DISTRICT, PARK, WITH ENVIRONMENTAL  
OVERLAYS AND AGRICULTURAL WITH A  
PLANNED DEVELOPMENT OVERLAY DISTRICT

WHEREAS: A petition has been filed by Neumann Development Inc. on behalf of the property owners Hickory Hill Farms Inc. ("Petitioner") of certain lands in the Village of Sussex to rezone said properties as described in Exhibit A attached hereto and incorporated herein ("Subject Properties"); and

WHEREAS: Said rezoning petition was submitted to rezone the subject properties to RS -2 Single Family Residential District, SFRD-3 Single Family Attached District, Park, with Environmental Overlays, and Agricultural with a Planned Development Overlay District described on Exhibit A-1; and

WHEREAS: The Petitioner has supplied all required data pursuant to the Village of Sussex Zoning Code; and

WHEREAS: Upon due notice as required by Section 17.1300 of the Village Code, the Village Board held a public hearing on June 9, 2020, as required by Section 17.0435(C)(4) of the Village Code; and

WHEREAS: The Plan Commission has reviewed the basis for approval described in Section 17.0435(D) of the Village Code and has made the following findings, subject to all terms and conditions of this zoning ordinance being satisfied:

1. That the petitioners for the proposed Planned Development Overlay District have indicated that they intend to begin the physical development of the PDO within nine (9) months following the approval of the petition and that the development will be carried out according to a reasonable construction schedule satisfactory to the Village.
2. That the proposed Planned Development Overlay District is consistent in all respects to the purpose of this Section and to the spirit and intent of this Ordinance; is in conformity with the adopted master plan or any adopted component thereof; and, that the development would not be contrary to the general welfare and economic prosperity of the community.
3. The proposed site shall be provided with adequate drainage facilities for surface and storm waters.

4. The proposed site shall be accessible from public roads that are adequate to carry the traffic that can be expected to be generated by the proposed development.
5. No undue constraint or burden will be imposed on public services and facilities, such as fire and police protection, street maintenance, and maintenance of public areas by the proposed development.
6. The streets and driveways on the site of the proposed development shall be adequate to serve the residents of the proposed development and shall meet the minimum standards of all applicable ordinances or administrative regulations of the Village.
7. Public water and sewer facilities shall be provided.
8. The entire tract or parcel of land to be included in a Planned Development Overlay District is held under single ownership.
9. Such development will create an attractive residential environment of sustained desirability and economic stability, including structures in relation to terrain, consideration of safe pedestrian flow, ready access to recreation space, and coordination with overall plans for the community.
10. The total net residential density within the Planned Development Overlay District will be compatible with the Village master plan or component thereof.
11. Provision has been made for the installation of adequate public facilities and the continuing maintenance and operation of such facilities.
12. Adequate, continuing fire and police protection is available.
13. The population composition of the development will not have an adverse effect upon the community's capacity to provide needed school or other municipal service facilities.
14. Adequate guarantee is provided for permanent preservation of open space areas as shown on the approved site plan either by private reservation and maintenance or by dedication to the public.

WHEREAS: The Village Plan Commission of the Village of Sussex has recommended to the Village Board of the Village of Sussex that said zoning change be made upon certain conditions; and

WHEREAS: The Village of Sussex has reviewed the basis for approval of the petition described in Section 17.0435(D) of the Village Code, and concurs with the Village Plan Commission, and makes the same findings, subject to all terms and conditions of this zoning ordinance being duly satisfied as required herein; and

WHEREAS: The Village Board of the Village of Sussex having carefully reviewed the recommendation of the Plan Commission of the Village of Sussex, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, and having based its determination on the effect of the granting of such rezoning on the health, safety and welfare of the community, immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved as well as the impact on the surrounding properties as to noise, dust, smoke and odor, and others hereby determine that the rezoning will not violate the spirit or intent of the Zoning Code for the Village of Sussex, will not be contrary to the public health, safety or general welfare of the Village of Sussex, will not be hazardous, harmful, noxious, offensive and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the operation is conducted pursuant to the following conditions and in strict compliance with the same and is consistent with the recommendation found in the Village of Sussex master plan.

