



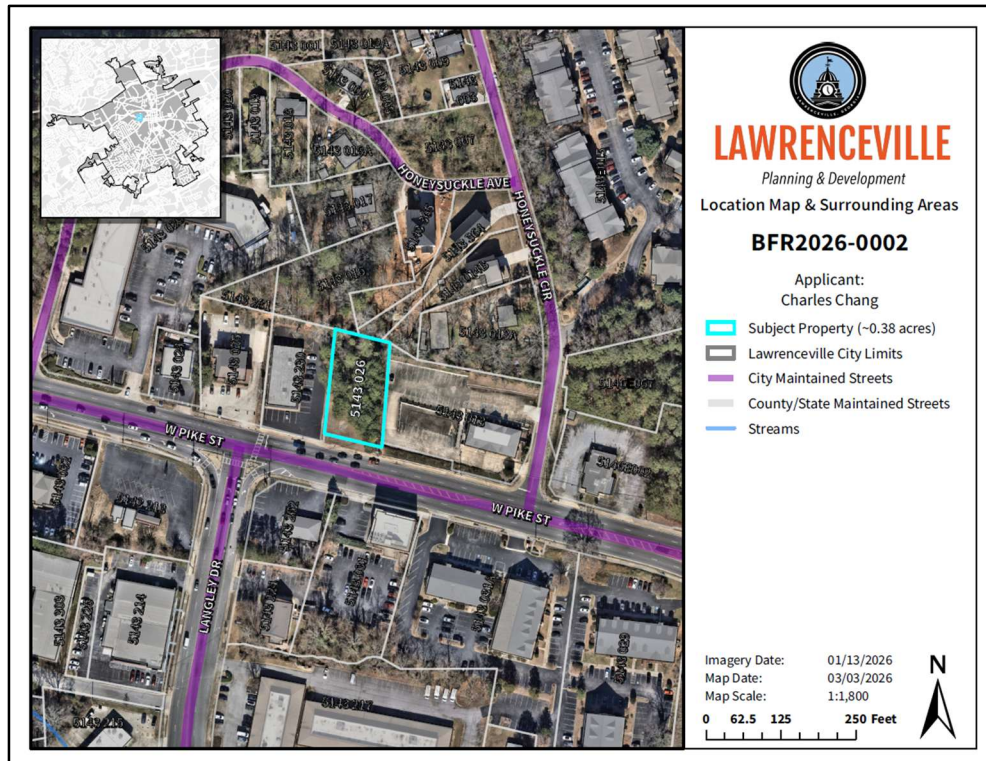
LAWRENCEVILLE

Planning & Development

BUFFER REDUCTION

CASE NUMBER(S): BFR2025-0002
APPLICANT(S): CHARLES CHANG
PROPERTY OWNER(S): RAJESH KR MITTAL
LOCATION(S): 351 WEST PIKE STREET
PARCEL IDENTIFICATION NUMBER(S): 5143 026
APPROXIMATE ACREAGE: 0.23 ACRES
CURRENT ZONING: BG (GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT: REDUCTION OF 75' UNDISTURBED BUFFER
DEPARTMENT RECOMMENDATION: APPROVAL W/ CONDITIONS

VICINITY MAP



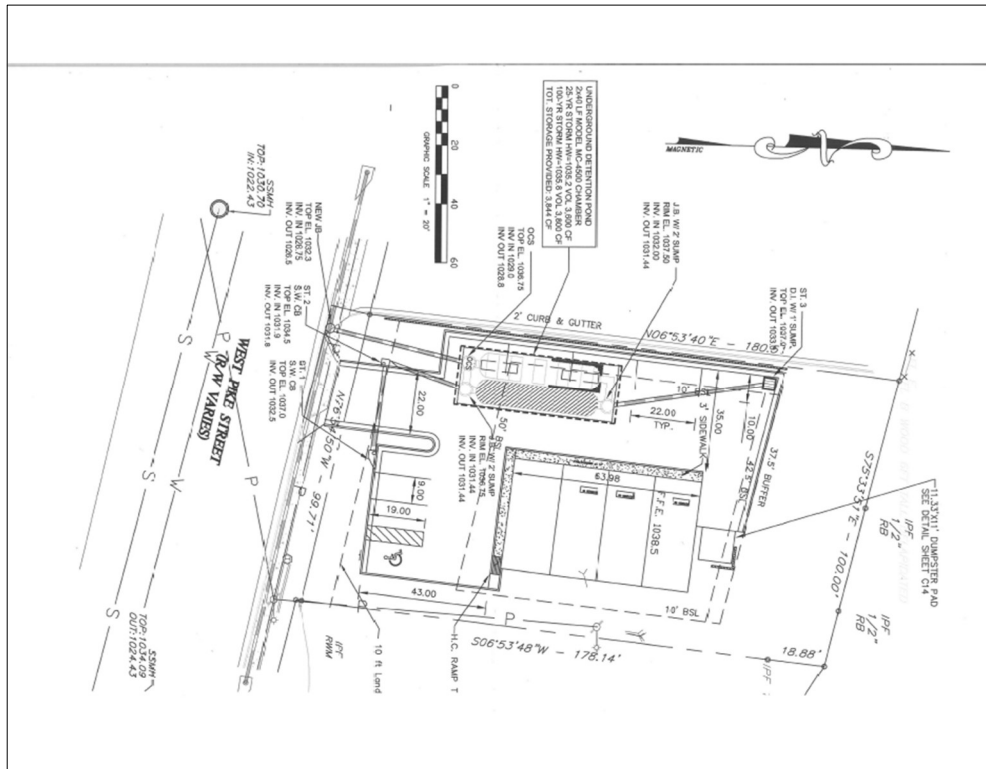
ZONING HISTORY

The earliest zoning record on file for the subject property shows the property zoned as its current zoning district, BG (General Business District) in 1960. There are no zoning cases on record for the subject property.

PROJECT SUMMARY

The applicant requests a Buffer Reduction to allow for the development of a shared kitchen. The subject property is an approximately 0.23-acre parcel zoned BG (General Business District), located at the northern right-of-way of West Pike Street (State Route 120), near its intersection with Langley Drive.

SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The subject property is currently vacant and undeveloped. The applicant requests a reduction of the required 75-foot undisturbed buffer by 50% to 37.5 feet to develop an approximately 2,300 square foot multitenant shared kitchen with associated driveways, dumpsters, parking, and stormwater facilities.

The proposal meets the minimum standards of the BG (General Business) district, as outlined below:

Article 1 Districts, Section 102.13 BG General Business District, Subsection B. Lot Development Standards.

Standard	Requirement	Proposal	Recommendation
Lot Area	<i>None</i>	<i>10,019 sq. ft</i>	<i>N/A</i>
Lot Width	<i>None</i>	<i>99.7 ft</i>	<i>N/A</i>
Front Setback	<i>50 ft</i>	<i>50 ft</i>	<i>N/A</i>
Side Setback	<i>10 ft</i>	<i>10 ft</i>	<i>N/A</i>
Rear Setback	<i>10 ft</i>	<i>10 ft</i>	<i>N/A</i>
Impervious Surface Coverage	<i>95%</i>	<i>Not listed</i>	<i>N/A</i>
Max Height	<i>35 ft</i>	<i>Not listed</i>	<i>N/A</i>

Article 5 Parking, Section 508 Number of Off-Street Parking Spaces Required; Table 5-3.

