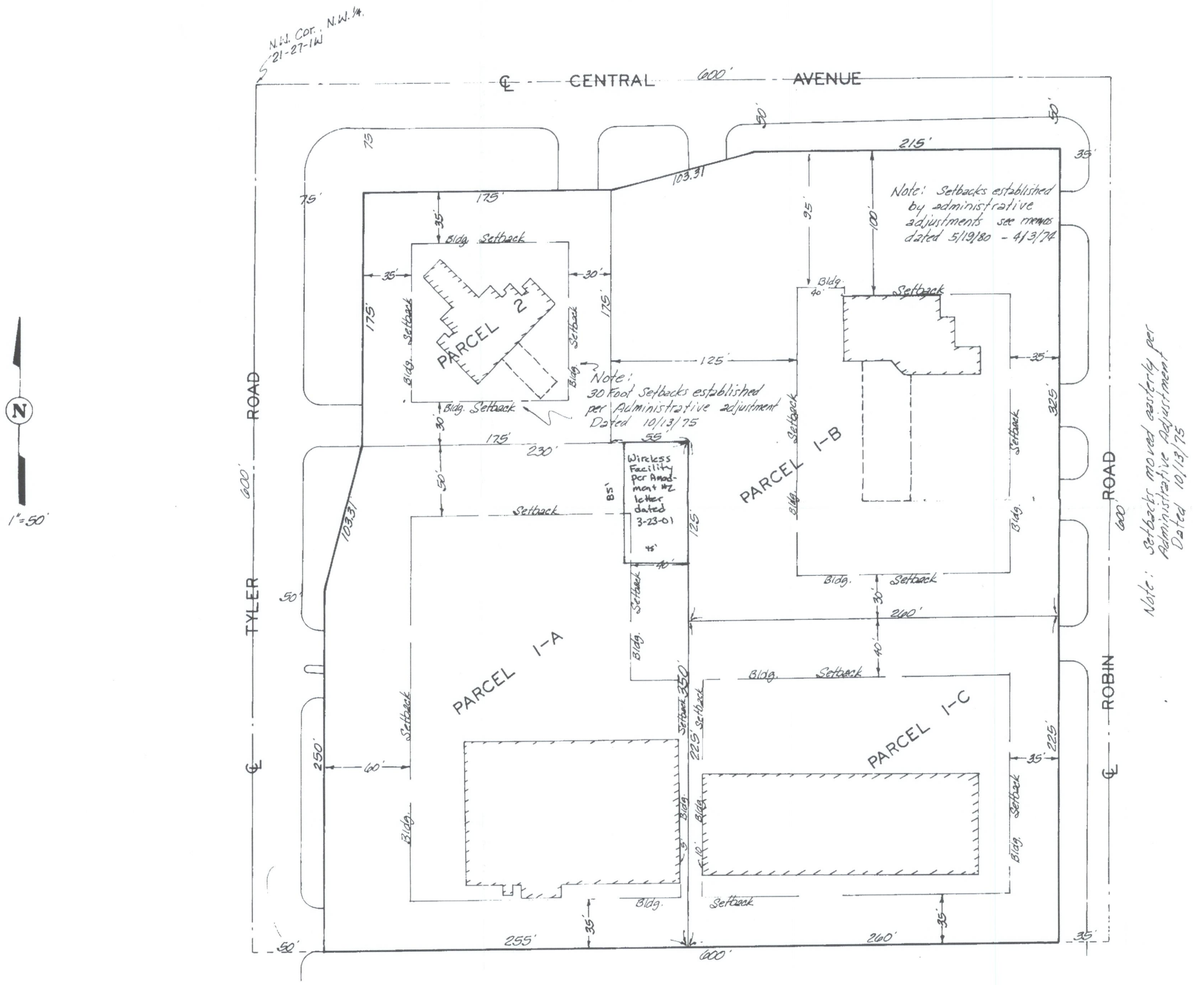
AMENDED COMMUNITY UNIT PLAN

WEST CENTER



GENERAL PRVISIONS

1. Sign Control - Advertising signs hall be permitted along Central and Tyler Road. No sign shall exceed 30 feet in height and shall not be placed so as to project ovr any public right of way. No signs shall be permitted adjacentto the east and south property lines. Signs shall be constructed in accordance with Sec. 28.04.139 of Wichita Zoning Ordinance. See Admin. Adjustments dated 09/25/01 & Admin Adjustment dated 11-16-05 for reduced spacing on Parcel 2. for reduced spacing on Parcel 1-A.
2. Maximum building coverage shall not exceed 30% by parcel, and in no event shall exceed 30% of the total site.
3. Total net land area - 271,363 square feet or 6.23 acres.
4. Curb cuts - The maximum number of curb cuts along Central Avenue shall not exceed three, and the maximum number along Tyler Road shall not exceed three.
5. Parcels 1-A, 1-B, and 1-C, were pat of the original Parcel #1 of West Center C.U.P. approved by the Board of City Commissioners, October 4, 1966. This amended C.U.P. reflects administrative adjustments made and street right-of-way dedicated since the original approval. The walls originaly required along the east and south lines of the C.U.P. are no linger required because of zone changes on the adjacent properties. The only portion of the C.U.P. that has been formally amended is that area in Parcel 1-A.

PARCEL NO. 1-A

A.	Total Area	87,996 Square Feet
B.	Maximum Land Coverage By Buildings 30%	26,399 Square Feet
C.	Maximum Gross Floor Area 45%	39,598 Square Feet
D.	Maximum Building Height	40 Feet
E.	Parking Ratio Per Zoning Requirements	
F.	Building Setbacks As Shown on Plan	
G.	Proposed Uses: Retail Sales, General and Professional Offices, Restaurants, Personal Services, and Similar Uses. **Nightclub in the City, shall be accessory to a restaurant use and subject to supplemental use regulations in Section III-D.6.w of the Unified Zoning Code. Associated establishment shall cease operation by 11:00pm Sunday through Wednesday, and 2:00am Thursday through Saturday. Outdoor entertainment is prohibited except for within the confines of the attached patio.**	
