



**City of Rio Communities Council Special Business Meeting**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Monday, April 01, 2024 6:00 PM**  
**Agenda**

*Please silence all electronic devices.*

**Mayor - Joshua Ramsell**  
**Mayor Pro Tem - Lawrence R. Gordon**  
**Council - Arthur Apodaca, Thomas Nelson, Matthew Marquez**

**Call to Order**

**Pledge of Allegiance**

**Roll Call**

**Approval of Agenda**

**Action Items**

1. **Public Hearing - Playa Vista Group- Business Manufacturing: Proposed Location UPC 1009026365015000000 Subd: PLAYA ESTATES Tract: PARCEL 23 33.40 ACRES 1994 SPLIT, UPC 1010025060475000000 Subd: PLAYA ESTATES Tract: PARCEL 24 47.01 ACRES 1994 SPLIT, UPC 1010025376425 Subd: PLAYA ESTATES Tract: 18A 42.01 ACRES PLAT M-526, UPC 1010026480040000000 Subd: PLAYA ESTATES Tract: PARCEL 17 33.82 ACRES 1994 SPLIT, UPC 1010026320050000000 Subd: PLAYA ESTATES Tract: PARCEL 19 54.00 ACRES 1994 SPLIT, UPC 1010026397131000000 Subd: PLAYA ESTATES Tract: PORTION OF PARCEL 16 REMAINING 16.44 ACRES 2006 REV, UPC 1010026294187000000 Subd: PLAYA ESTATES Tract: SOUTH PORTION OF PARCEL 15 5.65 ACRES 2006 SPLIT, UPC 1010026270120000000 Subd: PLAYA ESTATES Tract: PARCEL 14 19.56 ACRES 1994 SPLIT, UPC 1010026150145000000 Subd: PLAYA ESTATES Tract: PARCEL 11 14.52 ACRES 1994 SPLIT, UPC: 1010026145085000000 Subd: PLAYA ESTATES Tract: PARCEL 12 14.29 ACRES 1994 SPLIT, UPC 1010026105020000000 Subd: PLAYA ESTATES Tract: PARCEL 21 23.4 5 ACRES 1994 SPLIT, UPC 1009026490035000000 Subd: PLAYA ESTATES Tract: PARCEL 22 35.56 ACRES 1994 SPLIT**
  - **Motion and roll call vote to recess Council Special Business Meeting session and to go into Public Hearing**
  - **Motion and roll call vote to go back into Council Special Business Meeting session**
2. **Public Hearing - Playa Vista Group- Commercial 2 Zone: Proposed Location UPC:1010026397131000000 portion of parcel 16 4.56 acres, UPC:1010026480040000000 parcel 17 15.13 acres, UPC:1010025376425 parcel 18A 4.71 acres**
  - **Motion and roll call vote to recess Council Special Business Meeting session and to go into Public Hearing**
  - **Motion and roll call vote to go back into Council Special Business Meeting session**
3. **Public Hearing - Playa Vista Group- Commercial 2 Zone: Proposed Location - UPC: 1009026375240000000 parcel 5 11.52 acres, UPC:1009026375140000000 parcel 7 27.26 acres**
  - **Motion and roll call vote to recess Council Special Business Meeting session and to go into Public Hearing**
  - **Motion and roll call vote to go back into Council Special Business Meeting session**

**Adjourn**

Please join us from the comfort and safety of your own home by entering the following link: @  
<https://www.facebook.com/riocommunities>

## FINDINGS OF FACT AND RECOMMENDED DECISION

Pursuant to §3-19-3 NMSA 1978, the Planning and Zoning Commission Chairman and Commissioners set forth the following Findings and Recommended Decision.

### FINDINGS

1. The Playa Group submitted an application for the rezoning of parcels UPC: 100902637524000000 parcel 5 11.52 acres, UPC:100902637514000000 parcel 7 27.26 acres located in the City of Rio Communities on December 04, 2023.
2. The application requested the re-zone of approximately 38.78 acres from Planned Development to Commercial 2 (C-2) zoning.
3. The Rio Communities Zoning Code provides that “the intent and purpose of this Zoning Code [is] to encourage the most appropriate use of the land...stimulate a climate for balanced and harmonious development...preserves the general health, welfare, safety and order...[of] all residents” and that “[p]reservation of the character of current and future planned neighborhoods is also a goal of this ordinance.” (Section 4-1-2. Purpose).
4. C-2 Zoning allows permissible uses from Commercial 1 (C-1) zoning, and a list of additional uses as enumerated in Article 3, 4-3-7 of the City of Rio Communities Zoning Ordinance (see attachment for the list).
5. A public forum regarding the C-2 Rezoning applications was conducted on January 11, 2024. Members of the public expressed concerns during the forum regarding distances between proposed rail spurs and residential properties, as well as concerns about development standards and water conservation.
6. The Applicant was given the opportunity to present evidence and testimony regarding the rezoning application at both public hearings.
7. The Applicant testified to his intent to bring in commercial development consistent with permissible uses in C-2 zones.
8. The Applicant demonstrated compliance with Section 4 of the City’s Comprehensive Plan, which states a goal to “diversify the local economy” in concert with a City Local Economic Development Plan (LEDP).
9. The City’s LEDP identifies that its core weaknesses are “manufacturing and commercial” uses. The Applicant’s Re-Zone request would create 38.78 acres of commercially zoned land, which would strengthen the City’s LEDP.

10. The Applicant did not identify specific commercial businesses that may occupy the properties, but did provide representative examples of commercial uses compatible with a C-2 zone. No commercial enterprise can begin utilization of the acreage proposed for rezone unless and until a Site Development Plan is submitted to and approved by the City.
11. The information presented by the Applicant was specific enough for the Commission to make a responsible, informed recommendation for rezoning the property described in this request from Planned Development (P-D) to a C-2 zone.
12. The Applicant expressed a willingness to comply with restrictions or conditions placed upon specific proposed developments in accordance with local, state, and federal law, including **enumerated development standards in the City's Zoning Ordinance**.

### **RECOMMENDED DECISION**

1. Based upon the above Findings, the Planning Commission recommends that this application for the rezoning of 38.78 acres from Planned Development to Commercial 2 be approved, subject to the following conditions:
  - a. Any proposed uses of the land located within the exterior boundaries of the area to be rezoned shall be reviewed by the City of Rio Communities, and approved in writing prior to commencement of improvements. This review will include the development standards, water conservation and availability, and a compliance review of applicable City codes, with a reminder that the City's Zoning Ordinance requires compliance with State and Federal laws and regulations.
  - b. The Applicant will apply for a lot split and/or lot consolidation, as necessary, to prevent multiple Zones on a single parcel.
  - c. The Applicant will submit for approval a replat of the parcels or portions of parcels so that the exterior boundary of each parcel does not exceed the exterior boundary of the C-2 zone.
  - d. The Applicant will disclose these findings and recommendations in the closing documents for any sale of a parcel(s) located within the C-2 zone.

Approved on March 07,2024



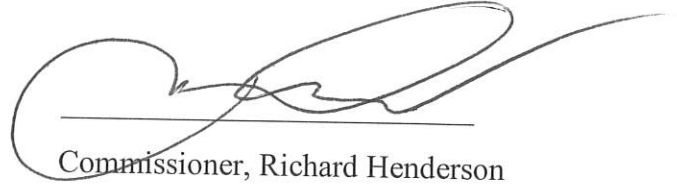
Melodie Good, Chair



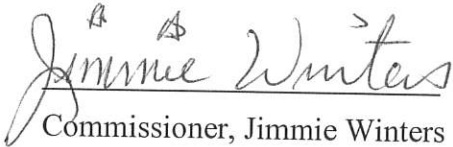
Chad Good, Vice Chair



Secretary, Adelina Benavidez

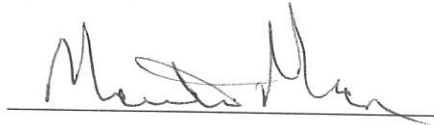


Commissioner, Richard Henderson



Commissioner, Jimmie Winters

ATTEST:



Dr. Martin Moore,

(Acting) Municipal Clerk

## **FINDINGS OF FACT AND RECOMMENDED DECISION**

Pursuant to §3-19-3 NMSA 1978, the Planning and Zoning Commission Chairman and Commissioners set forth the following Findings and Recommended Decision.