Standard	Requirement	Proposal	Recommendation
Shared Kitchen (Retail Sales and Services)	<i>1 per 300 SF GFA 2,300 SF 8 spaces</i>	<i>8 spaces</i>	<i>N/A</i>

Article 4 Buffers, Section 403 Buffers Table

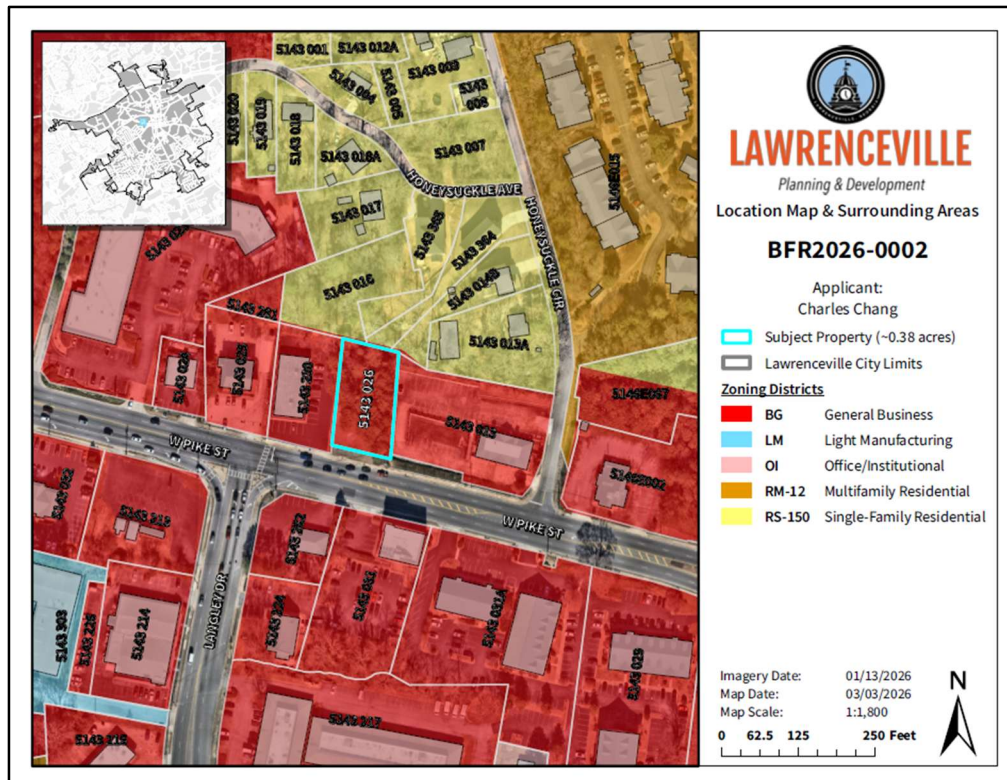
Standard	Requirement	Proposal	Recommendation
BG / RS-150	<i>75 feet</i>	<i>37.5 feet</i>	<i>Approval w/ Conditions</i>

According to the applicant, the 75-foot buffer required by code on the rear side of the property significantly reduces the buildable area of an already small lot (approximately 0.23 acres in area). The subject property is only 178 feet in depth, meaning that when the 75-foot buffer and the 50-foot front setback are considered, the buildable area is restricted to a narrow 53-foot-wide area.

Given that the single-family districts that border the property are either undeveloped (parcel 5143 016, which serves as a pseudo-buffer with residential uses further to the north) or contain dwellings that are in excess of 150 feet from the subject property, the

buffer reduction may be appropriate. Further, the neighboring BG properties have reduced or non-existent buffers to the rear. While these properties were developed prior to the adoption of the 2020 Lawrenceville Zoning Ordinance and its requisite buffer requirements, the development character of these properties should be taken into consideration.

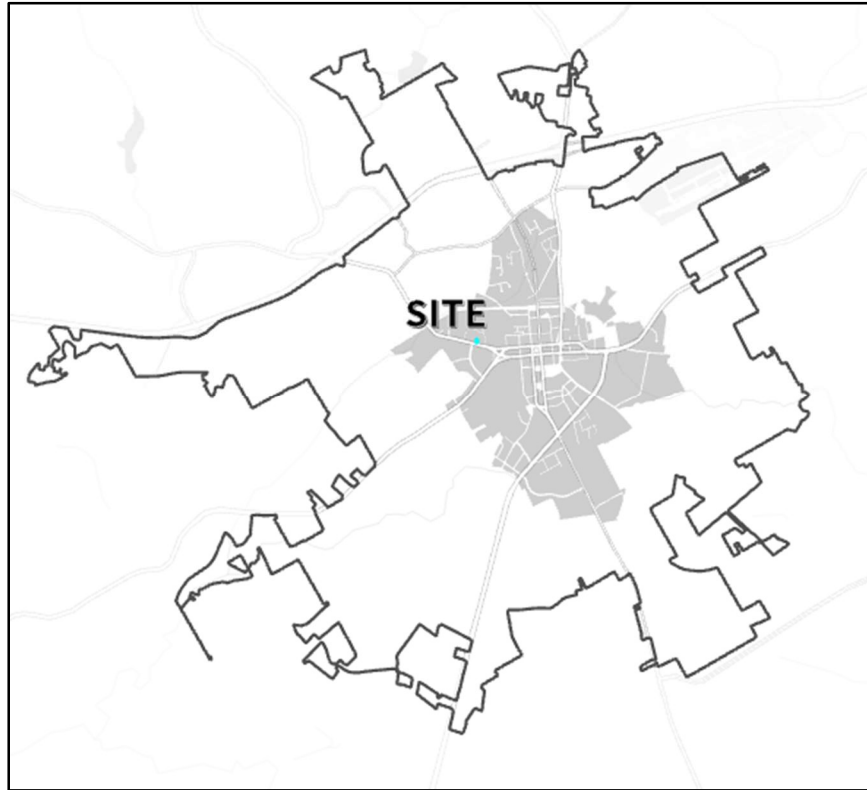
OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The area around the subject property is characterized by a mixture of retail and office uses along West Pike Street as well as single-family residential along Honeysuckle Circle. Nearby commercial uses include a place of worship and medical / general offices zoned BG (General Business District). The properties to the rear (north) of the subject property, along Honeysuckle Circle, are zoned RS-150 (Single-Family Residential District); these properties are the subject of this buffer reduction request. Given the reasoning provided in the prior section, the buffer reduction request may be appropriate, if properly conditioned.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Downtown character area, defined as such:

Lawrenceville's Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce.

If the proposed facility adheres to site planning standards for access, interconnectivity, landscaping, and signage, it may align with the intended development pattern as described in the 2045 Comprehensive Plan.

STAFF RECOMMENDATION

The applicant requests a 50% reduction of the required 75-foot rear buffer (to 37.5 feet) to allow development of a 2,300-square-foot multitenant shared kitchen on a small (0.23-acre) BG-zoned property along West Pike Street. The site is currently vacant and meets all other applicable zoning and development standards, including setbacks and parking requirements. Due to the parcel's limited depth (178 feet), the full buffer and front setback would significantly constrain the buildable area.

Surrounding conditions include a mix of commercial uses along the corridor and single-family residential to the north; however, nearby residential structures are set back at least 150 feet and/or buffered by undeveloped land. Additionally, adjacent commercial properties developed prior to the current ordinance have reduced or no buffers, reflecting an established development pattern. Further, similar buffer reduction requests have been recently approved in the immediate area: 1) BFR2025-00003 at 377 West Pike Street (approved with conditions on 2/23/2026), and 2) BFR2025-00005 at 335 West Pike Street (approved with conditions on 3/19/2026).

The request appears consistent with the Downtown character area of the 2045 Comprehensive Plan, which supports economic activity and compatible infill development. Given the site constraints, surrounding context, and limited impact on nearby residences, the buffer reduction may be appropriate if properly conditioned. Staff recommends **APPROVAL WITH CONDITIONS** that ensure enhanced buffering, landscaping, and site design measures to minimize impacts on adjacent residential properties.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Lawrenceville Power.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

- 1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

The proposed shared kitchen is consistent with the surrounding mix of commercial and office uses along West Pike Street and is compatible with the general development pattern in the area.

- 2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

With appropriate conditions for buffering and site design, the reduced buffer is not expected to adversely affect nearby residential properties, which are either significantly set back or separated by undeveloped land.

- 3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**

While the property has economic potential under current zoning, strict application of the 75-foot buffer would significantly limit the buildable area, constraining reasonable development of the site.

- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

The proposed use is relatively low-intensity and is not expected to create excessive demand on existing streets, utilities, or public facilities.

- 5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

The proposal aligns with the 2045 Comprehensive Plan's Downtown character area, supporting infill development and economic activity compatible with surrounding uses.