H.	A parking layout and circulation plan shall be submitted to the City Traffic Engineer for review and approval prior to the issuance of any additional building permits on Parcel 1-A.	

PARCEL NO. 1-B

A.	Total Area	94,245 Square Feet
B.	Maximum Land Coverage By Buildings 30%	28,273 Square Feet
C.	Maximum Gross Floor Area 30%	28,273 Square Feet
D.	Maximum Building Height	35 Feet
E.	Parking Ratio Per Zoning Requirements	
F.	Building Setback, As Shown On Plan	
G.	Proposes Uses: Shopping Center, Super Market, Department Stores, and Other Similar Uses Permitted in "L-C" Zoning.	

PARCEL NO. 1-C

A.	Total Area	58,497 Square Feet
B.	Maximum Land Coverage By Buildings 30%	17,549 Square Feet
C.	Maximum Gross Floor Area 30%	17,549 Square Feet
D.	Maximum Building Height	35 Feet
E.	Parking Ratio Per Zoning Requirements	
F.	Building Setbacks As Shown On Plan	
G.	Proposes Uses: Shopping Center, Super Market, Department Stores, and Other Similar Uses Permitted in "L-C" Zoning.	

PARCEL NO. 2

A.	Total Area	30,625 Square Feet
B.	Maximum Gross Floor Area	9,000 Square Feet
C.	Maximum Land Coverage By Buildings 30%	9,187.5 Square Feet
D.	Building Setbacks As Shown On Plan	
E.	Maximum Building Height	35 Feet
F.	Parking Ratio Per Zoning Requirements	
G.	Proposes Uses: Service Station or Small Drive-In Type Facilities.	

DP-19 Amendment #3
APPROVED CUP
MAPC 10-21-2021 CUP2021-52
1/14/2022
Copy 2 of 4

DP-19 Amendment #2
for Admin Adjustments 09-25-01, 11-16-05
APPROVED CUP
SUPERSEDED
MAPC 3-8-01 DM

DP-19 (AMENDMENT #1)
APPROVED CUP
SUPERSEDED
MAPC 6-14-84
BCC 7-10-84

Revised 6-27-84
5-31-84
Revised per CUP2021-52 dated October 21, 2021

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

Wichita-Sedgwick County Metropolitan Area Planning Department

November 8, 2021

Michel Khovry
2219 N McLean
Wichita, KS 67204

RE: **CUP2021-00052:** City request to amend Community Unit Plan CUP DP-19 to allow a restaurant/bar with entertainment (defined as Night Club in the City), on LC Limited Commercial zoned Parcel 1-A generally located southeast of North Tyler Road and West Central Avenue (602 N Tyler Rd).