NOW, THEREFORE, the Village Board of the Village of Sussex, Waukesha County, Wisconsin, do ordain as follows:

SECTION 1: The subject property as described on **Exhibit A** is hereby rezoned to Rs-2 Single Family Residential District (Approximately 63 acres), SFRD-3 Single Family Attached District (Approximately 18 acres), Agricultural/Open Space (Approximately 6.5 Acres) Park (Approximately 62 Acres), with Approximately .54 acres of Isolated Natural Resources Overlay and 16.5 acres of Secondary Environmental Overlay and within a Planned Development Overlay District, and the Zoning Map of the Village of Sussex is hereby amended, subject to the terms and conditions described herein.

SECTION 2: The above rezoning and zoning map amendment is conditioned upon the following conditions, which must be complied with or this ordinance is null and void:

1. Presentation Compliance. The subject property must be developed in substantial conformity with the plans presented to the Plan Commission on June 18, 2019 and November 19, 2019 and February 18, 2020 in substantial conformity with the presentation at the public hearing at the Village Board on June 9, 2020 as presented shall be attached hereto and incorporated herein as **Exhibit B**.
2. Preliminary and Final Plat Conditions. The Petitioner shall submit and receive all necessary approvals for a preliminary plat and a final plat, and shall satisfy all conditions of the same.

3. Lot Sizes and Setbacks.

A. There will be 3 single family detached style areas within the PDO RS-2 zoning:

1. Estate Lots (38 lots), lot sizes will not be less than 15,000 square feet with a minimum lot width not less than 90 feet. The setbacks for this lot style shall be 25 feet front yard, 12.5 feet side yard and 25 feet rear yard.
2. Residential Lots (70 lots), lot sizes will not be less than 12,000 square feet with a minimum lot width not less than 75 feet. The setbacks for this lot style shall be 25 feet front yard, 10 feet side yard and 25 feet rear yard.
3. Villa Lots (98 lots), lot sizes will not be less than 10,000 square feet with a minimum lot width not less than 65 feet. The setbacks for this lot style shall be 20 feet front yard, 7.5 feet side yard and 20 feet rear yard.

The location of these lot styles shall remain consistent with the plans presented, but the number of the exact lots in each type may be adjusted with permission of the Village Administrator (which may or may not be granted) by not more than 3 lots of any one type (Estate, Residential, or Villa).

B. There will be 2 single family attached style areas within the PDO SFRD-3 zoning:

1. Two- Family Condominium (58 condo units and a condo clubhouse) with shared common areas where the lots are greater than an acre and the building setbacks are 20 feet front yard, 20 feet building to building and 25 feet rear yard.
2. Townhomes (30 home units in 3 buildings of 4 townhome units each and 9 buildings of 2 townhome units each) with shared common area, and setbacks of 20 feet front yard, 20 feet building to building and 25 feet rear yard.

C. All of these home/unit locations and layouts as presented shall be attached hereto and incorporated herein as **Exhibit B**.

3. Phasing Plan. For purposes of the Village's Phasing Ordinance under 18.0902 Outlots 4, 5, and 7 shall be considered one development, Outlots 10, 11, 12, 14, and 15 shall be considered one development, and the remaining single family detached lots shall be considered a development such that each may develop in conjunction with each other without limiting each other groups development capabilities.

4. Road Width and Length. The Public Road widths shall be 33' measured back of curb to back of curb. The Plan Commission and Village Board find that this width is appropriate to provide safe and convenient access in accordance with this neighborhood plan, 18.0701 18.0703 of the Village Code.
5. Special Assessment. The payment of outstanding special assessments owed on this property must be paid in full prior to starting any site work.
6. Construction Sequencing Plan. Subject to the Developer submitting to and receiving approval from the Village Engineer a construction sequencing plan to ensure safe and adequate construction development of the site for public safety access, utility development, and customer access at all times. Because of the size of this development and the requirement to preserve public safety while this development is phased in there shall be established in the first phase of development a roadway pattern that has two access points to the existing public roadway system.
7. Housing Monotony Clause. As required in the Village Design Standards and Chapter 17 Section 17.1002 (B)(2), no single family detached building shall be permitted that design or exterior appearance of which is so identical to a building on lots within 500 feet of each other that it creates monotony or drabness.
8. Required Plans and Engineer Satisfaction. Subject to the Petitioner submitting to and receiving written approval from the Village Plan Commission of all of the following plans for the entire subject property, prior to the rezoning ordinance taking effect. Said plans shall satisfy all comments, conditions, and concerns of the Village Engineer.
  - A. Utility Plans for the entire site including any necessary utility extensions or oversizing necessary to properly connect the development site's utilities with the Village system. Including, but not limited to:
    1. Sewer System Plans
    2. Water System Plans including the water loop along Main Street looping into Big Sky Drive.
    3. Storm water Management Plans with the appropriate maintenance requirements and outlots. The outlots for the stormwater ponds shall be owned by the Village.
  - B. Master Street Lighting Plan for the entire site.
  - C. Sidewalk and Path Plan for the entire site shown on the plat including location, width, and materials of the sidewalks. Sidewalk shall be established along the entirety of Silver Spring/CTH VV/Main Street and along Maryhill Road to the UnNamed Creek Crossing to the point where it connects with the path along said Creek. Developer shall establish a path along the length of Outlot 16. Sidewalks shall be on one side of all non cul-de sac roads internal to the subdivision.