### FINDINGS

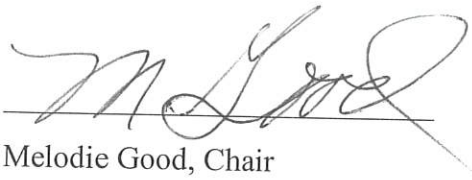
1. The Playa Group submitted an application for the rezoning of parcels UPC:1010026397131000000 portion of parcel 16 4.56 acres, UPC:1010026480040000000 parcel 17 15.13 acres, UPC:1010025376425 parcel 18A 4.71 acres located in the City of Rio Communities on December 04, 2023.
2. The application requested the re-zone of approximately 24.4 acres from Planned Development to Commercial 2 (C-2) zoning.
3. The Rio Communities Zoning Code provides that “the intent and purpose of this Zoning Code [is] to encourage the most appropriate use of the land...stimulate a climate for balanced and harmonious development...preserves the general health, welfare, safety and order...[of] all residents” and that “[p]reservation of the character of current and future planned neighborhoods is also a goal of this ordinance.” (Section 4-1-2. Purpose).
4. C-2 Zoning allows permissible uses from Commercial 1 (C-1) zoning, and a list of additional uses as enumerated in 4-3-7, Article 3, of the City of Rio Communities Zoning Ordinance (see attachment for the list).
5. A public forum regarding the C-2 Rezoning applications was conducted on January 11, 2024. Members of the public expressed concerns during the forum regarding distances between proposed rail spurs and residential properties, as well as concerns about development standards and water conservation.
6. The Applicant was given the opportunity to present evidence and testimony regarding the rezoning application at both public hearings.
7. The Applicant testified to his intent to bring in commercial development consistent with permissible uses in C-2 zones.
8. The Applicant demonstrated compliance with Section 4 of the City’s Comprehensive Plan, which states a goal to “diversify the local economy” in concert with a City Local Economic Development Plan (LEDP).

9. The City's LEDP identifies that its core weaknesses are "manufacturing and commercial" uses. The Applicant's Re-Zone request would create 24.4 acres of commercially zoned land, which would strengthen the City's LEDP.
10. The Applicant did not identify specific commercial businesses that may occupy the properties, but did provide representative examples of commercial uses compatible with a C-2 zone. No commercial enterprise can begin utilization of the acreage proposed for re-zone unless and until a Site Development Plan is submitted to and approved in writing by the City.
11. The information presented by the Applicant was specific enough for the Commission to make a responsible, informed recommendation for rezoning the property described in this request from Planned Development (P-D) to a C-2 zone.
12. The Applicant expressed a willingness to comply with restrictions or conditions placed upon specific proposed developments in accordance with local, state, and federal law, including **enumerated development standards in the City's Zoning Ordinance.**

### RECOMMENDED DECISION

1. Based upon the above Findings, the Planning Commission recommends that this application for the rezoning of 24.4 acres from Planned Development to Commercial 2 be approved, subject to the following conditions:
  - a. Any proposed uses of the land located within the exterior boundaries of the area to be rezoned shall be reviewed by the City of Rio Communities, and approved in writing prior to commencement of improvements. This review will include the development standards, water conservation and availability, and a compliance review of applicable City codes, with a reminder that the City's Zoning Ordinance requires compliance with State and Federal laws and regulations.
  - b. The Applicant will apply for a lot split and/or lot consolidation, as necessary, to prevent multiple Zones on a single parcel.
  - c. The Applicant will submit for approval a replat of the parcels or portions of parcels so that the exterior boundary of each parcel does not exceed the exterior boundary of the C-2 zone.
  - d. The Applicant will disclose these findings and recommendations in the closing documents for any sale of a parcel(s) located within the C-2 zone.

Approved on March 7, 2024



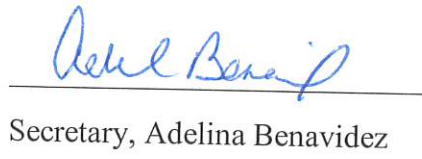
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Melodie Good, Chair



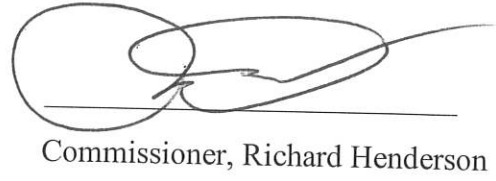
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Chad Good, Vice Chair



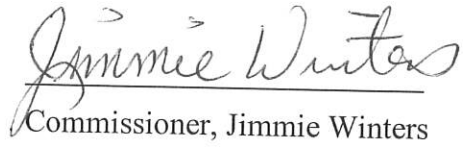
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Secretary, Adelina Benavidez



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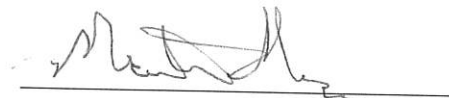
Commissioner, Richard Henderson



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Commissioner, Jimmie Winters

ATTEST:



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Dr. Martin Moore,  
(Acting) Municipal Clerk

## FINDINGS OF FACT AND RECOMMENDED DECISION

Pursuant to §3-19-3 NMSA 1978, the Planning and Zoning Commission Chairman and Commissioners set forth the following Findings and Recommended Decision.

### FINDINGS

1. The Playa Group submitted an application for the re-zoning of parcels UPC:1009026365015000000 parcel 23 33.40 acres, UPC:1009026490035000000 parcel 22 30.14 acres, UPC:1010026145085000000 parcel 12 12.57 acres, UPC:1010026701200000000 parcel 14 2.72, UPC:1010026397131000000 portion of parcel 16, 8.85 acres, UPC:1010026105020000000 parcel 21 23.45 acres ,UPC:1010026195020000000 parcel 20 12.79 acres, UPC:1010026320050000000 parcel 19, 51.59 acres, UPC:1010025060475000000 parcel 24 47.01 acres, UPC:1010026480040000000 parcel 17, 18.70 acers, UPC:1010025376425 parcel 18A 37.25 acers, located in the City of Rio Communities on December 04, 2023.
2. The application requested the re-zone of approximately 268 acres from Planned Development to Business Manufacturing (B-M) zoning.
3. The Rio Communities Zoning Code provides that “the intent and purpose of this Zoning Code [is] to encourage the most appropriate use of the land...stimulate a climate for balanced and harmonious development...preserves the general health, welfare, safety and order...[of] all residents” and that “[p]reservation of the character of current and future planned neighborhoods is also a goal of this ordinance.” (Section 4-1-2. Purpose).
4. B-M Zoning allows permissible uses from Commercial 1 through Commercial 3 (C-1 through C-3) zoning, and a list of additional uses as enumerated in Section article 3, 4-3-9 of the City of Rio Communities Zoning Ordinance (see attachment for the list).
5. A public forum regarding the B-M Rezoning applications was conducted on January 11, 2024. Members of the public expressed concerns during the forum regarding distances between proposed rail spurs and residential properties, as well as concerns about development standards and water conservation.
6. The Applicant was given the opportunity to present evidence and testimony regarding the rezoning application at both public hearings.
7. The Applicant testified to his intent to bring in commercial development consistent with permissible uses in C-2 zones.