Dear Applicants;

At its regular meeting on **October 21, 2021**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the following conditions:

1. The amendment shall apply only to Parcel 1-A.
2. Nightclub in the City expanded uses shall apply only to those ancillary uses associated with the restaurant.
3. Nightclub in the City shall adhere supplemental use regulations in Section III-D.6.w of the Unified Zoning Code.
4. The hours of operation of the establishment shall be limited to 11:00pm Sunday through Wednesday and 2:00am Thursday through Saturday.
5. Outdoor entertainment is prohibited except for within the confines of the attached patio.
6. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
7. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

No protests were file against this case, therefore, the action of the MAPC is final.
If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

Philip Zevenbergen, AICP
Senior Planner

Copies to: MABCD
Bryan Frye, City Council District V
Cory Buchta, CSR District V
Pedro Guevara, 9209 W 18th Street North, Wichita, KS 67212

MAPC RECOMMENDED CUP TEXT FOR DP-19

Parcel 1-A: Total Net Area: 87,996 Square Feet

Maximum Land Covered by Building: 30 percent - 26,399 Square Feet

Maximum Gross Floor Area: 45 percent – 39,598 Square Feet

Maximum Building Height: 40 Feet

Parking Ration per Zoning Requirements

Building Setbacks are shown on Plan

Proposed Uses: Retail Sales, General and Professional Offices, Restaurants, Personal Services, and Similar Uses. **Nightclub in the City, shall be accessory to a restaurant use and subject to supplemental use regulations in Section III-D.6.w of the Unified Zoning Code. Associated establishment shall cease operation by 11:00pm Sunday through Wednesday, and 2:00am Thursday through Saturday.**

Wichita-Sedgwick County Metropolitan Area Planning Department

October 22, 2021

Michel Khovry
2219 N McLean
Wichita, KS 67204

RE: **CUP2021-00052:** City request to amend Community Unit Plan CUP DP-19 to allow a restaurant/bar with entertainment (defined as Night Club in the City), on LC Limited Commercial zoned Parcel 1-A generally located southeast of North Tyler Road and West Central Avenue (602 N Tyler Rd).

Dear Applicants;

At its regular meeting on **October 21, 2021**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the following conditions:

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5. Outdoor entertainment is prohibited except for within the confines of the attached patio.
6. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
7. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **November 4, 2021**. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed and must be submitted to the City Clerk by **November 4, 2021 at 5:00 p.m.**

This case is scheduled for consideration by the Wichita City Council on **Tuesday, November December 7, 2021, beginning at 9:00 a.m.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

Philip Zevenbergen, AICP
Senior Planner

Copies to: MABCD
Bryan Frye, City Council District V
Cory Buchta, CSR District V
Pedro Guevara, 9209 W 18th Street North, Wichita, KS 67212

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Parking Ration per Zoning Requirements

Building Setbacks are shown on Plan

Proposed Uses: Retail Sales, General and Professional Offices, Restaurants, Personal Services, and Similar Uses. **Nightclub in the City, shall be accessory to a restaurant use and subject to supplemental use regulations in Section III-D.6.w of the Unified Zoning Code. Associated establishment shall cease operation by 11:00pm Sunday through Wednesday, and 2:00am Thursday through Saturday.**

RESOLUTION No. **CUP2021-00052**

A RESOLUTION AUTHORIZING AN AMENDMENT TO DP-19 TO PERMIT NIGHT CLUB IN THE CITY ON PARCEL 1-A; ON PROPERTY ZONED LC LIMITED COMMERCIAL; GENERALLY LOCATED ON THE EAST SIDE OF NORTH TYLER ROAD AND ONE-BLOCK SOUTH OF WEST CENTRAL AVENUE, IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-D, AS ADOPTED BY ORDINANCE NO. 44-975 AS AMENDED.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS:

SECTION 1. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-D of the Wichita-Sedgwick County Unified Zoning Code, for an approximately 1.4-acre property zoned LC Limited Commercial ("LC") legally described below:

CUP2021-00052
DP-19

Lot Two (2), Hattrup Addition, Wichita, Sedgwick County, Kansas, except Beginning at the Northeast corner of said Lot 2, thence S00°35'00"W (Assumed) along the East line of said Lot 2, 9.30 feet; thence N44°42'30"W, 13.09 feet to a point on the North line of said Lot 2; thence N90°00'00"E along the North line of said Lot 2. 9.30 feet to the point of beginning.