- 6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**

The small size and shallow depth of the subject property, combined with existing development patterns and limited impact on adjacent residences, provide justification for the requested buffer reduction.

Further, similar buffer reduction requests have been recently approved in the immediate area: 1) BFR2025-00003 at 377 West Pike Street (approved with conditions on 2/23/2026), and 2) BFR2025-00005 at 335 West Pike Street (approved with conditions on 3/19/2026).



LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_05042026

BFR2026-0002

Approval of the requested Buffer Reduction, subject to the following enumerated conditions:

1. To restrict the Buffer Reduction as follows:

- A. Allows a fifty percent (50%) reduction of the minimum buffer requirements between dissimilar zoning classifications (BG and RS-150), from seventy-five (75) feet to thirty-seven and one-half (37.5) feet along the subject property's northern property line.
- B. The buffer reduction shall apply only to the development of a multitenant shared kitchen facility, including associated parking, driveways, dumpsters, and stormwater facilities, as shown on the site plan. received by the Planning and Development Department on February 27, 2026.

2. To satisfy the following site development considerations:

- A. All site improvements, including parking, drive aisles, curb cuts, and internal circulation, shall comply with the City of Lawrenceville Development Regulations unless otherwise approved through separate variance or permit action.
- B. Prior to issuance of a Land Disturbance Permit (LDP), final site plans shall be reviewed and approved by the Planning Director, City Engineer, and all applicable departments.
- C. In areas where required buffers lack sufficient vegetation to achieve effective screening, the applicant shall provide supplemental planting and landscape enhancements. A detailed replanting and landscape enhancement plan shall be prepared by a qualified professional and submitted for review and approval by the Director of Planning and Development prior to the issuance of any applicable permits. The plan shall demonstrate how the buffer will be brought into compliance with applicable screening and landscaping standards, including plant species, sizes, spacing, and maintenance provisions.
- D. All outdoor service areas, including dumpsters and loading areas, shall be screened from view of adjacent residential properties.

- E.** Site lighting shall be directed away from adjacent residential properties and shall comply with City lighting standards to prevent light spillover.
- F.** Any off-site access, grading, or construction activity, if required, shall be subject to executed agreements or easements made by adjacent property owners and approval by the City.
- G.** All required landscaping and screening shall be installed prior to final inspection and issuance of a Certificate of Occupancy and shall be maintained in a healthy condition for the life of the development.
- H.** All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.



LAWRENCEVILLE

Planning & Development

BFR2026-0002
RECEIVED FEBRUARY 27, 2026
PLANNING & DEVELOPMENT DEPARTMENT

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LAWRENCEVILLE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Charles C Chang</u>	NAME: <u>RAJESH KR MITTAL</u>
ADDRESS: <u>5720 BUFORD Hwy Suite 200</u>	ADDRESS: <u>3771 OLD BRIDGEWAY</u>
CITY: <u>NORCROSS</u>	CITY: <u>DULUTH</u>
STATE: <u>GA</u> ZIP: <u>30071</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>404-403-2260</u>	PHONE: <u>678 367 8253</u>
CONTACT PERSON: <u>Charles Chang</u> PHONE: <u>404-403-2260</u>	
CONTACT'S E-MAIL: <u>CDDCATL@YAHOO.COM</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG1</u> ACREAGE: <u>0.23</u>	
PARCEL NUMBER(S): <u>R5143026</u>	
ADDRESS OF PROPERTY: <u>351 WEST PIKE ST.</u>	
PROPOSED USE: <u>Shared kitchen</u>	

Charles C Chang
SIGNATURE OF APPLICANT DATE

Rajesh Kr Mittal
SIGNATURE OF OWNER DATE

Charles C Chang
TYPED OR PRINTED NAME

RAJESH KR MITTAL
TYPED OR PRINTED NAME

Quang Xuan Do Feb 20, 26
NOTARY PUBLIC DATE

Quang Xuan Do Feb 20, 26
NOTARY PUBLIC DATE

Quang Xuan Do
NOTARY PUBLIC

Quang Xuan Do
NOTARY PUBLIC

Forsyth County, GEORGIA
My Commission Expires
06/21/2027

Forsyth County, GEORGIA
My Commission Expires
06/21/2027

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



LAWRENCEVILLE

Planning & Development

BFR2026-0002
RECEIVED FEBRUARY 27, 2026
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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? NO
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.



LAWRENCEVILLE

Planning & Development

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VARIANCE APPLICATION

ADMINISTRATIVE

BOARD OF APPEALS

CITY COUNCIL

GENERAL INFORMATION

Unless otherwise provided for in the City of Lawrenceville Zoning Ordinance and Development Regulations, the Board of Appeals (BOA) and City Council has the authority to grant variances from the requirements of the Zoning Ordinance and Development Regulations, and The Code of City of Lawrenceville in accordance with the standards and procedures as set forth in the Zoning Ordinance, Article 9 Administration and Enforcement, and the Development Regulations, Article III Amendment to Drainage Regulations of 1989, Article VIII Floodplain Management Ordinance, Article XVIII Model Floodplain Management/Flood Damage Prevention Ordinance and Article XIX Model Stream Buffer Protection Ordinance.

The Director of the Planning and Development Department shall have the power to grant a variance (except for density and use) from the development standards of the Zoning Ordinance where, in their opinion, the intent of the Zoning Ordinance can be achieved and equal performance obtained by granting a variance. The authority to grant such a variance shall be limited from the following requirements: 1. Front Yard or Yard adjacent to a public street – variance not to exceed ten (10) feet; 2. Side Yard – variance not to exceed five (5) feet; 3. Rear Yard – variance not to exceed ten (10) feet.

APPLICANT INFORMATION

APPLICANT NAME: HAMENDRA PATEL

EMAIL: dino680@yahoo.com

PHONE: 404 723 0932

STREET ADDRESS: 1174 CAMERON CREEK SUITE:

CITY: MARIETTA

STATE: GA

ZIP CODE: 30062

SIGNATURE OF APPLICANT:

DATE: 1/29/26

PROPERTY OWNER INFORMATION (as applicable)

PROPERTY OWNER NAME: RAJESH KR MUTTAL

EMAIL: RAJ@PESTOLOVE.COM

PHONE: 678 367 8253

STREET ADDRESS: 3771 OLD BRIDGEWAY SUITE:

CITY: DUWTH

STATE: GA

ZIP CODE: 30096

SIGNATURE OF PROPERTY OWNER:

DATE:

SITE INFORMATION

VARIANCE DESCRIPTION: REDUCE THE 75' REQUIRED UNDISTURBED BUFFER TO NEW 37.5' TO BUILD DRIVEWAY 2 DUMPSTER BOX

STREET ADDRESS: 351 W. PIKE ST SUITE/UNIT #:

CITY: LAWRENCEVILLE STATE: GA

ZIP CODE:

PIN:

LOT NO.:

BLOCK NO.:

Letter of intent 351 west pike st

From: Rajesh Kumar Mittal (raj@pestolove.com)

To: cddcatl@yahoo.com

Cc: annamittal56@gmail.com; agrawalanubha@yahoo.com

Date: Friday, February 13, 2026 at 10:41 AM EST

Dear Sir/Madam,

I am writing to inform you of my intent to develop land parcel number R5143026, located at 351 W Pike Street, Lawrenceville, GA 30046.

The proposed use for this property is a catering kitchen facility where food will be prepared exclusively for delivery. Please note that no customers will visit the premises, as all orders will be distributed off-site.

I kindly request your review and approval of this proposal at your earliest convenience. Should you require any additional information or documentation, please do not hesitate to contact me.

Thank you for your time and consideration.