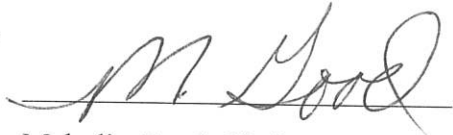


8. The Applicant demonstrated compliance with Section 4 of the City's Comprehensive Plan, which states a goal to "diversify the local economy" in concert with a City Local Economic Development Plan (LEDP).
9. The City's LEDP identifies that its core weaknesses are "manufacturing and commercial" uses. The Applicant's Re-Zone request would create 268 acres of B-M zoned land, which would strengthen the City's LEDP.
10. The Applicant did not identify specific commercial businesses that may occupy the properties, but did provide representative examples of commercial uses compatible with a B-M zone. No commercial enterprise can begin utilization of the acreage proposed for re-zone unless and until a Site Development Plan is submitted to and approved by the City.
11. The information presented by the Applicant was specific enough for the Commission to make a responsible, informed recommendation for rezoning the property described in this request from Planned Development (P-D) to a B-M zone.
12. The Applicant expressed a willingness to comply with restrictions or conditions placed upon specific proposed developments in accordance with local, state, and federal law, including **enumerated development standards in the City's Zoning Ordinance.**

### **RECOMMENDED DECISION**

1. Based upon the above Findings, the Planning Commission recommends that this application for the rezoning of 268 acres from Planned Development to Business-Manufacturing (B-M) be approved, subject to the following conditions:
  - a. Any proposed uses of the land located within the exterior boundaries of the area to be rezoned shall be reviewed by the City of Rio Communities, and approved in writing prior to commencement of improvements. This review will include the development standards, water conservation and availability, and compliance with other applicable City codes, with a reminder that the City's Zoning Ordinance requires compliance with State and Federal laws and regulations.
  - b. The Applicant will apply for a lot split and/or lot consolidation, as necessary, to prevent multiple Zones on a single parcel.
  - c. The Applicant will submit for approval a replat of the parcels or portions of parcels so that the exterior boundary of each parcel does not exceed the exterior boundary of the B-M zone.
  - d. The Applicant will disclose these findings and recommendations in the closing documents for any sale of a parcel(s) located within the B-M zone.

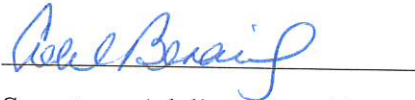
Approved March 07, 2024



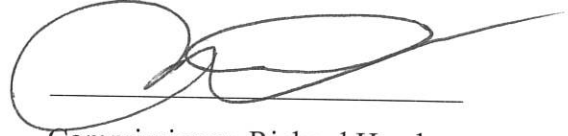
Melodie Good, Chair



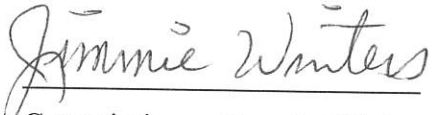
Chad Good, Vice Chair



Secretary, Adelina Benavidez

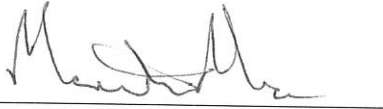


Commissioner, Richard Henderson



Commissioner, Jimmie Winters

ATTEST:



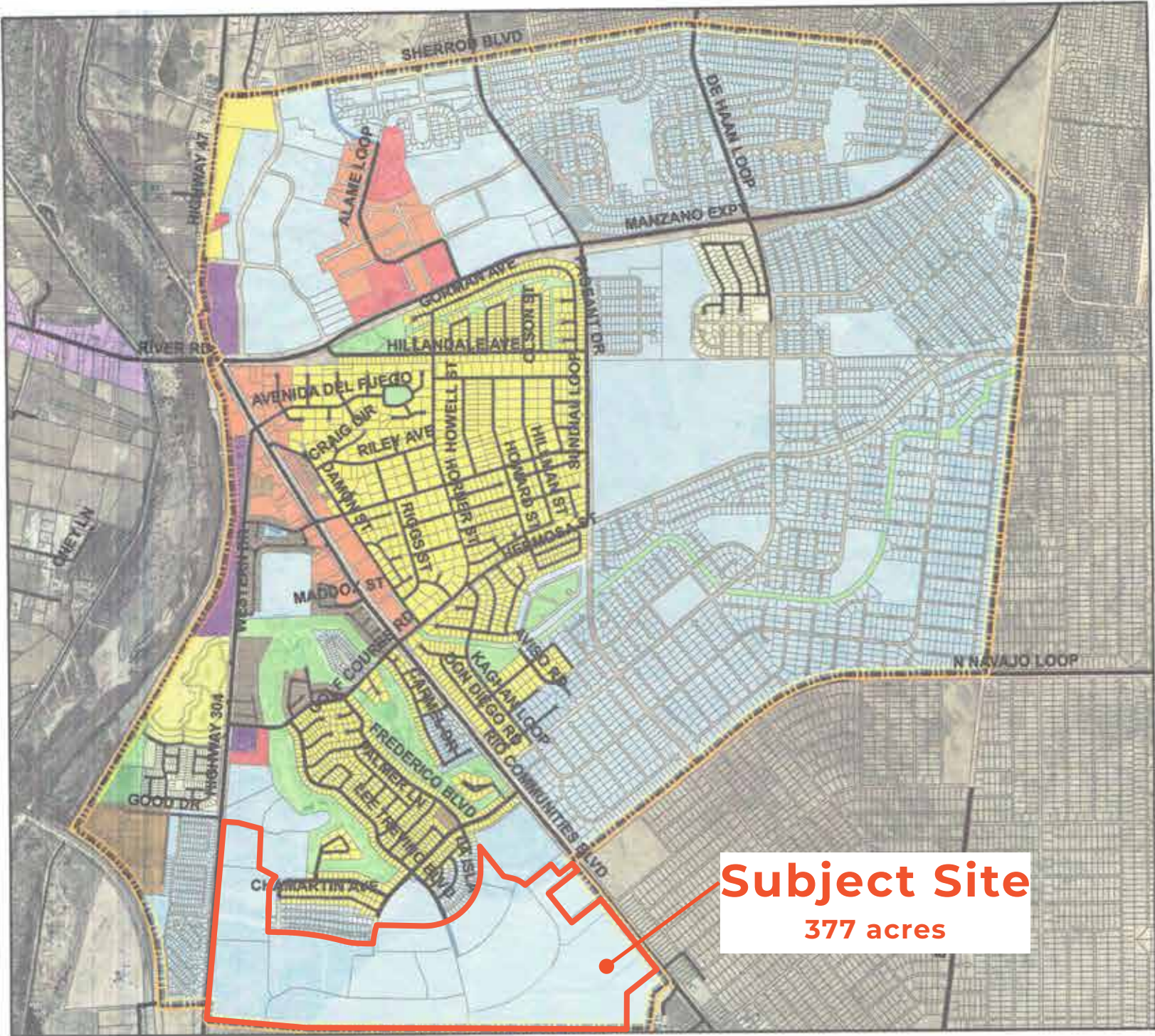
Dr. Martin Moore,

(Acting) Municipal Clerk

# Rio Communities Business Park Rezoning Request

**Purpose:**

The overall purpose of this request is to create zoning that is appropriate for Rio Communities Business Park, and support commercial development along Highway 304 and Rio Communities Boulevard.