General Provisions for DP-19 Shall be amended as follows:

GENERAL PROVISIONS – West Center Community Unit Plan

1. Sign Control: Advertising signs shall be permitted along Central and Tyler Road. No Sign shall exceed 30 feet in height and shall not be placed so as to project over any public right-of-way. No signs shall be permitted adjacent to the east and south property lines. Signs shall be constructed in accordance with Sec. 28.04.139 of Wichita Zoning Ordinance. (See Administrative Adjustment dated 9/25/2001 for reduced spacing on Parcel 1-A; Administrative Adjustment dated 11/16/2005 for reduced spacing on Parcel 2).
2. Maximum building coverage shall not exceed 30 percent by parcel, and in no event shall it exceed 30% of the total site.
3. Total next land area – 271,363 square feet or 6.23 acres.
4. Curb cuts – The maximum number of curb cuts along Central Avenue shall not exceed three, and the maximum number along Tyler Road shall not exceed three.
5. Parcels 1-A, 1-B, and 1-C, were part of the original Parcel #1 of West Center C.U.P. approved by the Board of County Commissioners, October 4, 1966. This amended C.U.P. reflects administrative adjustments made and street right-of-way dedicated since the original approval. The walls originally required along the east and south lines of the C.U.P. are no longer required because of zone changes on the adjacent properties. The only portion of the C.U.P. that has been formally amended is that area of Parcel 1-A.

Parcel 1-A:

A. Total Net Area: 87,996 Square Feet

B. Maximum Land Covered by Building: 30 percent - 26,399 Square Feet

C. Maximum Gross Floor Area: 45 percent – 39,598 Square Feet

D. Maximum Building Height: 40 Feet

E. Parking Ration per Zoning Requirements

F. Building Setbacks are shown on Plan

G. Proposed Uses: Retail Sales, General and Professional Offices, Restaurants, Personal Services, and Similar Uses. Nightclub in the City, shall be accessory to a restaurant use and subject to supplemental use regulations in Section III-D.6.w of the Unified Zoning Code. Associated establishment shall cease operation by 11:00pm Sunday through Wednesday, and 2:00am Thursday through Saturday. (Per Amendment Dated 11/4/2021).

H. A Parking layout and circulation plan shall be submitted to the City Traffic Engineer for review and approval prior to the issuance of any additional building permits on Parcel 1-A.

Parcel 1-B:

A. Total Net Area: 94,245 Square Feet

B. Maximum Land Covered by Building: 30 percent – 28,273 Square Feet

C. Maximum Gross Floor Area: 30 percent – 28,273 Square Feet

D. Maximum Building Height: 35 Feet

E. Parking Ration per Zoning Requirements

F. Building Setbacks are shown on Plan

G. Proposed Uses: Shopping Center, Super Market, Department Stores, and Other Similar Uses Permitted in the "L-C" Zoning.

Parcel 1-C:

A. Total Net Area: 58,497 Square Feet

B. Maximum Land Covered by Building: 30 percent – 17,549 Square Feet

C. Maximum Gross Floor Area: 30 percent – 17,549 Square Feet

D. Maximum Building Height: 35 Feet

E. Parking Ration per Zoning Requirements

F. Building Setbacks are shown on Plan

G. Proposed Uses: Shopping Center, Super Market, Department Stores, and Other Similar Uses Permitted in the "L-C" Zoning.