Sincerely,
Rajesh Mittal

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RECEIVED FEBRUARY 27, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LEGAL DESCRIPTION

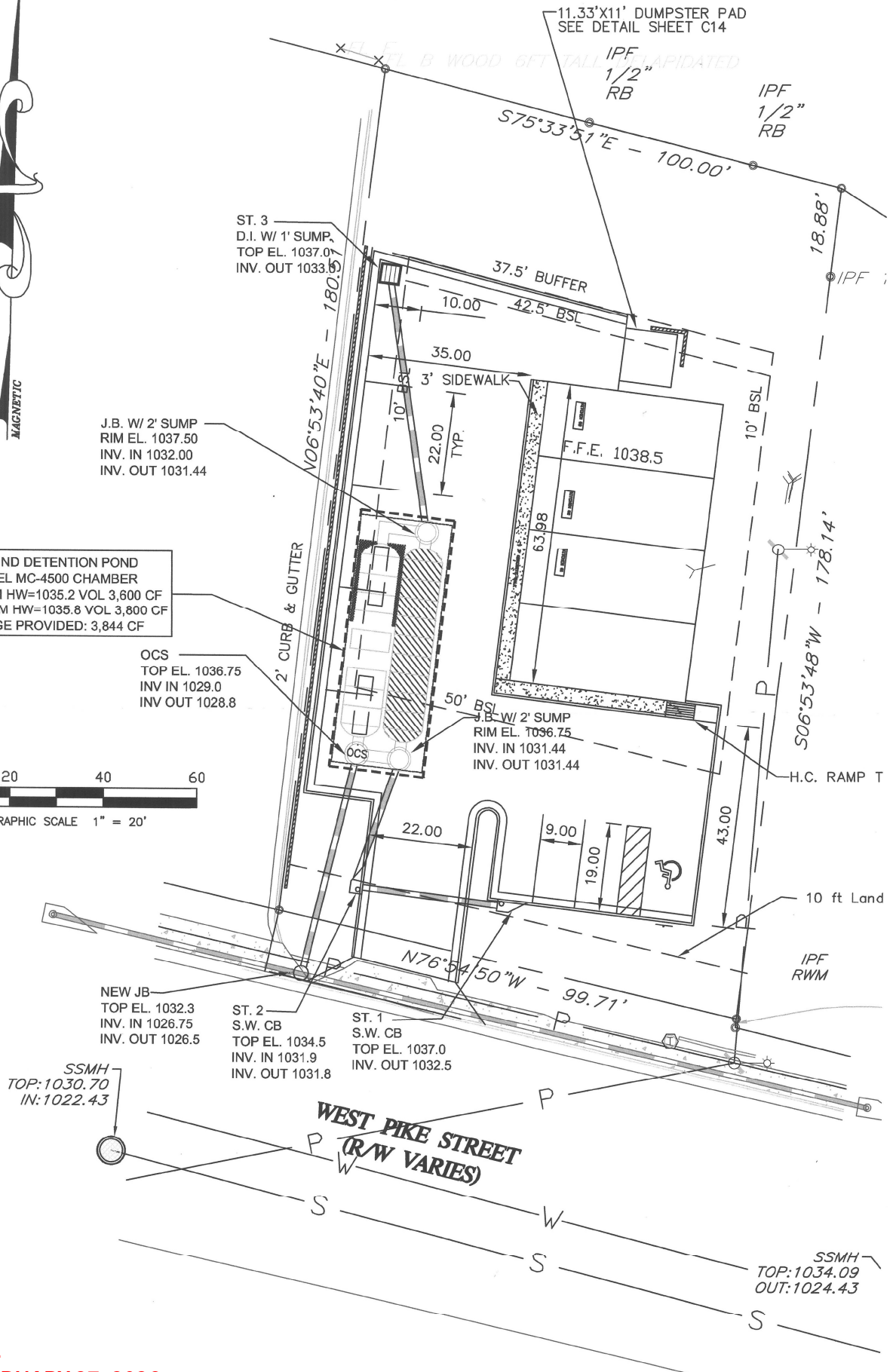
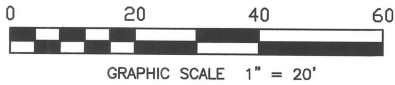
ALL THAT TRACT or parcel of land lying and being in Land Lot 143, 5th District, City of Lawrenceville, Gwinnett County, Georgia; containing 0.460 acres and being more particularly described according to a plat of survey prepared by Hannon, Meeks & Bagwell, Surveyors, dated October 4, 1983 recorded in Plat Book 33, Page 168B, Gwinnett County records, which plat is incorporated herein and made a part hereof by reference.

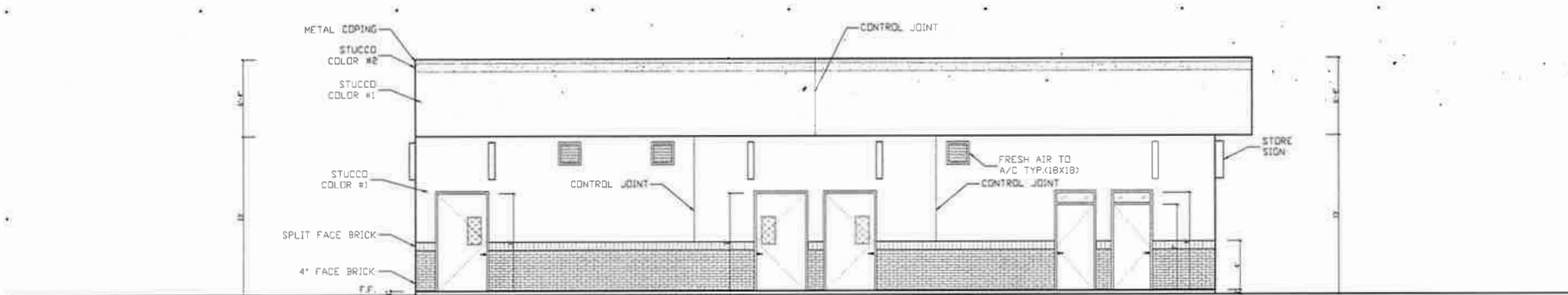
LESS AND EXCEPT that portion of the above-described property that lies within the right of way of West Pike Street a/k/a Georgia Highway No. 120.

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RECEIVED FEBRUARY 27, 2026
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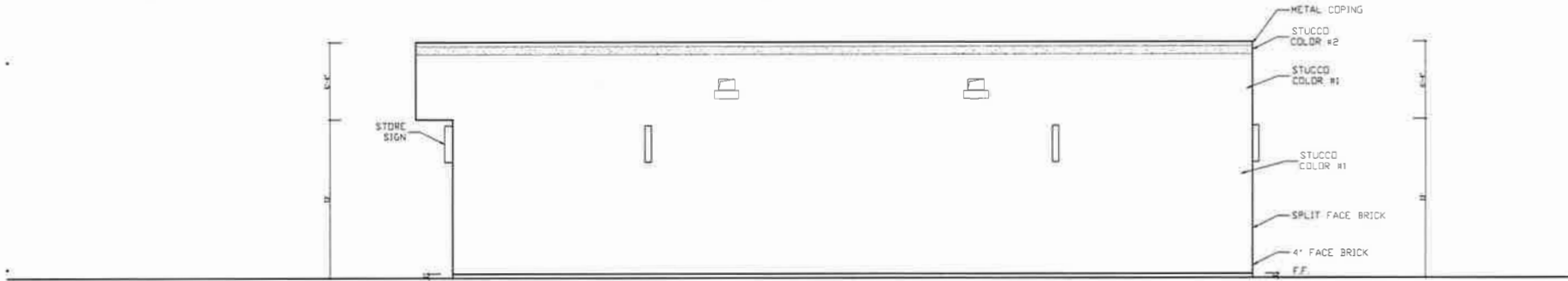


UNDERGROUND DETENTION POND
2x40 LF MODEL MC-4500 CHAMBER
25-YR STORM HW=1035.2 VOL 3,600 CF
100-YR STORM HW=1035.8 VOL 3,800 CF
TOT. STORAGE PROVIDED: 3,844 CF