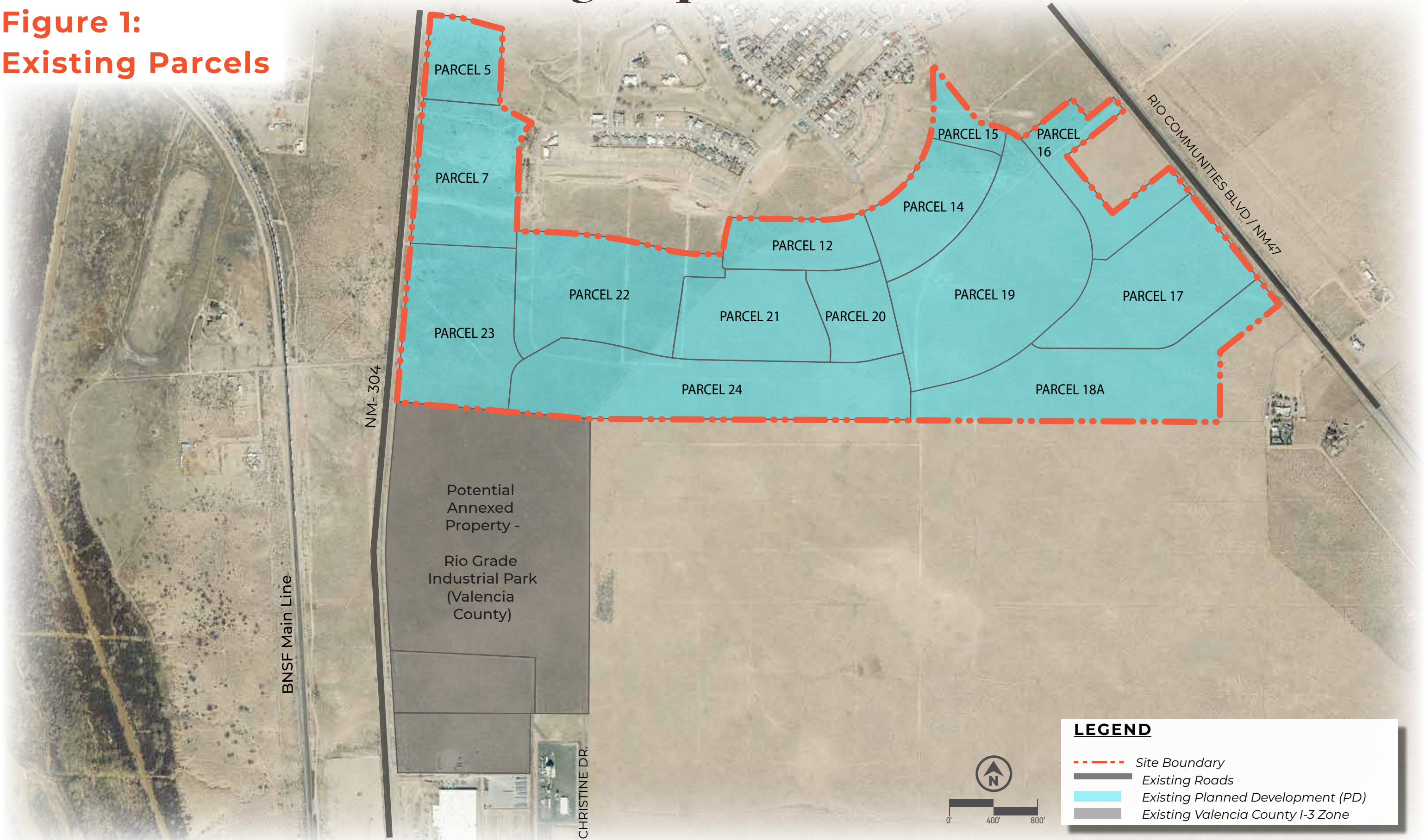
**City of Rio Communities** ATTACHMENT A  
**Zoning Map**  
printed: 9.17.2014

Zoning Classification	
[Light Green Box]	Single Family, Low Density Residential (R-1)
[Light Blue Box]	High Density Residential (R-2)
[Light Yellow Box]	Manufactured Housing 1 (MH-1)
[Light Orange Box]	Manufactured Housing 2 (MH-2)
[Light Purple Box]	Limited Residential Neighborhood Retail and Service (C-1)
[Light Red Box]	Community Commercial and Retail Use (C-2)
[Light Blue-Gray Box]	Heavy Community Commercial and Retail Use (C-3)
[Light Green Box]	Parks, Recreation and Open Space (PRO)
[Light Yellow Box]	Planned Development (P-D)
[Black Outline]	Rio Communities Boundary