Parcel 2:

A. Total Net Area: 30,625 Square Feet

B. Maximum Gross Floor Area: 9,000 Square Feet

C. Maximum Land Coverage By Buildings: 30 percent – 9,187.5 Square Feet

D. Building Setbacks are shown on Plan

E. Maximum Building Height: 35 Feet

F. Parking Ration per Zoning Requirements

G. Proposed Uses: Service Station or Small Dive-In Type Facilities.

The amendment is hereby GRANTED, subject to the following conditions:

1. The amendment shall apply only to Parcel 1-A.
2. Nightclub in the City expanded uses shall apply only to those ancillary uses associated with the restaurant.
3. Nightclub in the City shall adhere supplemental use regulations in Section III-D.6.w of the Unified Zoning Code.
4. The hours of operation of the establishment shall be limited to 11:00pm Sunday through Wednesday and 2:00am Thursday through Saturday.
5. Outdoor entertainment is prohibited except for within the confines of the attached patio.
6. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
7. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

SECTION 2. That upon the taking effect of this Resolution, the notation of such Community Unit Plan Amendment shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION 3. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

Adopted this 4th Day of November 2021

METROPOLITAN AREA PLANNING COMMISSION

William M. Johnson, Chairman

TTEST:

Scott Wadle, Secretary

McClatchy

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald
el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi
Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	142136	WIC-9-30-21	OCA 150004	$117.60	1	14.00 in

Attention: Betsy Pagán
CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

Copy of ad content
is on the next page

In The STATE OF KANSAS
In and for the County of Sedgwick

No. of Insertions: 1
Beginning Issue of: 09/30/2021
Ending Issue of: 09/30/2021

STATE OF KANSAS)
SS
County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 09/30/2021 to 09/30/2021.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 06/14/2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County

STEFANI SCOTT BEARD
My Notary ID # 131768951
Expires October 23, 2022

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE
ON SEPTEMBER 30, 2021 (326918)
(One Time Only)

MAPC/BZA October 21, 2021
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, October 21, 2021 no earlier than 1:30 p.m.**, the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to the Wichita City Hall Building – 1st Floor Council Chambers – 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). **If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 268-4421.**

CON2021-00043 – City Conditional Use to permit salvage yard for a tow/impound lot on property zoned LI Limited Industrial generally located on the west side of North Broadway and within one-half mile south of East 37th Street North (3527 N Broadway).

CUP2021-00050 – City Community Unit Plan amendment to allow restaurant/bar with entertainment (defined as Night Club in the City), Generally located on the east side of North Amidon Avenue and within one-quarter mile south of West 21st Street North (2106 North Amidon).

CUP2021-00051 – City request for a mixed use Community Unit Plan on LC Limited Commercial zoned property generally located on the northeast corner of West 47th Street South and South Meridian Avenue (associated with ZON2021-45).

CUP2021-00052 – City request to amend Community Unit Plan CUP DP-19 to allow a restaurant/bar with entertainment (defined as Night Club in the City), on LC Limited Commercial zoned Parcel 1-A generally located southeast of North Tyler Road and West Central Avenue (602 N Tyler Rd).

VAC2021-00041 – City Vacation of a portion of platted setback on property zoned SF5 SingleFamily Residential to allow for the construction of a porch, generally located northwest of North Amidon and West 25th Street North (2659 North Charles Avenue).

ZON2021-00043 – City zone change from SF-5 Single-Family Residential to GO General Office for multiple properties on North Edwards between W Elm and W Murdock; generally located within one-quarter mile north of West Central Avenue and one-block west of North McLean Blvd.

ZON2021-00044 – City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential, generally located within one-quarter mile east of Zoo Boulevard and two blocks south of West 9th Street North.

ZON2021-00045 – City zone change from SF-5 Single-Family Residential to LC Limited Commercial (associated with CUP2021-00051 to form new CUP) generally located on the northeast corner of West 47th Street South and South Meridian Avenue.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	Planning@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: **Scott Wadle** 271 W. 3rd Street – Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7764

Participate Remotely

Please join my meeting from your computer, tablet or smartphone.

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Dial in or type: 67.217.95.2 or inroomlink.goto.com
Meeting ID: 651 544 141

Or dial directly: 651544141@67.217.95.2 or 67.217.95.2##651544141

New to GoToMeeting? Get the app now and be ready when your first meeting starts: https://global.gotomeeting.com/install/651544141

Attend In-Person

You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. For more information please visit www.wichita.gov/visitcityhall. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on September 30, 2021

Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission

Congress juggles funding, debt limit, Biden agenda



J. SCOTT APPLEWHITE AP

Sen. Joe Manchin, D-W.Va., a centrist Democrat vital to the fate of President Joe Biden's $3.5 trillion domestic agenda, is surrounded by reporters outside the Capitol on Wednesday.