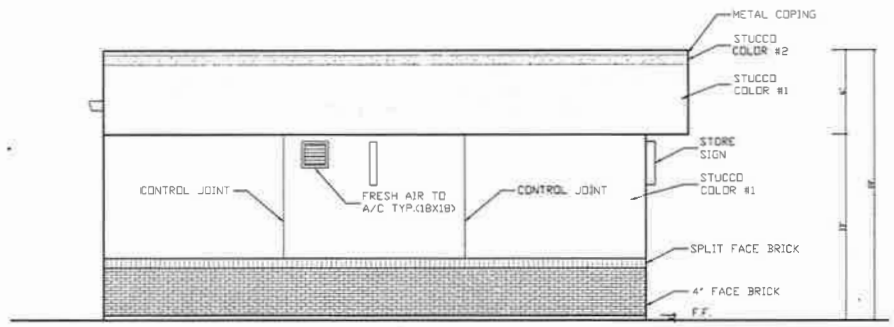




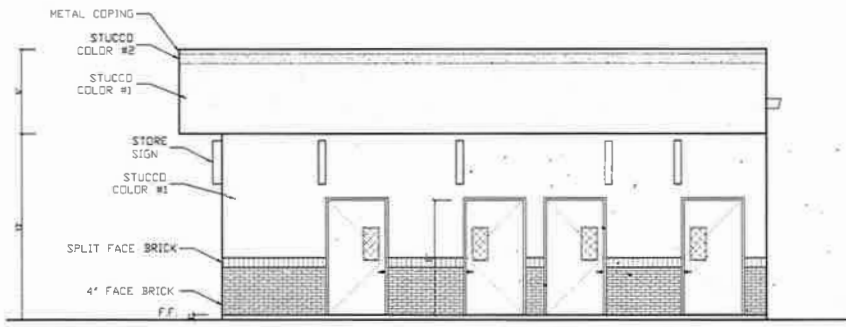
1 FRONT ELEVATION
1/4"=1'-0"



2 REAR ELEVATION
1/4"=1'-0"



3 LEFT SIDE ELEVATION
1/4"=1'-0"



4 RIGHT SIDE ELEVATION
1/4"=1'-0"

NAU, LLC
SHARED KITCHENS
WEST SIDE OF
LAURENSVILLE, GA 30049



CUSTOM DESIGN
&
DEVELOPMENT
CORPORATION
4729 WOODBURN HWY.
SUITE 100
HORCHOW, GA 30091
TEL: (770)-338-8868
FAX: (770)-678-3888

ELEVATIONS
NOTES & DETAIL

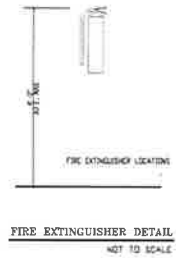
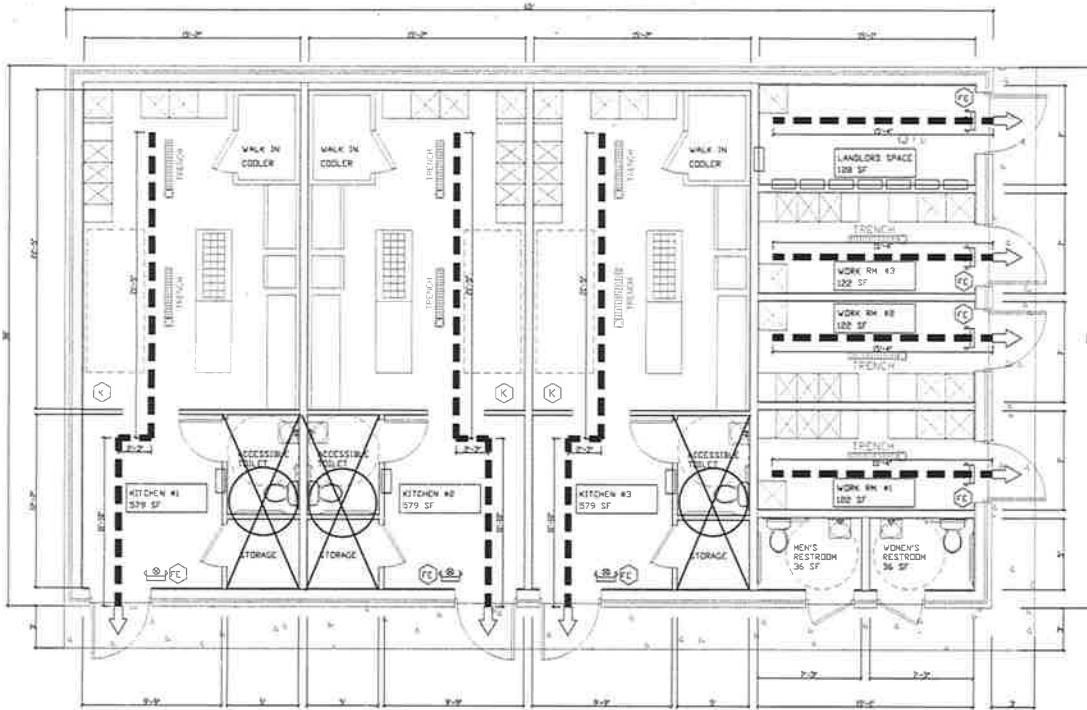
REVISION	BY

DRAWN BY
SCALE: AS NOTED
PROJECT NO.
DATE: 10/21/2025
SHEET

A2.0
OF 2 SHEETS

ISSUED/RELEASED FOR CONSTRUCTION

BFR2026-0002
RECEIVED FEBRUARY 27, 2026
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LIFE SAFETY PLAN
1/24/21-22'

TOTAL AREA 12,442 SQ. FT.

- (E) Fire Extinguisher
- (K) TYPE 'K' Fire Extinguisher

FEATURE LEGEND

- (E) Emergency light fixture, self-contained unit
- (K) Emergency Exit Sign, red letter color, double fixture immediate punch out direction

LIFE SAFETY NOTES	
NOTE: SECTIONS REFERENCED ARE NFPA 101 LIFE SAFETY CODE WITH 2018 AMENDMENTS	
30.3.6 -	WHERE ACCESS TO EXITS IS PROVIDED BY CORRIDORS, SUCH CORRIDORS SHALL BE SEPARATED FROM USE AREAS BY WALLS HAVING A FIRE RESISTANCE WITH 2.2.5.
30.2.4 -	EXITS ARE PROVIDED
30.2.5 -	MEANS OF EGRESS SHALL BE ARRANGED IN ACCORDANCE WITH SECTION 7.5.
30.2.6 -	TRAVEL DISTANCE TO EXITS MEASURED IN ACCORDANCE W/ SECTION 7-6 SHALL NOT EXCEED 200 FEET.
30.2.8 -	MEANS OF EGRESS SHALL BE ILLUMINATED IN ACCORDANCE WITH SECTION 7-8.
30.2.8 -	EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 7-9.
30.2.10 -	MEANS OF EGRESS SHALL HAVE SIGNS IN ACCORDANCE WITH SECTION 7-10