D. Street Tree Plan for the entire site, which shall be planted by the Developer per each phase no later than 12 months from the date of approval of that corresponding Final Plat/Condo Plat within the optimal spring or fall planting season.

E. Landscape plan for common areas including necessary easements for ongoing maintenance by homeowners association as may be appropriate. In particular a specific plan for buffering the homes/units along Main Street.

F. Tree Mitigation and Preservation Plan and payment of any fees associated with said plan, and the proper deed restriction in a form approved by the Village Attorney being placed against said lots where the trees and soil are to be left preserved according to said plan.

G. Street plans including Highway VV Plans and any necessary approvals from Waukesha County for the access points and improvements necessary to gain access for the same.

10. Developer's Agreement. Prior to development of the Subject Property or any portion thereof, the Developer of the Subject Lands or portion thereof is required to enter into a Developer's Agreement as approved by the Village prior to the approval of permits for grading and start of construction.
11. Professional Fees. Petitioner shall, on demand, reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this rezoning petition, including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional rezoning ordinance due to a violation of these conditions.
12. Payment of Charges. Any unpaid bills owed to the Village by the owner of subject lands or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village: shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of billing by the Village, pursuant to Section 66.0627. Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional rezoning ordinance that is subject to all remedies available to the Village, including possible cause for termination of the conditional rezoning ordinance.
13. Acceptance. Subject to the petitioner approving in writing the issuance of the conditional rezoning ordinance, and that the petitioner understands and accepts the same, and that upon failure to satisfy these conditions, this conditional rezoning ordinance is void,

and the same is deemed not to have been approved, and the Petitioner will therefore need to re-commence the application process for rezoning of the property.

14. One Year to Satisfy Conditions. Subject to the petitioner satisfying all of the aforementioned conditions within one year of the Village Board adopting this conditional rezoning ordinance. The Village Board may grant additional time solely at the discretion of the Village Board upon request for an extension by the Developer.

SECTION 3: The Village Engineer is hereby authorized and directed to note this rezoning on the Official Zoning Map of the Village of Sussex upon successful development of the property and satisfaction of all conditions in Section 2 of this Ordinance.

SECTION 4. SEVERABILITY. The several sections of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a decision of the court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and not affect the validity of all other provisions, sections or portions thereof of the ordinance which shall remain in full force and effect. Any other ordinances are hereby repealed as to those terms that conflict.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Dated this 9<sup>th</sup> day of June, 2020.

VILLAGE OF SUSSEX

  
Anthony LeDome  
Village President

ATTEST:   
Sam Liebert  
Village Clerk-Treasurer

Published and/or posted this 9<sup>th</sup> day of June, 2020.