BY ERIK WASSON AND LAURA LITVAN
Bloomberg News

WASHINGTON

President Joe Biden's economic agenda faced a pivotal day in Congress Wednesday, with the prospects growing of an embarrassing setback for his infrastructure bill and markets beginning to take notice of the intensifying debt ceiling standoff with Republicans.

Senate Majority Chuck Schumer said he anticipates Congress will avert a government shutdown by passing a stopgap spending bill before current funding expires Friday.

But he was not as optimistic on efforts to suspend the debt ceiling, which Republicans have refused to do.

"We're just asking Republicans to get out of the way," Schumer said on the Senate floor.

Treasury Secretary Janet Yellen has warned that a default looms on Oct. 18 without congressional action.

Concerns about the current impasse in Washington over the debt limit and other fiscal measures contributed to the biggest selloff in equities since May. The 2% drop in the S&P 500 Index was partially reversed in Wednesday trading.

Congress appears to be working toward averting a shutdown of nonessential government functions after the end of the fiscal year on Thursday. As soon as Wednesday evening, the Senate planned to take up the stopgap spending bill extending funding through Dec. 3 and providing billions in disaster aid and funds for Afghan refugees. The House plans to quickly follow suit.

Democrats earlier attempted to use the stopgap measure as a vehicle for a debt ceiling suspension but Republicans blocked that effort in the Senate.

For now, Democrats are trying to win public support. They plan to pass a stand-alone debt limit bill in the House to highlight the issue and continue to seek GOP consent in the Senate to pass the debt limit with just 51 votes instead of the usual 60 votes.

Republicans continue to press Democrats to use the same fast-track budget process to raise the debt ceiling without GOP support they plan to use for the tax and spending measure that encompasses much of Biden's agenda.

Across the Capitol, Speaker Nancy Pelosi faces a hard choice of when to hold a vote on the $550 billion infrastructure bill, which has already passed the Senate with bipartisan support.

Pelosi has promised moderates in her caucus a Thursday vote on the bill, a top priority for swing-district Democrats. But progressives have doubled down on their threat to vote down the bill until the House and Senate passes a $3.5 trillion tax and spending measure that funds many of their priorities.

"I think if we come to a place where we have agreement in legislative language, not just principle but legislative language that the president supports," Pelosi said, "and then I think we will come together."

To unlock the second larger bill, the House is waiting on Senate moderates led by Joe Manchin of West Virginia and Kyrsten Sinema of Arizona to reveal the price tag they'll support. Manchin has hinted he could back $1.5 trillion while Sinema has been more circumspect.

Biden was personally negotiating with the two senators and canceled a trip to Chicago to continue those talks.

Without some deal between Biden and the moderates, it is increasingly likely that that the infrastructure bill will fail on the House floor or that Pelosi will pull it from the schedule. As a result, the entire Biden agenda could languish in Congress for months.

Kansas leaders have failed in attempts to expand Medicaid. Will Congress do it for them?

BY DANIEL DESROCHERS AND KATIE BERNARD
ddesrochers@mcclatchydc.com
cbernard@kcstar.com

WASHINGTON

For nearly a decade, politicians in Kansas have sought to expand access to Medicaid only to be blocked by conservative Republicans.

Gov. Sam Brownback vetoed a bi-partisan effort in 2017, citing the lack of work requirements for beneficiaries and a failure to defund Planned Parenthood. Senate President Susan Wagle scuttled another bi-partisan agreement in 2020, making passage contingent on approval of an anti-abortion constitutional amendment.

Now, Democrats in Washington, D.C. are on the verge of stepping in.

"State after state has chosen to expand Medicaid and protect the health of their most vulnerable residents, but Kansans continue to suffer solely because partisan actors have repeatedly chosen to leave money on the table," said Kansas U.S. Rep. Sharice Davids. "Kansans have made their voices clear on this — that's why we are exploring every avenue, including continued financial incentives for states and a federal option to close the Medicaid coverage gap."

Among the many provisions in the mammoth budget bill Democrats are calling "Build Back Better" is a new Medicaid program to provide health insurance for most low-income adults in the 12 states, like Kansas, that have not expanded eligibility for coverage. The expansion, a provision of the 2010 Affordable Care Act, would cover households making up to 138 percent of the federal poverty line, or $36,570 for a family of four.