NAU, LLC
SHARED KITCHENS
1000 W. WALKER BLVD.
LAFAYETTEVILLE, GA 30246



CUSTOM DESIGN & DEVELOPMENT CORPORATION

4700 WOODBURN DR.
SUITE 300
MARIETTA, GA 30067
TEL: (770) 520-6800
FAX: (770) 578-3200

LIFE SAFETY PLAN
NOTES & DETAIL

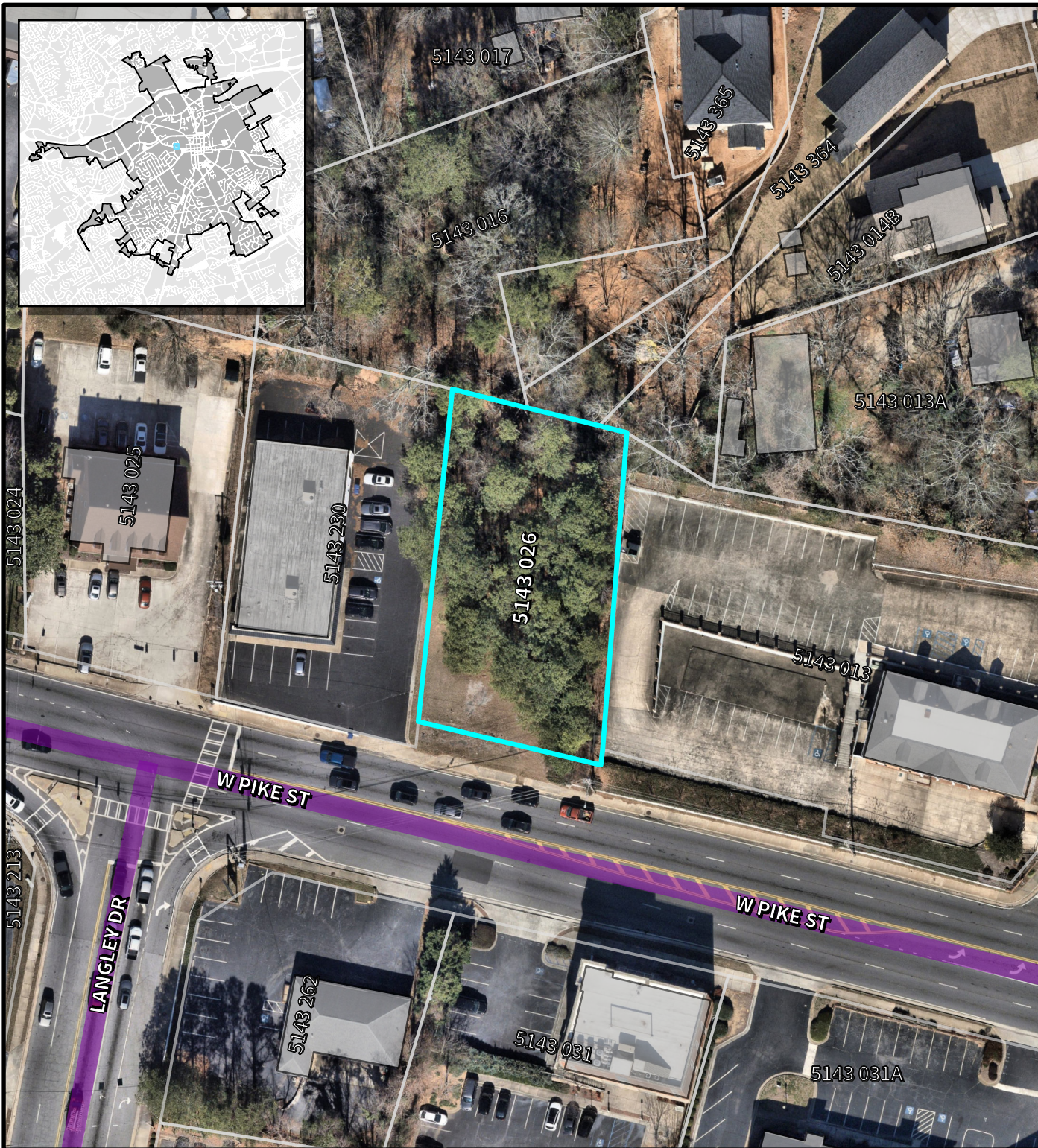
REVISION	BY

DRAWN BY:
SCALE: AS NOTED
PROJECT NO:
DATE: 11/03/2020
SHEET

A0.3
OF SHEETS

"ISSUED/RELEASED FOR CONSTRUCTION"

BFR2026-0002
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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2026-0002

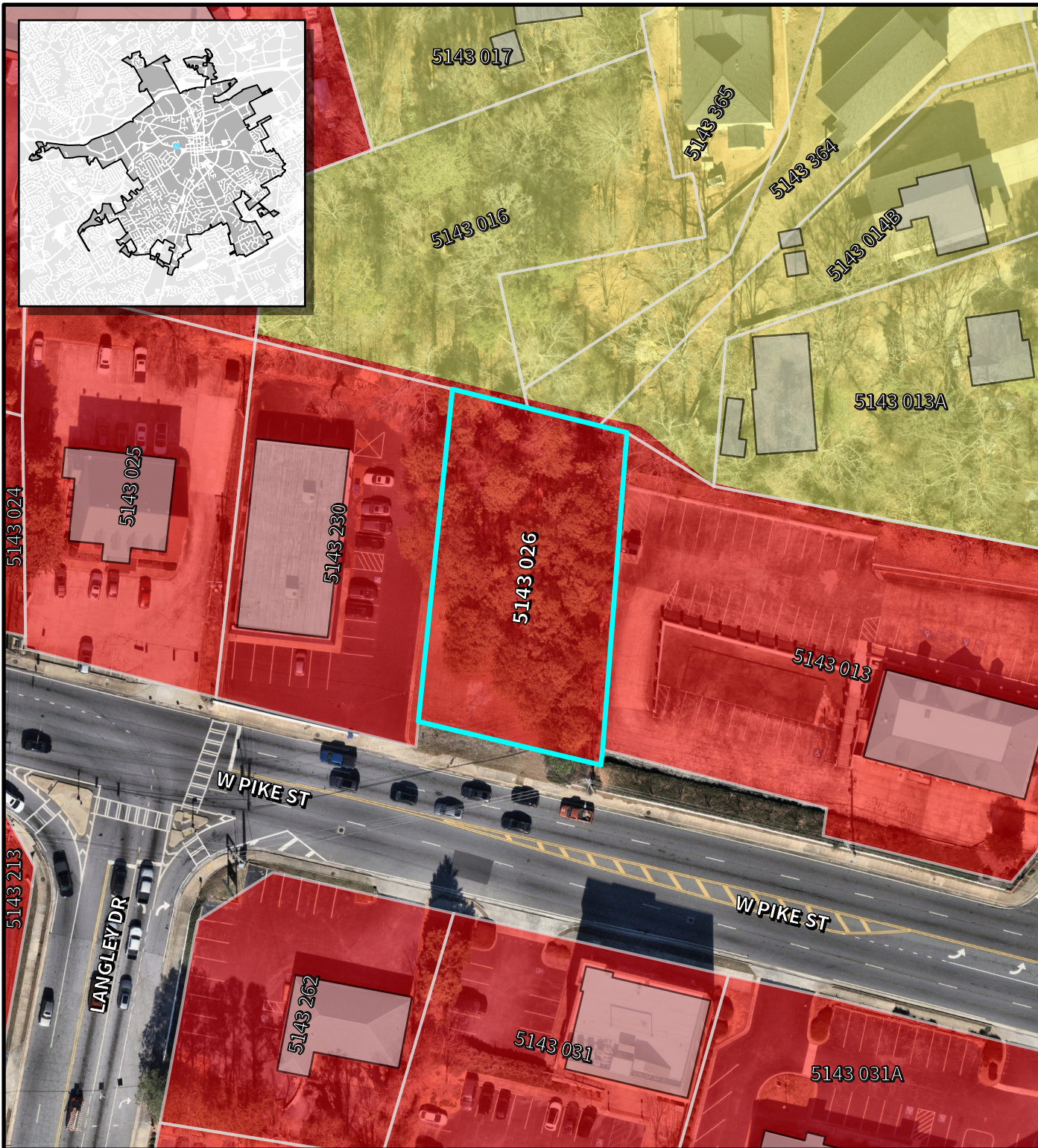
Applicant:
Charles Chang

-  Subject Property (~0.38 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets
-  Streams

Imagery Date: 01/13/2026
Map Date: 03/03/2026
Map Scale: 1:900

0 30 60 120 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2026-0002


Applicant:
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 Subject Property (~0.38 acres)