August 2, 2019

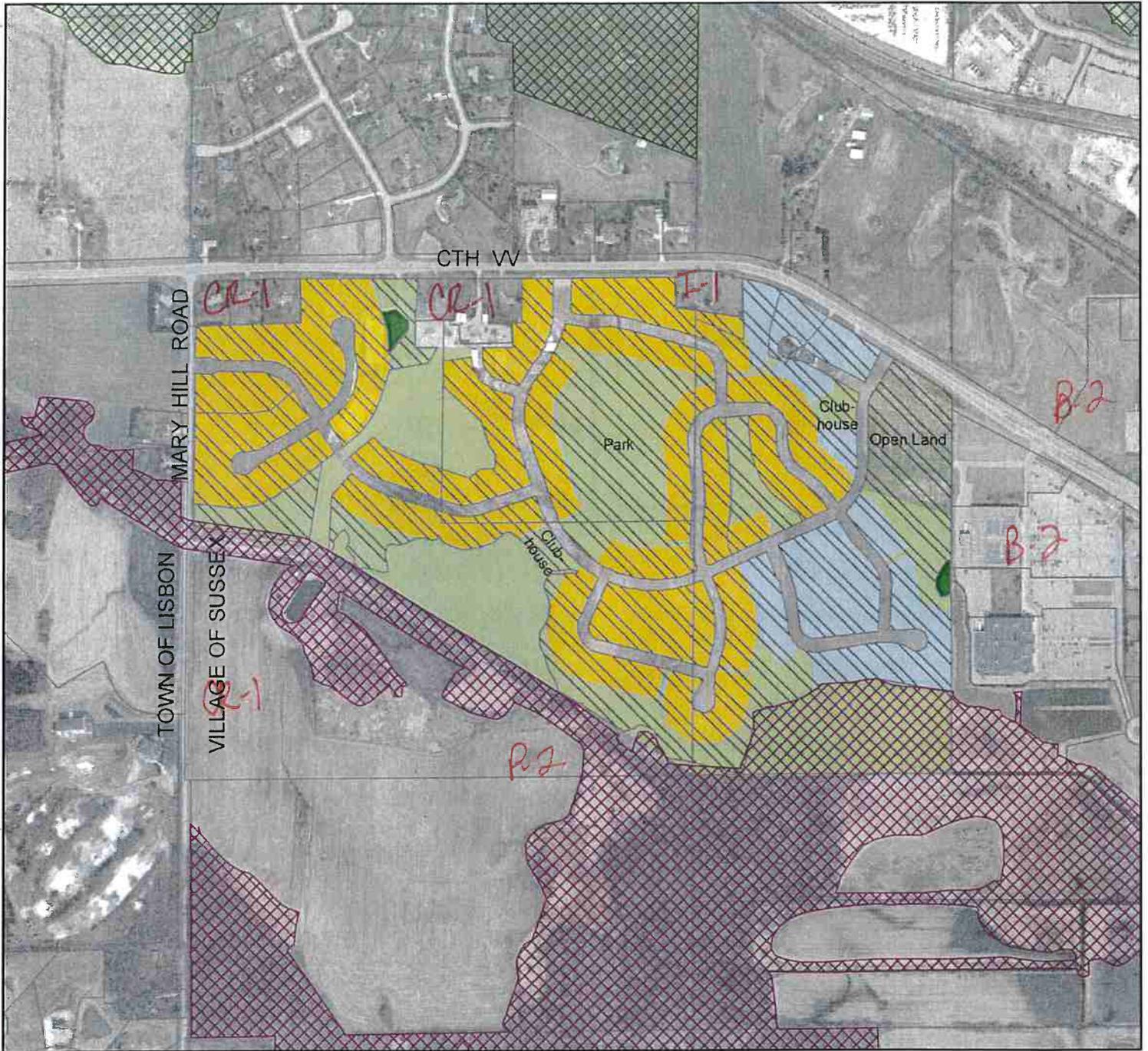
Project No. NEUMA-149103

### Proposed Legal Description

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4, and Northwest 1/4 of the Southeast 1/4 of Section 21, and the Northeast 1/4 of the Northwest 1/4 of Section 28, Township 8 North, Range 19 East, Village of Sussex, Waukesha County, Wisconsin more fully described as follows:

Beginning at the North 1/4 corner of said Section 28; thence South  $00^{\circ}31'46''$  East along the East line of the Northwest 1/4 of said Section 28, a distance of 185.69 feet to the centerline of an unnamed creek; thence the following eight courses along the centerline of the unnamed creek, North  $68^{\circ}52'57''$  West, 32.73 feet; thence North  $47^{\circ}32'38''$  West, 70.10 feet; thence North  $52^{\circ}27'32''$  West, 756.12 feet; thence North  $58^{\circ}21'34''$  West, 1116.35 feet; thence North  $59^{\circ}05'54''$  West, 430.52 feet; thence North  $71^{\circ}52'37''$  West, 21.78 feet; thence North  $80^{\circ}27'05''$  West, 536.46 feet; thence North  $89^{\circ}46'14''$  West, 83.14 feet to the West line of the Southwest 1/4 of Section 28; thence North  $00^{\circ}24'29''$  East along said West line 1088.38 feet; thence North  $88^{\circ}25'29''$  East, 578.46 feet to the East line of Lot 1 of Certified Survey Map No. 5531; thence North  $01^{\circ}34'31''$  West along said East line 225.70 feet to the to the Southerly right-of-way of C.T.H. "VV", being 65.05 feet South of the Wisconsin Department of Transportation Reference Line; thence North  $89^{\circ}49'15''$  East along said Southerly right-of-way line 620.36 feet; thence South  $04^{\circ}56'41''$  West, 210.80 feet; thence South  $00^{\circ}09'31''$  East, 143.43 feet; thence North  $89^{\circ}50'29''$  East, 501.35 feet; thence North  $00^{\circ}09'31''$  West, 125.00 feet; thence North  $89^{\circ}50'29''$  East, 54.17 feet; thence North  $00^{\circ}09'31''$  West, 228.59 feet to the to the southerly right-of-way of C.T.H. "VV", being 65.05 feet South of the Wisconsin Department of Transportation Reference Line; thence North  $89^{\circ}49'15''$  East along said Southerly right-of-way line 797.02 feet; thence South  $00^{\circ}22'15''$  West, 158.20 feet; thence North  $89^{\circ}38'41''$  East, 115.50 feet; thence South  $00^{\circ}22'15''$  West, 52.42 feet; thence South  $65^{\circ}27'29''$  East, 270.22 feet; thence North  $00^{\circ}50'35''$  West, 315.47 feet to the Southerly right-of-way line of CTH VV; thence Southeasterly 350.81 feet along said right-of-way line and the arc of a curve to the right, with a radius of 894.93 feet whose chord bears South  $69^{\circ}14'33''$  East, 348.57 feet; thence South  $58^{\circ}00'45''$  East continuing along said Southerly right-of-way line 907.81 feet to a point on the East line of the West 1/2 of the Southeast 1/4 of said Section 21; thence South  $00^{\circ}10'25''$  West along said East line 1,956.02 feet to the South line of said Southeast 1/4; thence South  $89^{\circ}45'15''$  West along said South line 1,346.49 feet to the point of beginning.

Said lands contain 7,775,690 square feet (178.50 acres).

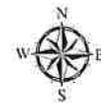


## Vista Run Proposed Zoning

Date: 2-12-20

### Legend

-  Agriculture
-  Single-Family Residential (Rs-2)
-  Single-Family Attached (SFRD-3)
-  Park (P-1, P-2)
-  Planned Development Overlay (PDO)
-  Isolated Natural Area (INRA)
-  Primary Environmental Corridor
-  Secondary Environmental Corridor



0 300 600 1,200



Feet



REZONING PETITION

TO: The Honorable President and Members of the Village Board for the Village of Sussex

I (we), the undersigned, being the owner(s) of all the area herein described, hereby petitions the Village Board of the Village of Sussex, Wisconsin, to rezone the following described property:

Address: N67W25727 Silver Spring Dr (Approximately 176 Acres)  
(Please attach a legal description)

Current zoning: Conservancy Residential (CR-1) & Single-Family Residential (Rs-3)  
Requested zoning: Rs-2 and SFRD-3 w/PDO Overlay

Purpose of rezoning:

To facilitate the concept plan and preliminary plat approval of the development.

Please provide the following:

**Site Plan/Survey/Plot Plan**, drawn to scale of one inch equals one hundred (100) feet, showing the area to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties within two hundred (200) feet of the area proposed to be rezoned.

**Needed at time of submittal:**  
Rezoning application fee of \$500.00

_____	_____
Owner, Agent or Attorney	Owner, Agent or Attorney
<u>N27W24025 Paul Ct, Suite 100,</u>	_____
<u>Pewaukee, WI 53072</u>	_____
Address, City, St & Zip	Address, City, St & Zip

Contact Name : Neumann Developments Inc. – Bryan Lindgren

Address: Same as above Phone #: 262-542-9200

E-mail: blindgren@neumanncompanies.com

For office use only

Payment received: \_\_\_\_\_ Plan Commission recommendation: \_\_\_\_\_

Date filed with Village Clerk: \_\_\_\_\_ Publish dates: \_\_\_\_\_

Public Hearing date: \_\_\_\_\_ Village Board date: \_\_\_\_\_



## Narrative in Support of Petition for Planned Unit Development Overlay District (PDO)

### Vista Run

Neumann Developments, Inc. proposes a residential development known as Vista Run on an approximately 176 acre site located along Silver Spring Drive on the western edge of the Village of Sussex. The materials presented herewith are in support of a planned development overlay district designation for the project. The general characteristics of the proposed development are as follows:

- Total Area = 176 Acres
- Open Space = 62 Acres
  - Central Park = 12 Acres
  - Passive Use Areas = 50 Acres
- Open Lands (available for future development) = 6.5 Acres
- Net Area = 107.5 Acres

	Existing Rs-2 Zoning	Proposed Rs-2 Planned Development Overlay		
		Estate Lots	Residential Lots	Villa Lots
Min. Lot Area (SF)	20,000	15,000	12,000	10,000
Min. Lot Width (Feet)	100	90	75	65
Front Setback (Feet)	40	25	25	20
Side Setback (Feet)	20	12.5	10	7.5
Rear Setback (Feet)	25	25	25	20

	Existing SFRD-3 Zoning	Proposed SFRD-3 Planned Development Overlay		
			Two-Family Condominium	Townhome
Min. Lot Area (SF)	20,000		N/A	N/A
Min. Lot Width (Feet)	120		N/A	N/A
Front Setback (Feet)	30		20	20
Side Setback (Feet)	30		20 (bldg to bldg)	20 (bldg to bldg)
Rear Setback (Feet)	25		25	25



Application of the planned development overlay district designation is appropriate in this development to coordinate the area site planning, providing attractive open spaces, diversified housing, and economical and efficient design. Secondly, there are a number of housing and residential initiatives detailed in the Master Plan. They each recognize that the Village of Sussex is essentially surrounded by a number of existing communities and its borders are fixed. The growth that can be anticipated is based on a limited supply of land. The plan asserts that the future growth potential should be directed in a way that affords a number of housing options within the single family category. As housing develops away from the center of the Village, clustered subdivisions to minimize impact on the community's rural character and sensitive land are to be encouraged. The lot density should not jeopardize the health and safety or physically negatively effect surrounding manmade and natural environments. If there are subdivisions proposed in natural resource areas, they should be designed in a way to preserve those portions of the land that are suitable to be preserved while maintaining the objective of facilitating growth needs for the future given the finite availability of future lands for development.

The PDO as sought proposes two zoning classifications, with five distinct lot area requirements, as indicated in the attached concept plan. All single-family residential units would be classified under an Rs-2 Single-Family zoning, as indicated in the attached proposed zoning plan. 38 lots would consist of an area no less than 15,000 SF with a minimum lot width of 90 feet (to be known as "Estate lots"), versus an Rs-2 Single-Family zoning district with an area no less than 20,000 SF and a minimum lot width of 100 feet. 70 lots would be known as "Residences lots" and consist of an area no less than 12,000 SF with a minimum lot width of 75 feet. 98 lots would be known as "Villa lots" and consist of an area no less than 10,000 SF with a minimum lot width of 65 feet.

All multi-unit home options, as indicated in the concept plan, would be condominiums classified under an SFRD-3 zoning, as indicated in the proposed zoning plan. Lot area requirements within this zoning district would vary based on two different housing types: two-family ranch style condominium homes and townhomes. There would be a total of 12 townhome buildings with a total of 30 townhomes and 29 total duplex ranch style condominium buildings for a total of 58 duplex units.

In all instances, the effect of the PDO changes are to accomplish the following:

- A. Maximize the preservation area. By reducing the building pad by bringing the homes closer together and forward on the lot, we expand and enhance the availability of lands suitable for preservation. As a result, over one third of the site would be held in preservation lands. This balances growth with protecting the environmental features. Sidewalks and trails installed throughout the development would create a walkable and connected neighborhood, as well as make the open spaces more accessible to all.



- B. Efficiently design the site providing varied lot sizes throughout the development. The greater variation in sizes will ensure the neighborhood does not feel monotonous and allows for increased flexibility in the site's design, thus allowing for a greater amount of open space available to the public for active and passive activities.
  
- C. Economically design the site providing a diversity of housing options. By offering a wide range of lot sizes in this neighborhood, lot and home prices can appeal to a wider range of future home buyers with different budgets and lifestyles, from entry-level to down-sizers to move-up buyers.

We estimate that home and lot packages in this neighborhood would range from \$325,000 to \$600,000 and generate approximately \$121,000,000 in estimated value once fully improved.

Deed Restrictions would be put on record to ensure high quality development, and provide an enforcement mechanism to protect the preservation areas as well as compliance with other deed restrictions that are placed of record as approved by the Village. Individual home and lot packages would be developed pursuant to those deed restrictions. Those deed restrictions would be in excess of the finished living area minimums in the underlying zoning districts.