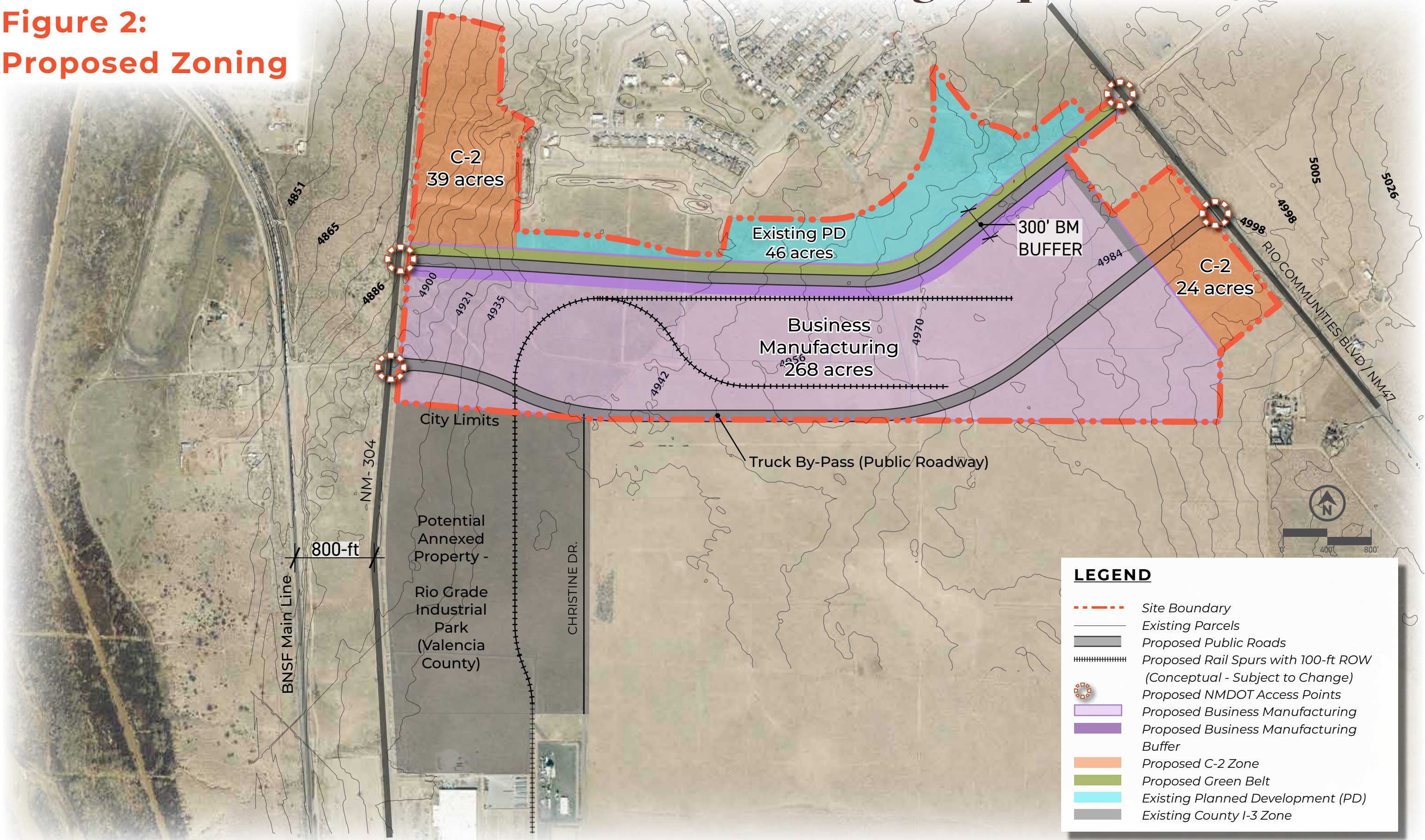
# Rio Communities Rezoning Request

Figure 1:  
Existing Parcels



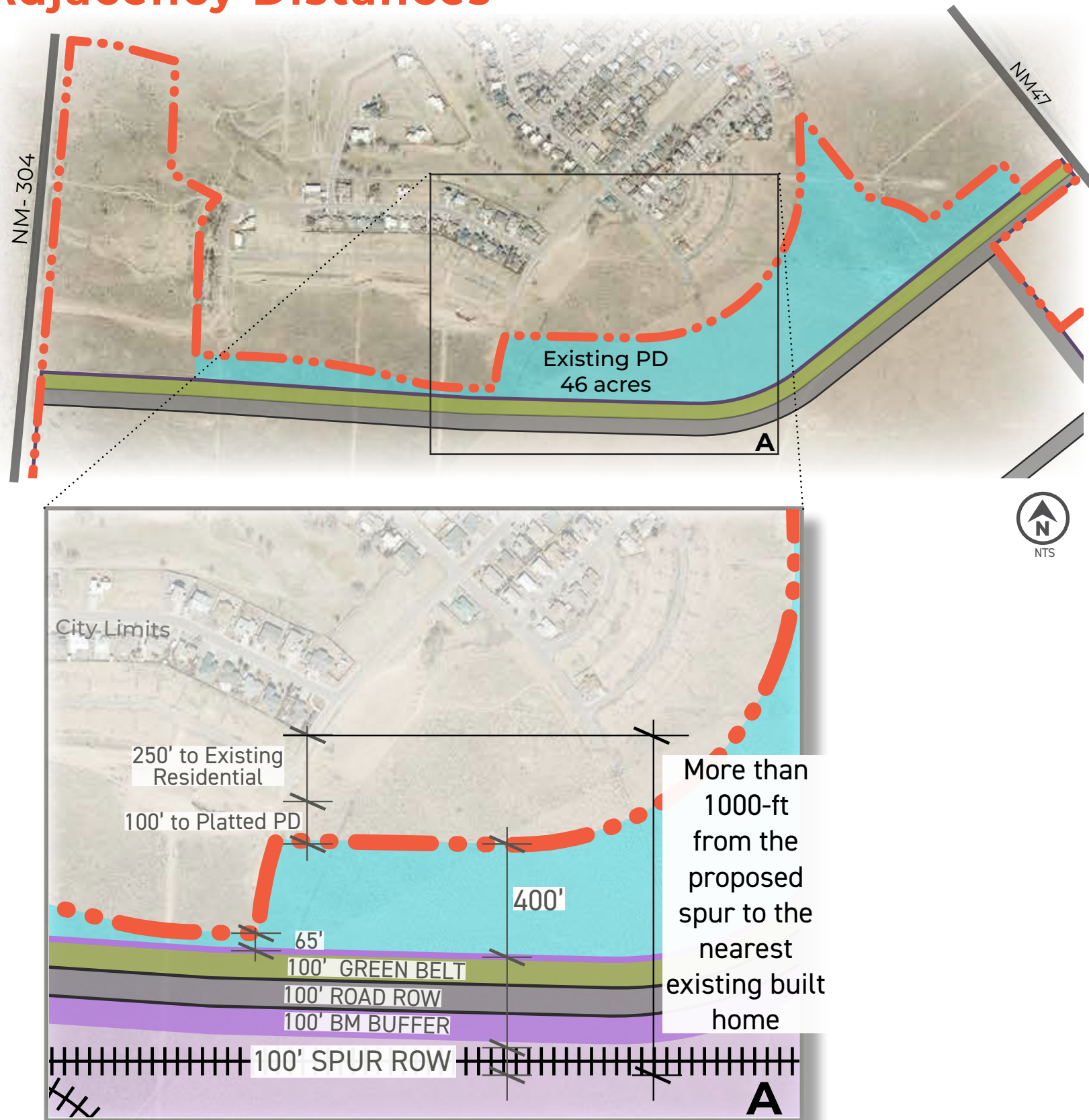
# Rio Communities Business Park - Rezoning Request