 Lawrenceville City Limits

Zoning Districts

 BG General Business

 RS-150 Single-Family Residential

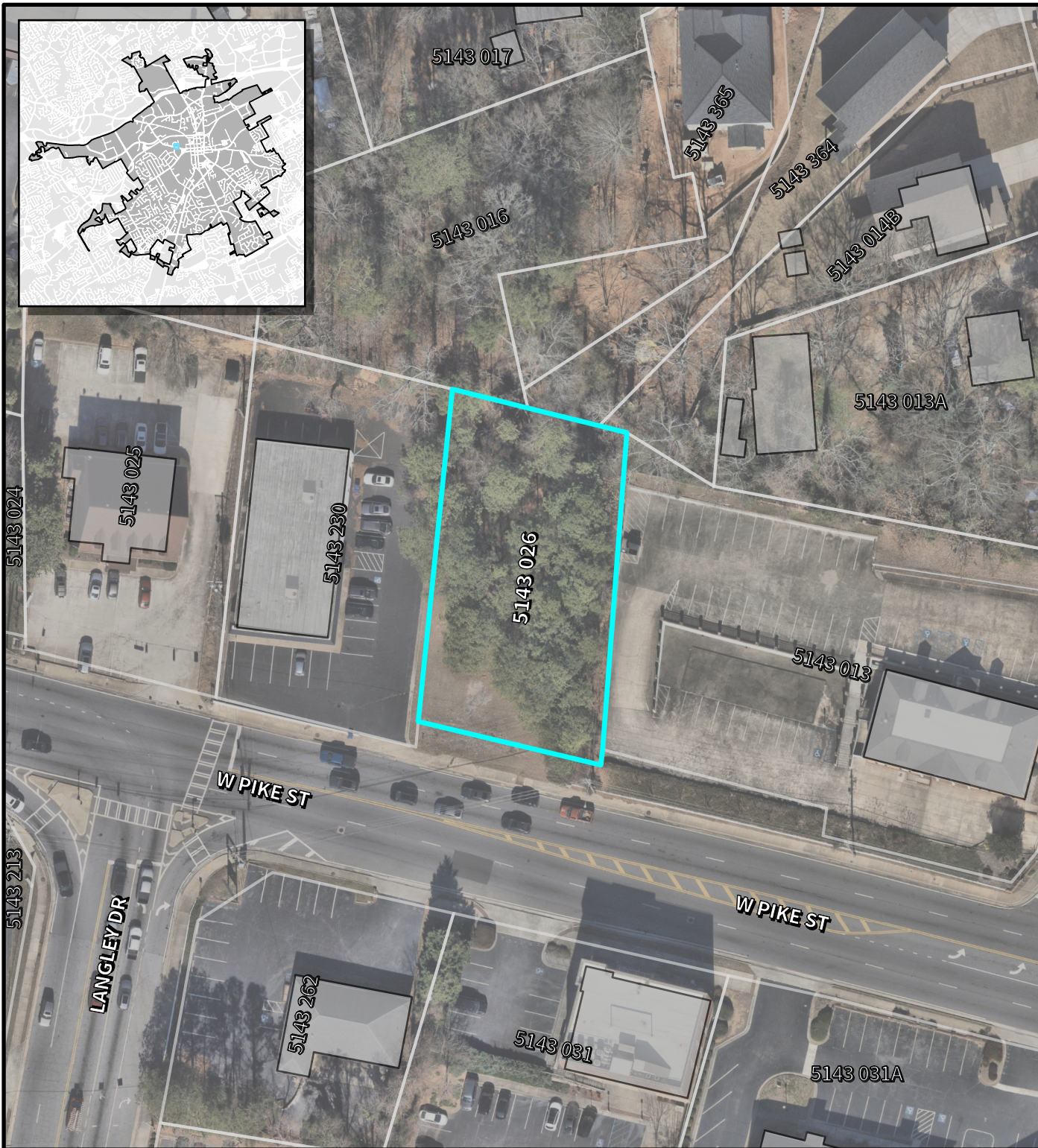
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LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

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 Lawrenceville City Limits

2045 Character Areas

 Downtown

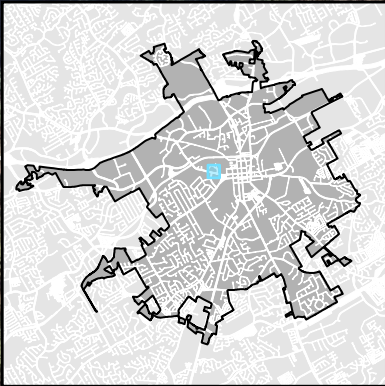
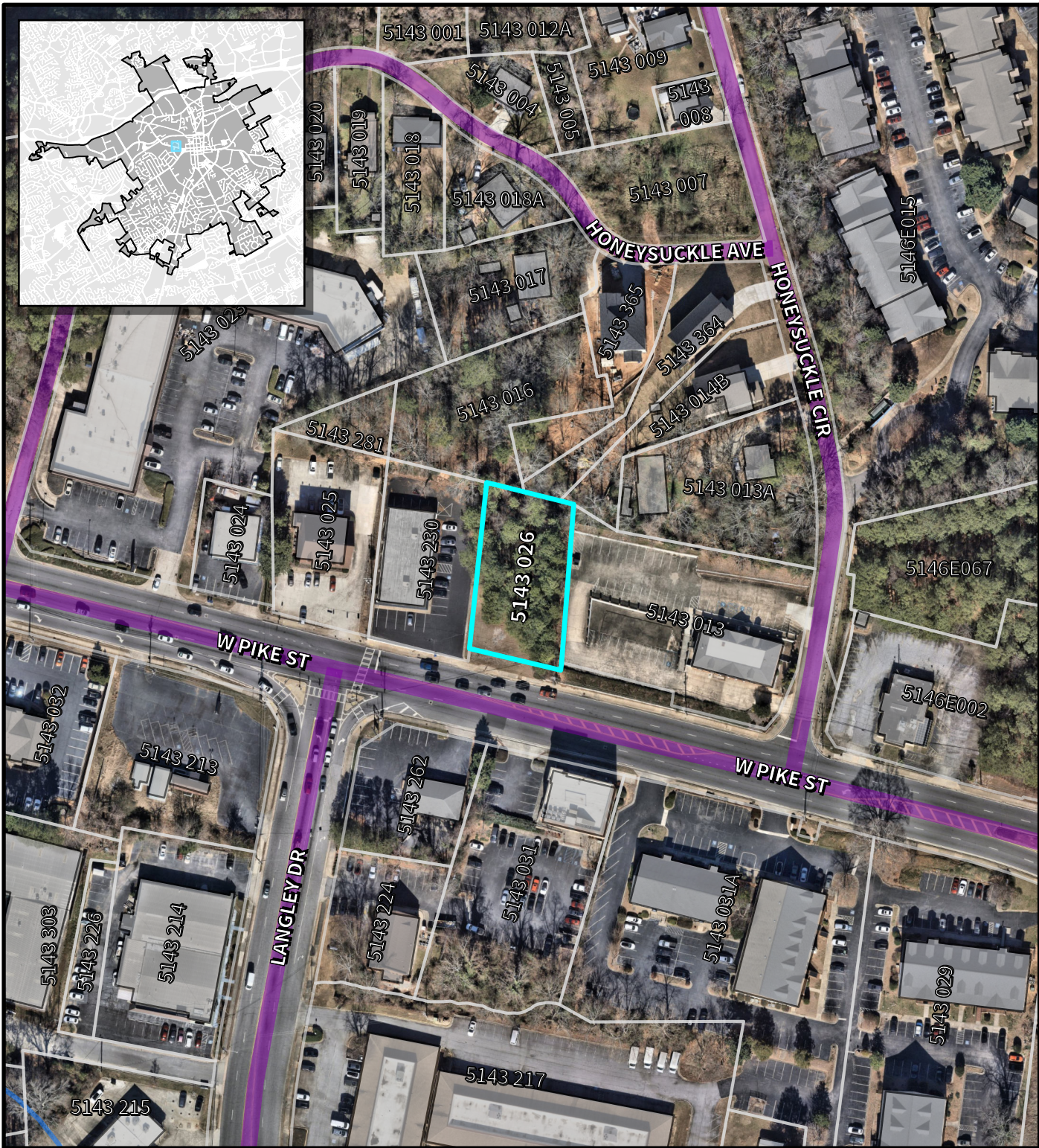
Imagery Date: 01/13/2026

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




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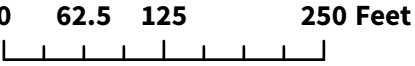
Location Map & Surrounding Areas