The storm water features are easily accessible from the ROW and would be transferred to the Village to be maintained in the future. The proposed plat identifies all open space and areas intended to be reserved and/or dedicated for public use. Proposed public streets are suitable and meet the minimum standards and administrative regulations of the Village.

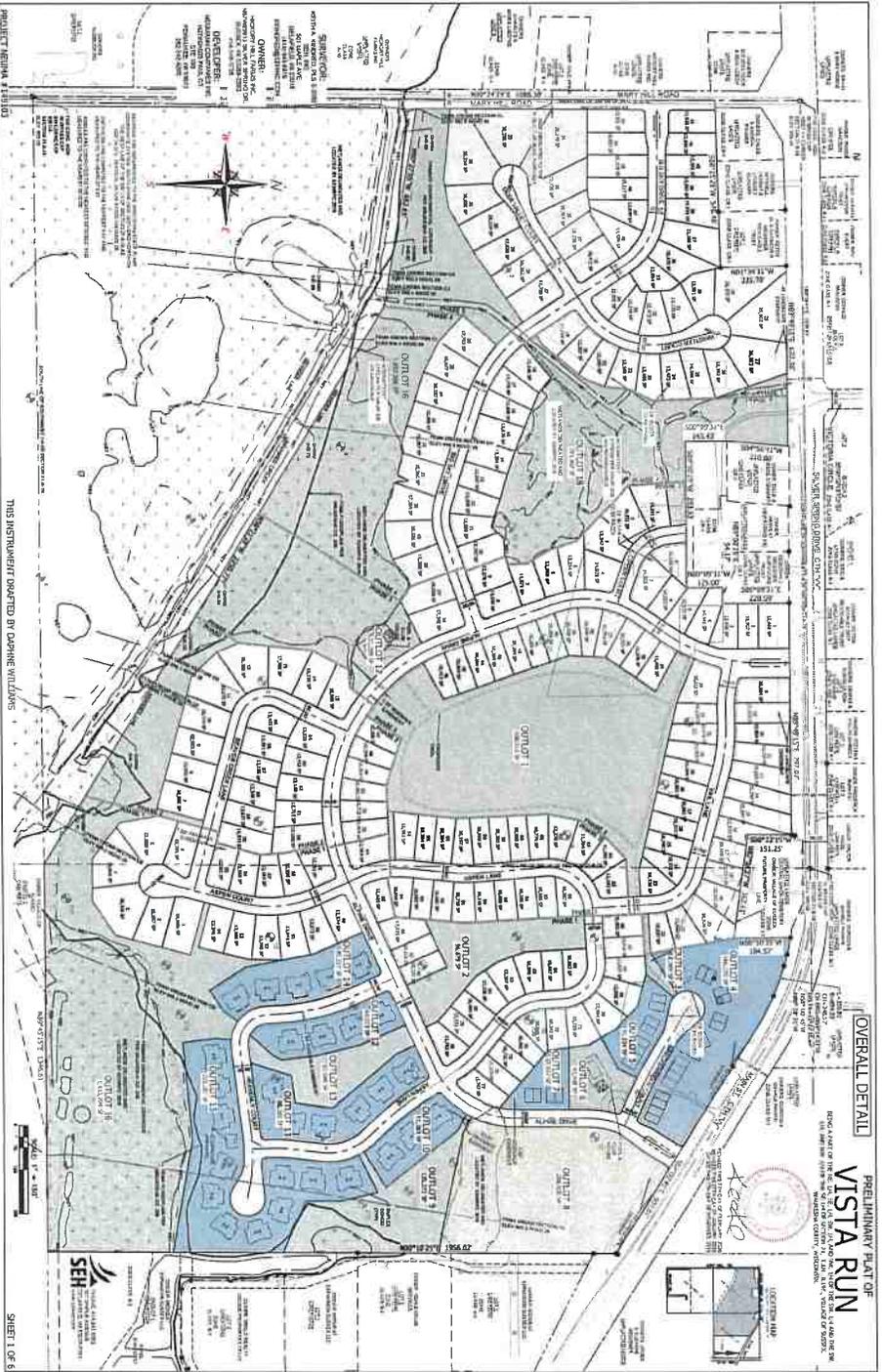
There are no architectural plans, elevations, or prospective drawings associated with the design and character of the proposed residential lots.