**Figure 2:  
Proposed Zoning**



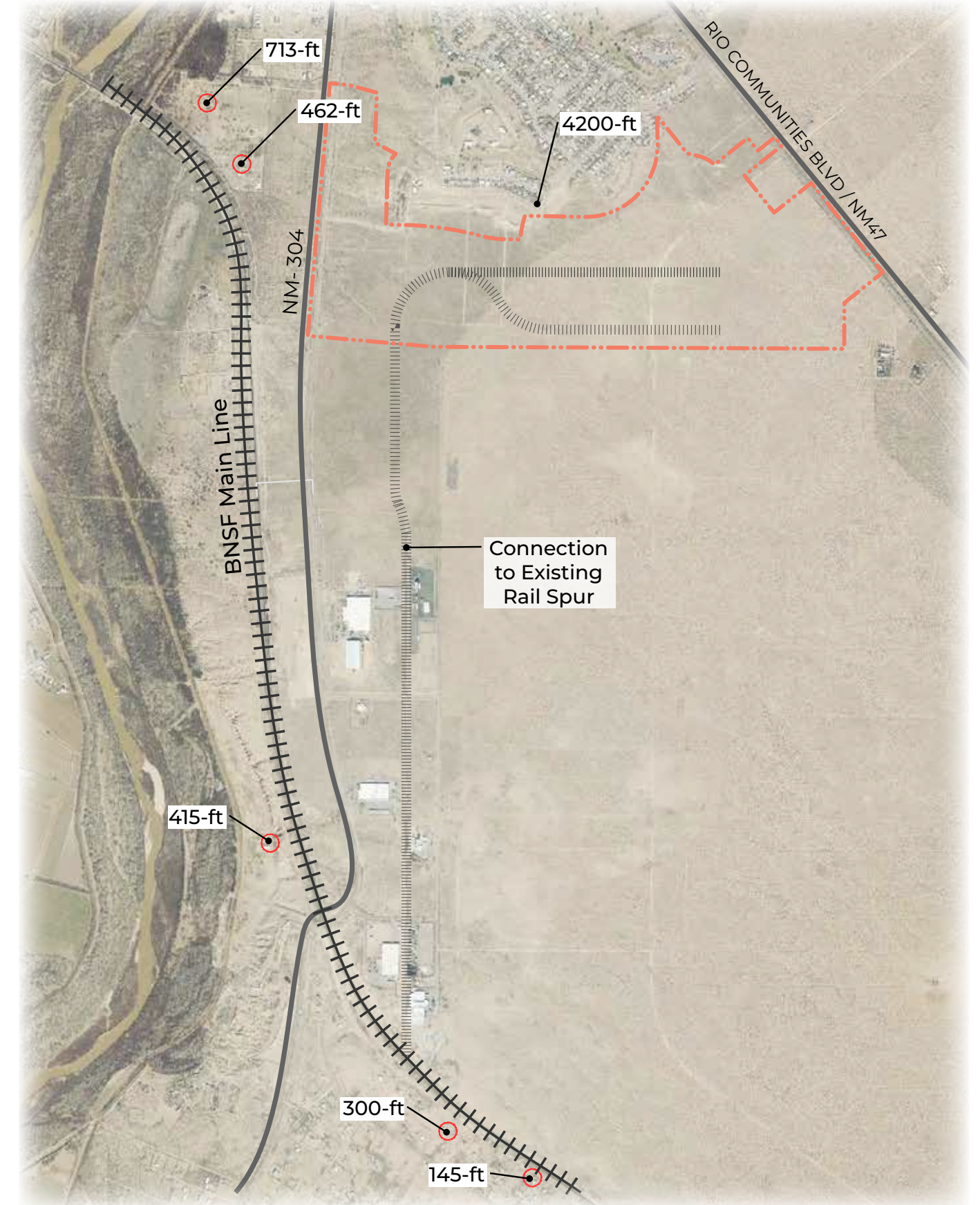
# Proposed Rail Spur

## Adjacency Distances



# Main Rail Line

## Existing Adjacencies to BNSF



# Rio Communities Business Park

## Business Manufacturing Development Zone (B-M)

### Why B-M?

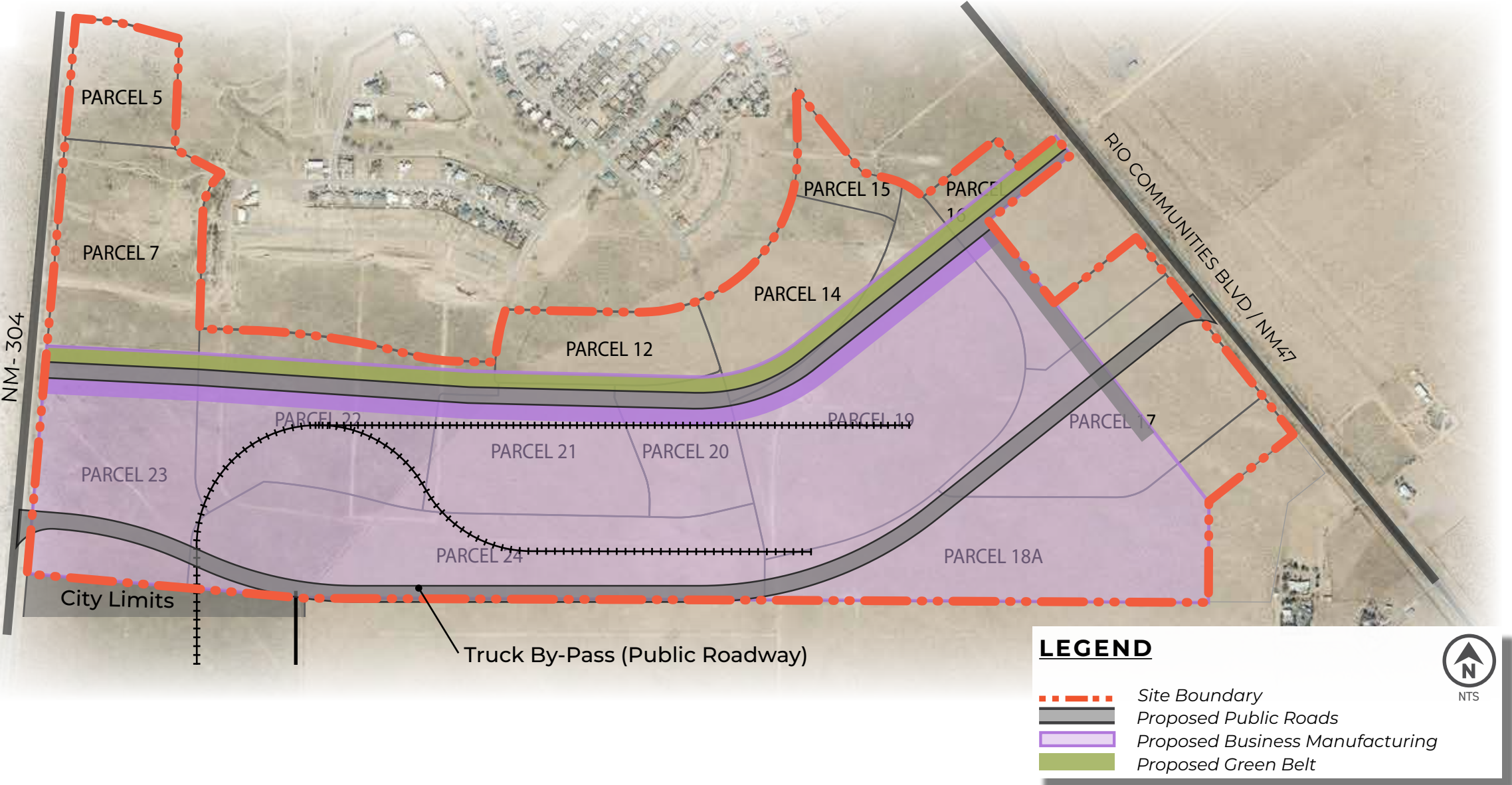
“The Business-Manufacturing zone is intended to accommodate a wide variety of light manufacturing, assembly, commercial processing, storage, packaging, compounding and wholesaling as well as distribution operations with limitations on size and intensity.”

Chapter 4, Municipal Zoning Code (4-3-9 A.2)

### What B-M Is Not

4-3-9.A.4 - “Such uses shall be conducted to ensure that there is no toxic/hazardous releases, excessive noise, vibration, smoke, dust or any particulate matter, traffic, humidity, heat or glare, at or beyond any lot line of the parcel on which it is located.”

Chapter 4, Municipal Zoning Code



# Rio Communities Business Park: Business Manufacturing Zoning

Request 1: B-M Zoning - 268 acres

## Local Examples



Admiral Beverage - Albuquerque



Amazon Fulfillment Center - Albuquerque



Ben E. Keith - Albuquerque

## Example Uses



Andersen Window Manufacturing - Arizona



Proterra EV Battery Factory - South Carolina



Nordex Wind Turbine Factory - Germany



# Rio Communities Business Park

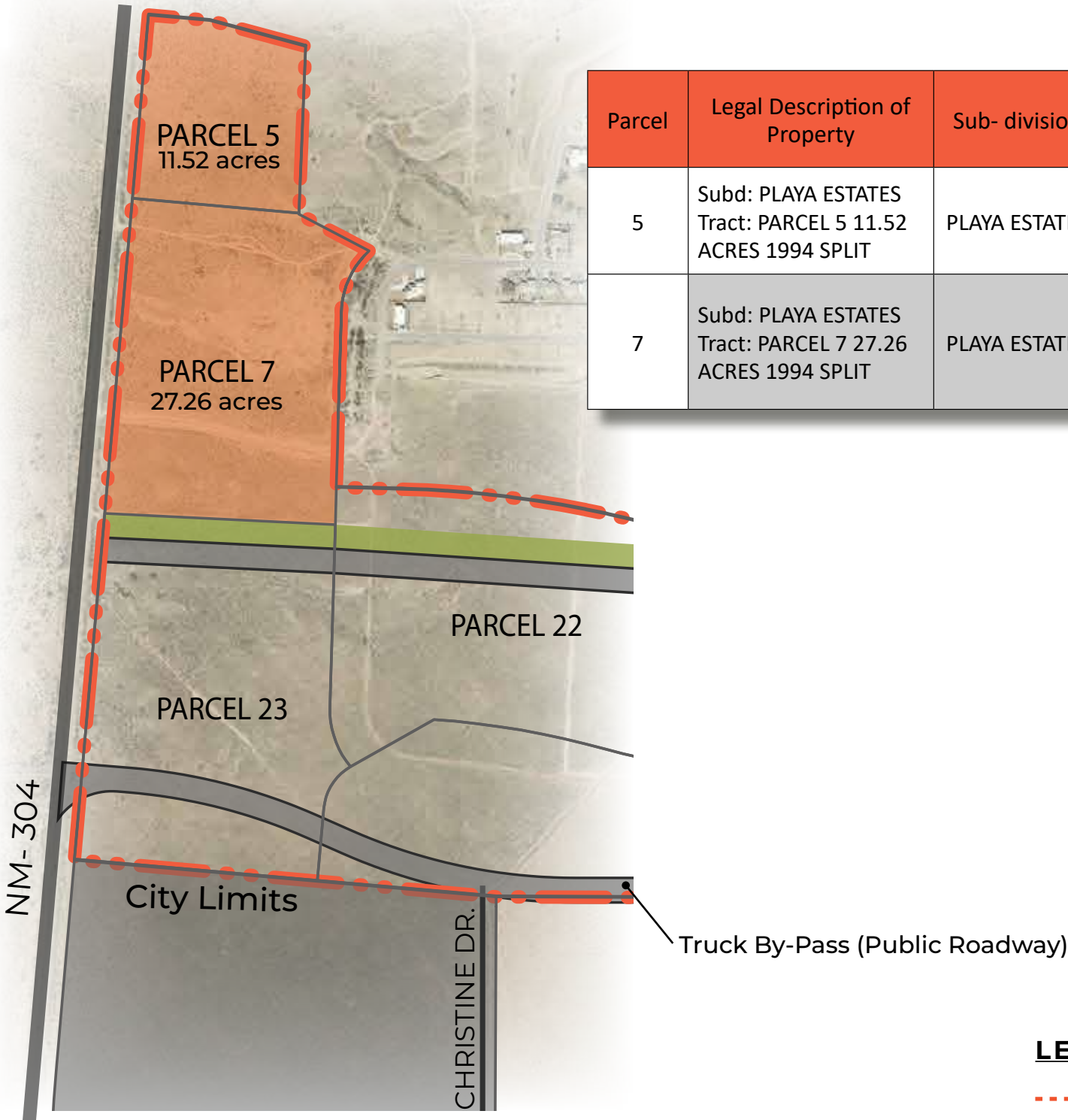
## Community Commercial and Retail Use (C-2)