It may be the only shot to extend coverage to the estimated 165,000 Kansans who don't have health insurance. The latest efforts to expand Medicaid have attracted little support in Topeka.

"I don't think it's in the cards in this building for 2022," State Sen. Pat Pettey, a Kansas City, Kansas Democrat said in Topeka last week. "We haven't been able as a Legislature to even have, I would say within the last 2 years, to even have a significant conversation about Medicaid expansion."

Any federal Medicaid expansion relies on Democrats agreeing to pass a budget bill packed with legislative priorities, from universal pre-kindergarten to combating climate change. The status of the package is tenuous. Conservative Democrats in the Senate have chafed at the $3.5 trillion cost, and House and Senate Democrats are negotiating what portions to cut.

Some of the bill's healthcare provisions have been part of the negotiations, such as whether to allow Medicare to negotiate drug prices with pharmaceutical companies, another measure supported by Davids. The provision creating a federal Medicaid program for people in the "coverage gap," however, has stayed uncontroversial.

If the provision remains and the bill becomes law, the Secretary of the Department of Health and Human Services would have until 2025 to create a new program to administer Medicaid to the newly eligible recipients.

Until the program is set up, they would be able to get subsidies to purchase coverage in the federal health insurance marketplace.

Depending on how the program is set up, the federal workaround means the state potentially would not have to spend any money on insurance coverage for the expanded Medicaid population — even though the federal government covers 90 percent of the cost for states that have expanded.

But it also means they won't get any say over running the program and how to best tailor it for Kansas.

"It would be great to have those people insured but we do lose the opportunity to make it a Kansas program, to put our own stamp on things," said Kansas state Rep. Susan Concannon, a Beloit Republican who supports Medicaid expansion.

Expansion proponents said they would still like to see the Kansas legislature pass a bill. April Hollman, Executive Director of the Alliance for a Healthy Kansas, said she would like to see a program tailored to the needs of Kansas, which would require expansion by the legislature instead of a federal workaround.

Concannon said she hoped the state's lack of control over the workaround would encourage conservatives who have resisted expansion to come to the negotiating table.

A federal program may not have work requirements, which some conservatives have made a condition of expansion. The 2020 version of the bill crafted by Kelly and Senate Republican leader Jim Denning had a program that referred people to work, but didn't require it.

Still, the prospect of the federal government stepping in doesn't appear to have changed the minds of Republicans who opposed Medicaid expansion. Sen. Richard Hilderbrand, a Galena Republican and chair of the Senate Health and Human Services Committee, called it federal overreach and promised to seek ways to fight if it goes through.

"The federal government is stepping way outside of its intent of what the founding fathers wanted it to be," Hilderbrand said. "We don't need any more federal programs and if it's a state issue like it always has been let the states decide if they want it or they don't."

Focus on boosters might hurt outreach for 1st-time shots

BY MIKE STOBBE
The Associated Press

NEW YORK

The spread of COVID-19 vaccination requirements across the U.S. hasn't had the desired effect so far, with the number of Americans getting their first shots plunging in recent weeks. And some experts worry that the move to dispense boosters could just make matters worse.

The fear is that the rollout of booster shots will lead some people to question the effectiveness of the vaccine in the first place.

"Many of my patients are already saying, 'If we need a third dose, what was the point?' " said Dr. Jason Goldman, a physician in Coral Springs, Florida.

The average daily count of Americans getting a first dose of vaccine has been falling for six weeks, plummeting more than 50% from about 480,000 in early August to under 230,000 by the middle of last week, according to the most recently available federal data.

An estimated 70 million vaccine-eligible Americans have yet to start vaccinations, despite a summer surge in infections, hospitalizations and deaths driven by the delta variant.

Experts have long said the key to ending the U.S. epidemic is vaccinating the vast majority of the American public – perhaps as much as 90%. But of the more than 283 million Americans age 12 and older who are eligible for shots, only about 65% – 184 million – are fully vaccinated, according to Centers for Disease Control and Prevention data. Children under 12 are not yet eligible to get vaccinated, meaning only about 55% of the U.S. public is fully protected.

More than 400,000 Americans got boosters at drugstores over the weekend, and 1 million more have signed up for them, according to White House officials.