In summary, the proposed planned development overlay district is consistent in all respects with the intent and purpose of the PDO zoning as well as the comprehensive plan in that it identifies and preserves lands that contain natural resource features and woodlands as well as provides diversified housing using economical and efficient design. The cluster type development minimizes intrusions within those areas, provides for adequate drainage for surface and storm water, and is accessible by public utilities.

Sincerely,



Bryan Lindgren



OVERALL DETAIL  
 PRELIMINARY PLAN OF  
 VISTA RUN



THIS INSTRUMENT DRAFTED BY CASPINE WILLIAMS



**SUBJECT:**  
 CIVIL ENGINEERING  
 PRELIMINARY SITE PLAN  
 FOR THE DEVELOPMENT OF  
 VISTA RUN  
 IN THE COUNTY OF DALLAS,  
 STATE OF TEXAS

**OWNER:**  
 [Name obscured]

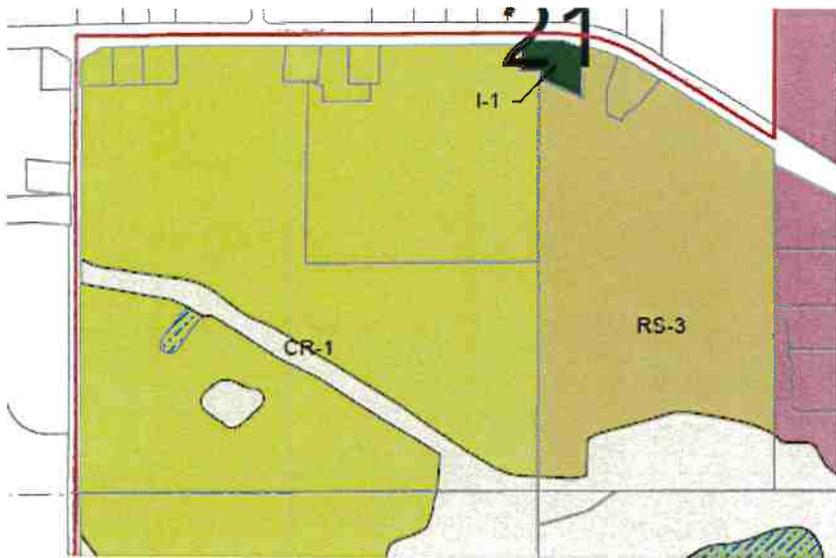
**DESIGNER:**  
 [Name obscured]

**DATE:**  
 [Date obscured]

MOULTY HENNA ROAD

THIS PLAN IS THE PROPERTY OF SEH AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SEH.

# CURRENT ZONING MAP



Legend	
	FLOODWAY (F-1)
	FLOODPLAIN CONSERVANCY (F-2)
	FLOODPLAIN FRINGE OVERLAY (FFO)
	LOWLAND CONSERVANCY OVERLAY (LCO)
	UPLAND CONSERVANCY OVERLAY (UCO)
	PLANNED DEVELOPMENT OVERLAY (PDO)
	SECONDARY ENVIRONMENTAL CORRIDOR (SEC)
	ISOLATED NATURAL RESOURCE AREA (INRA)
	CONSERVANCY RESIDENTIAL (CR-1)
	TRADITIONAL SUBURBAN SINGLE-FAMILY RESIDENTIAL DISTRICT (TS-1)
	SINGLE-FAMILY RESIDENTIAL (Rs-1)
	SINGLE-FAMILY RESIDENTIAL (Rs-2)
	SINGLE-FAMILY RESIDENTIAL (Rs-3)
	SINGLE-FAMILY RESIDENTIAL (Rs-4)
	SINGLE-FAMILY ATTACHED
	RESIDENTIAL DISTRICT (SFRD-3)
	TWO-FAMILY RESIDENTIAL (Rd-1)
	TWO-FAMILY RESIDENTIAL (Rd-2)
	MULTI-FAMILY RESIDENTIAL (Rm-1)
	NEIGHBORHOOD BUSINESS (B-1)
	REGIONAL BUSINESS (B-2)
	HIGHWAY BUSINESS (B-3)
	CENTRAL MIXED USE BUSINESS (B-4)
	BUSINESS PARK DISTRICT (BP-1)
	OFFICE PARK DISTRICT (OP-1)
	INDUSTRIAL (M-1)
	QUARRY (Q-1)
	INSTITUTIONAL (I-1)
	PARK (P-1, P-2)

N80

N76

N72

M68