### Why C-2?

The C-2 zoning designation is intended to accommodate retail uses that serve local and regional residents.

This district is best suited adjacent to high traffic corridors where various types of auto-oriented services are desirable.

Locating C-2 development with frontage along NM 304 and Rio Communities Blvd allows Rio Communities to capture existing traffic and stimulate local commerce.



Parcel	Legal Description of Property	Sub-division	Lot #	Present Zoning	Requested Zoning Change
5	Subd: PLAYA ESTATES Tract: PARCEL 5 11.52 ACRES 1994 SPLIT	PLAYA ESTATES	PARCEL 5	PD	C-2 (11.52 acres)
7	Subd: PLAYA ESTATES Tract: PARCEL 7 27.26 ACRES 1994 SPLIT	PLAYA ESTATES	PARCEL 7	PD	C-2 (27.26 acres)

**LEGEND**

- - - Site Boundary
- Existing Parcels
- Proposed Public Roads
- Proposed C-2 Zone
- Proposed Green Belt
- Existing Planned Development (PD)
- Existing County I-3 Zone

# Rio Communities Business Park: Request 2: C-2 Zoning NM 304 Frontage - 39 acres

## Example Uses



Example Gas Station



Example Fast Food & Drive In



Medical Clinic | Albuquerque



Example Retail Shopping Center

# Rio Communities Business Park: C-2 Zoning NM 47 Frontage

## Request 3: C-2 Zoning Rio Communities / NM 47 Frontage - 24 acres

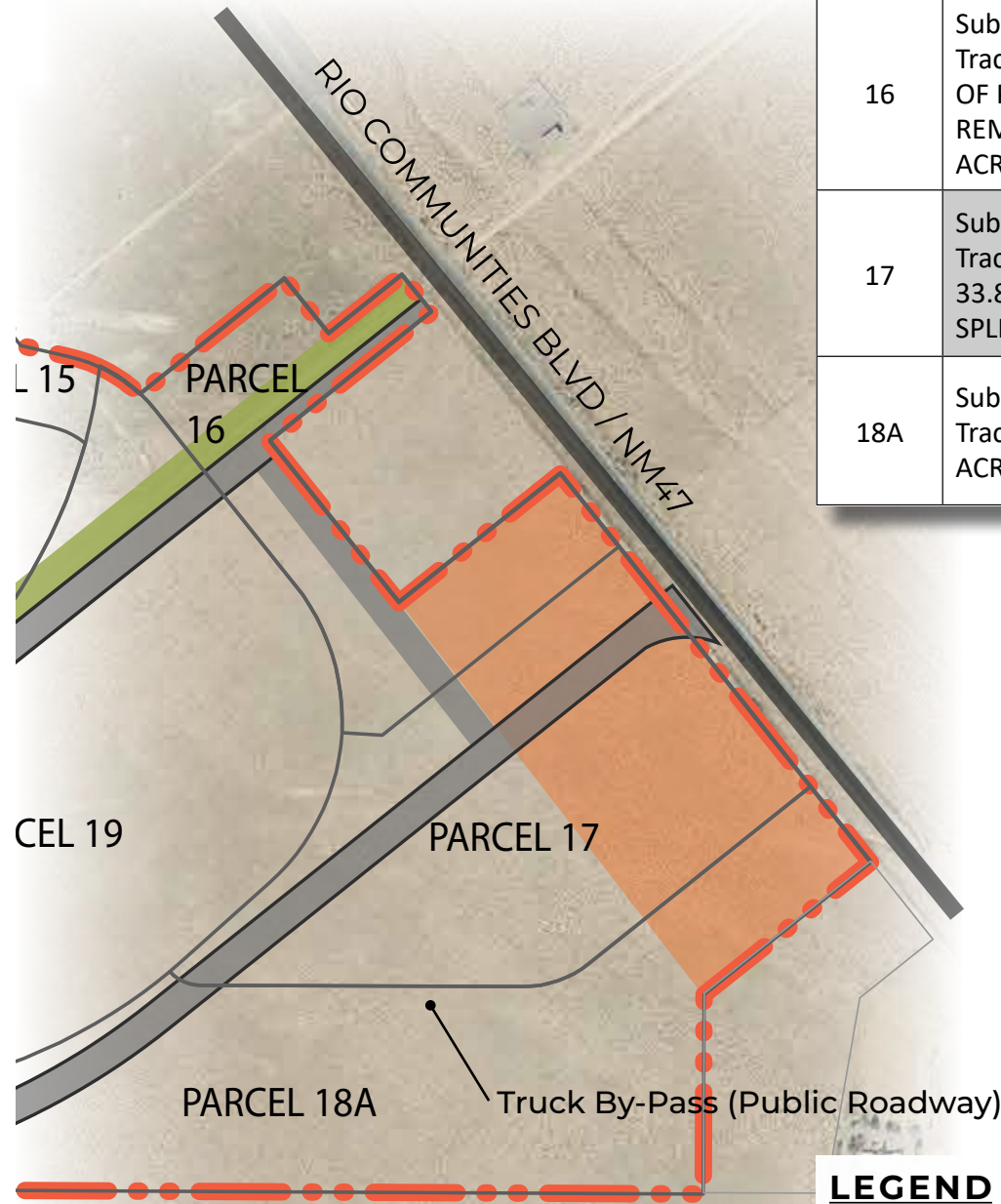
### Example Uses



Example Church



Example Warehouse Store



Parcel	Legal Description of Property	Sub-division	Lot #	Present Zoning	Requested Zoning Change
16	Subd: PLAYA ESTATES Tract: PORTION OF PARCEL 16 REMAINING 16.44 ACRES 2006 REV	PLAYA ESTATES	PORTION OF PARCEL 16	PD (3.03 acres unchanged)	C-2 (4.56 acres)
17	Subd: PLAYA ESTATES Tract: PARCEL 17 33.82 ACRES 1994 SPLIT	PLAYA ESTATES	PARCEL 17	PD	C-2 (15.13 acres)
18A	Subd: PLAYA ESTATES Tract: 18A 42.01 ACRES PLAT M-526	PLAYA ESTATES	18A	PD	C-2 (4.71 acres)

**LEGEND**

- - - Site Boundary
- Existing Parcels
- Proposed Public Roads
- Proposed C-2 Zone
- Proposed Green Belt
- Existing Planned Development (PD)
- Existing County I-3 Zone