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-  Streams

Imagery Date: 01/13/2026
 Map Date: 03/03/2026
 Map Scale: 1:1,800





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas






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Applicant:
Charles Chang

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

Zoning Districts

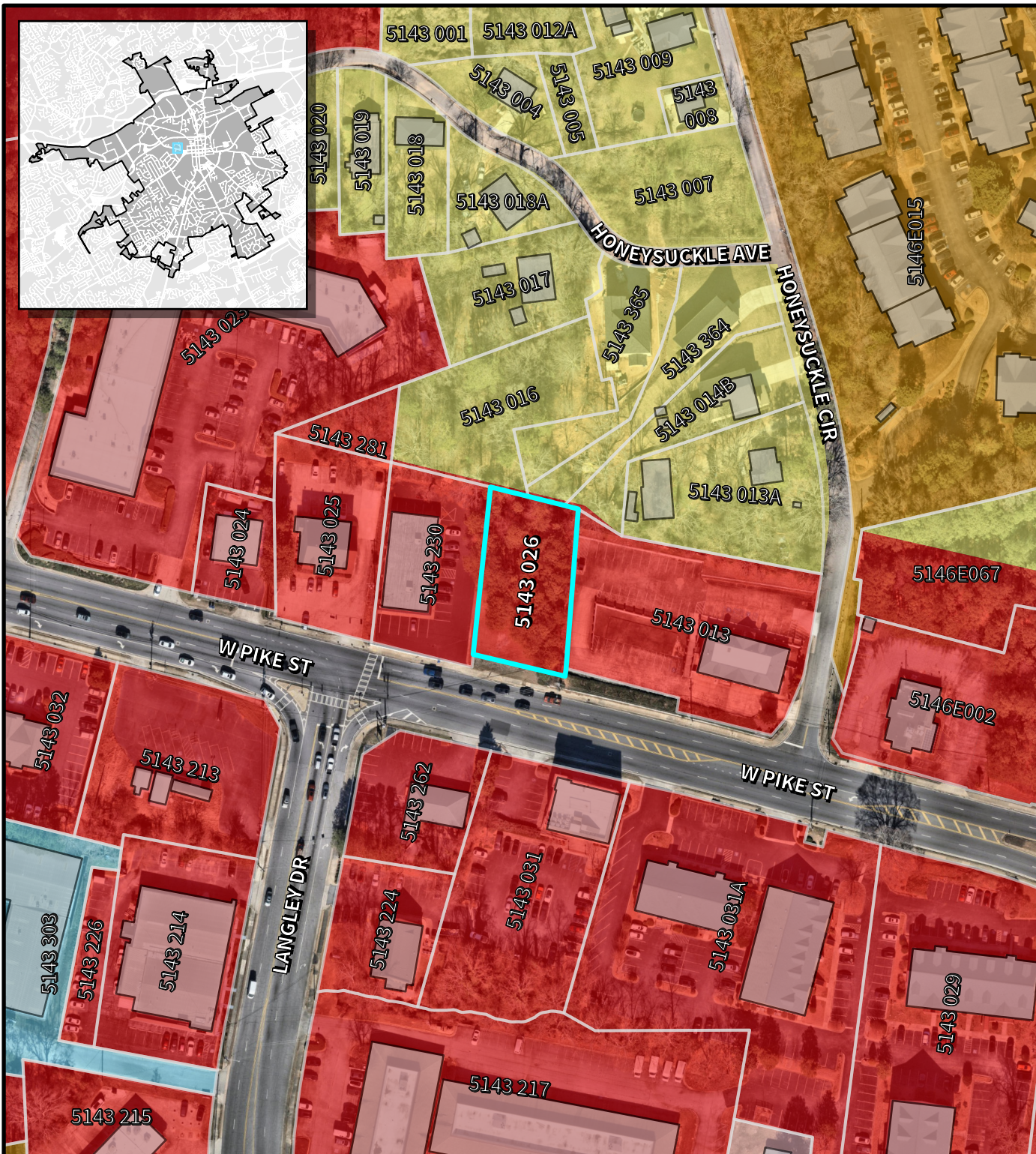
-  **BG** General Business
-  **LM** Light Manufacturing
-  **OI** Office/Institutional
-  **RM-12** Multifamily Residential
-  **RS-150** Single-Family Residential

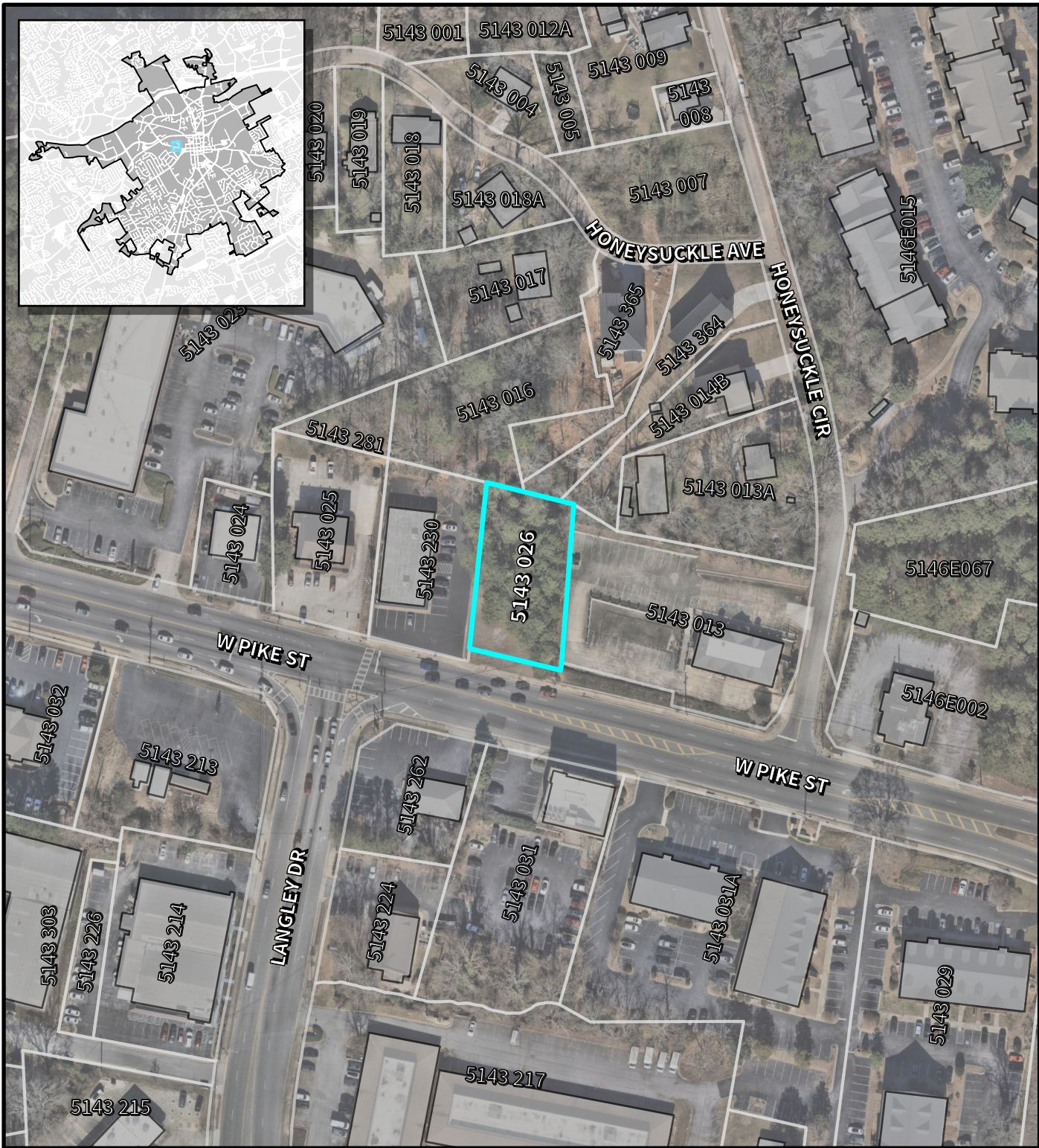
Imagery Date: 01/13/2026

Map Date: 03/03/2026

Map Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

BFR2026-0002

Applicant:
Charles Chang

 Subject Property (~0.38 acres)

 Lawrenceville City Limits

2045 Character Areas

 Downtown

Imagery Date: 01/13/2026
 Map Date: 03/03/2026
 Map Scale: 1:1,800