# Rio Communities Business Park: PD Zoning

Planned Development +  
Proposed Buffer  
Examples



City of Irvine, CA | Multi-Use Trail



Albuquerque, NM | Multi-Use Trail

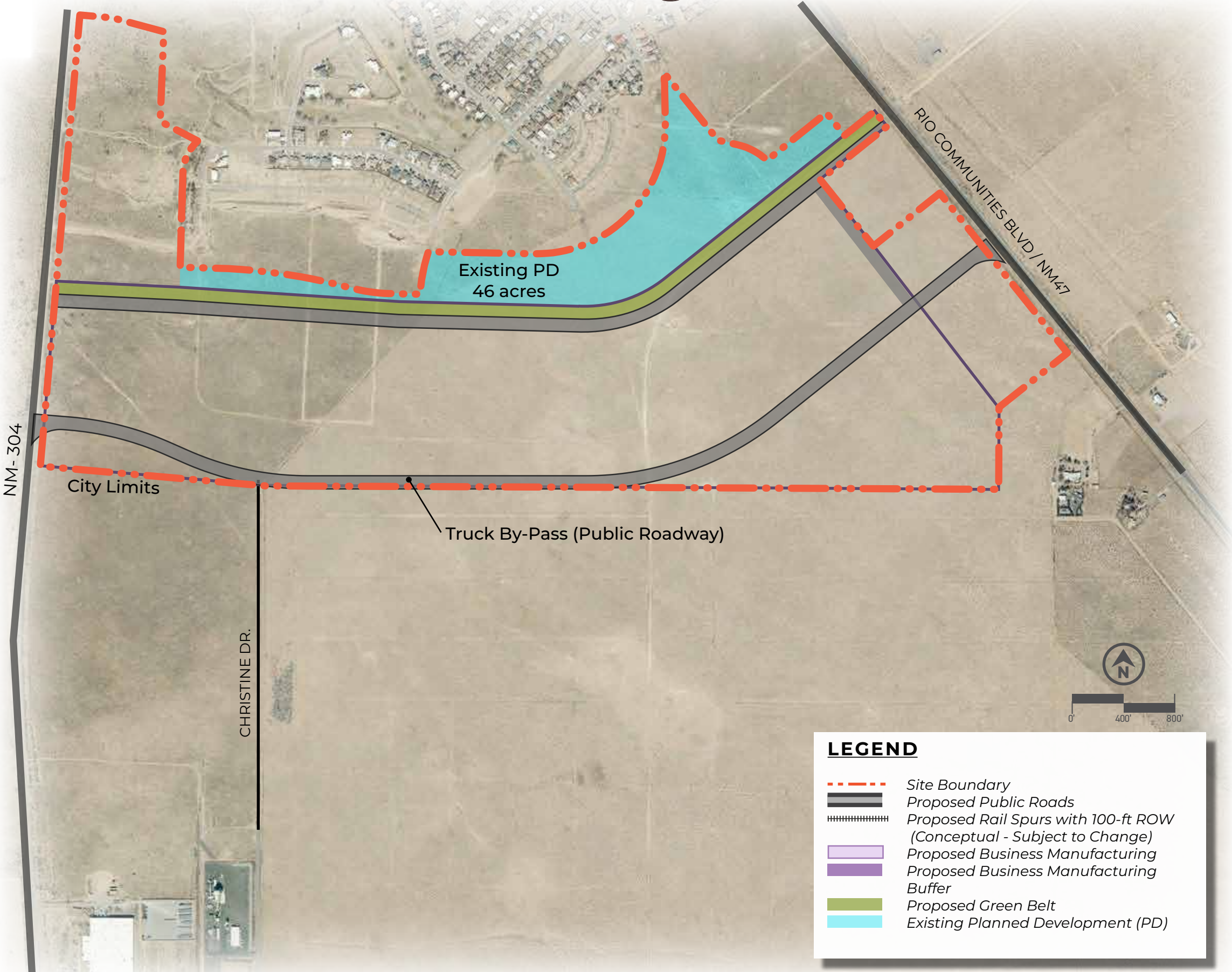


Single Family Residential Product Type



Zocalo Townhomes | Santa Fe, NM

RIO COMMUNITIES BUSINESS PARK ZONING REQUEST | APRIL 2024



**Questions?  
Comments?**

**Thank you!**

# B-M Permissive Uses

All permitted uses in C-1 Development Zone  
 All permitted uses in C-2 Development Zone  
 All permitted uses in C-3 Development Zone  
 Commercial or Trade School  
 Concrete Sales and Ready Mix (Under 5 Yards)  
 Electrical or Mechanical Part & Equipment Assembly  
 Fabrication Shops  
 Freight Warehouse & Dock  
 Mining & Mineral Excavation-- Office Only  
 Packing of Food, Cosmetics, Pharmaceuticals, or Toiletry Products  
 Processing and Compounding of Bakery Goods, Candy or Food Products  
 Warehousing or wholesale Distribution of Goods, Metal Works, or Machine Products  
 Rail Spur Usage for transport, storage for pending shipments, and delivery of product to manufacturing facilities  
 Manufacturing of Mobile Homes  
 Manufacturing of premade building/house walls and roofs  
 Manufacturing of tools  
 Manufacturing of Electronic Instruments  
 Manufacturing of electrical devices  
 Manufacturing of Consumer Goods not otherwise

prohibited by this ordinance (e.g., Appliances, Furniture, Garments, Engine Blocks, etc.)  
 Distribution Terminals  
 Government Facilities and Offices  
 TV & Radio Broadcasting Facilities  
 Wholesale Businesses  
 Hotel/Motel  
 Mortuary/Funeral Home/Cemetery  
 Farm Implement Sales and Repair  
 Amusement Enterprises  
 Temporary Stands (60 Day Temporary)  
 Food Packaging  
 Winery - all aspects of manufacturing/sales/warehousing  
 Wholesale Nursery  
 Veterinary Hospital  
 Municipal Water Supply/Treatment  
 Fruit/Vegetable/Nut processing & packaging/warehousing/refrigeration

# C-2 Permissive Uses

Animal Hospital & Clinic  
 Apartments  
 Automobile Parking Lot  
 Banks & Financial Institutions  
 Boat Storage, Sales & Service  
 Building Contractor (office only)  
 Christmas Tree Sales  
 Church  
 Clothing & Apparel Shop  
 Columbarium (Urn storage)  
 Convention or Exhibition Hall  
 Dance Hall or Music Academy  
 Department Shop  
 Electrical Shop & Electricians  
 Fast Food & Drive-ins  
 Frozen Food Locker  
 Funeral Home or Mortuary  
 Furniture & Home Furnishing  
 Gas Stations  
 Glass Cutting & Finishing  
 Gymnasium  
 Hospital or Overnight Clinic  
 Hotel or Motel  
 Home Appliance Sales & Service  
 Home Appliance Repair  
 Insurance Services  
 Institutions (Public/Quasi-Public)  
 Jewelry, Light Manufacturing  
 Jewelry Store  
 Laboratory (Medical, Dental, Research or Engineering)  
 Law Office  
 Lessons (art, music, dance, etc.)  
 Liquor Store (Tavern/Package)  
 Lumber & Construction  
 Medical Center  
 Microwave Radio Relay Structure  
 Motion Picture Theater  
 Motorcycle Sales & Service  
 Newspaper  
 Nursing, Convalescent or Retirement Home  
 Paint Sales  
 Parking Garage  
 Private Club or Lodge  
 Pet Shop or Grooming  
 Pharmacy  
 Photographic Studio  
 Physician's Office  
 Playground & Recreation  
 Pool & Billiard Room  
 Printing & Publishing  
 Radio & Television Broadcasting Studio  
 Recycling Center  
 Retail Sales  
 Roofing & Sheet Metal Shop (office only)  
 Show & Sales Room for Business Products  
 Skating Rink  
 Spa  
 Sporting Goods Store  
 Steam Cleaning  
 Tailoring  
 Taverns & Cocktail Lounges  
 Tire Sales & Services  
 Title & Abstracting Services  
 Travel Agency  
 Upholstery Shop  
 Variety Store  
 Warehouse & Store  
 Watch & Clock Sales & Service