FROM PAGE 1A

KANSAS GAS

done about it? Is there an investigation underway and what would be a reasonable timeline for the people of Kansas to know the truth about this? Was there price gouging and who made the money?"

The two FERC officials at the meeting told the senator they're doing what they can, but their power is limited.

"We don't have jurisdiction over the price of the sale of natural gas; Congress deregulated that a number of years ago," Glick said. "I believe it would be helpful if Congress would either get FERC or some other agency some sort of circuit breaker authority when there's extreme prices to impose some sort of limitations at certain times."

He and Christie told Marshall that the agency does have the authority to investigate whether prices were artificially inflated and they're working on that.

Both officials kept the details of the investigation close.

"Your question about who makes the money; it could be traders, it could be suppliers," Christie told Marshall. "It depends on the facts of the situation and what happened in Kansas and Oklahoma in this past February."

How long it will take to unravel that is an open question.

"I'm hoping months," rather than years, Glick told Marshall.

In the meantime, Kansas' regulatory agency, the Kansas Corporation Commission, has decided it doesn't have authority to investigate allegations of potential gouging and it's moving forward with payment plans that will spread the extraordinary February cost over the next few years of bills to tamp down rate shock.

Wichita-area households are expected to pay between $600 and $750 of additional costs from the freeze, according to documents filed with the KCC.

For Kansas Gas Service customers, that could range from $17.51 a month extra on gas bills over three years, to $5.10-$6 a month spread over 10 years.

Black Hills Energy, the No. 2 gas company in Wichita, has proposed charging an extra $12.23 a month spread over five years.

In addition to the FERC investigation, Attorney General Derek Schmidt is looking into whether the spiraling gas prices violated the Kansas Consumer Protection Act, a law designed to limit price increases on necessities during periods of emergency.

That law is also being invoked in a civil court case by the tiny city of Mulberry in southeast Kansas. James Zakoura, a prominent Kansas energy lawyer, is representing Mulberry and argues that gas suppliers engaged in price gouging and piracy during the freeze emergency.

Dion Lefler: 316-268-6527, @DionKansas

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON SEPTEMBER 30, 2021 (2369181) (One Time Only)

MAPC/BZA October 19, 2021 OPEN HOUSE NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, October 21, 2021 no earlier than 3:00 p.m. the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held virtually; public participation is available in multiple ways. Those without technology options can participate by going to the Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.

CON2021-00043 - City Conditional Use to permit salvage yard for a low/impound lot on property zoned LI Limited Industrial generally located on the west side of North Broadway and within one-half mile south of East 37th Street North (3827 N Broadway)

CUP2021-00038 - City Community Unit Plan amendment to allow restaurant/bar with entertainment (defined as Night Club in the City), Generally located on the east side of North Arnidon Avenue and within one-quarter mile south of West 21st Street North (21No North Arnidon)

CUP2021-00051 - City request for a mixed use Community Unit Plan on LC Limited Commercial zoned property generally located on the northeast corner of West 47th Street South and South Meridian Avenue (associated with ZON2021-45)

CUP2021-00052 - City request to amend Community Unit Plan CUP DP-19 to allow a restaurant/bar with entertainment (defined as Night Club in the City), on LC Limited Commercial zoned Parcel 1--A generally located southeast of North Tyler Road and West Central Avenue (601 N Tyler Rd).

VAC2021-00041 - City Vacation of a portion of platted setback on property zoned SF-5 Single-Family Residential to allow for the construction of a porch, generally located northwest of North Arnidon and West 25th Street North (2609 North Charles Avenue)

ZON2021-00043 - City zone change from SF-5 Single-Family Residential to GO General Office for multiple properties on North Edwards between W Elm and W Murdock, generally located within one-quarter mile north of West Central Avenue and one-block west of North McLean Blvd

ZON2021-00044 - City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential, generally located within one-quarter mile east of Zoo Boulevard and two blocks south of West 9th Street North.

ZON2021-00045 - City zone change from SF-5 Single-Family Residential to LC Limited Commercial (associated with CUP2021-00051 to form new CUP) generally located on the northeast corner of West 47th Street South and South Meridian Avenue.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita/Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAAPC and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAAPC as by law provided.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email, letter, video, and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAAPC, prior to or during the meeting.

Email	Planning@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: Scott Wadle 271 W. 3rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7744

Participate Remotely

Please join my meeting from your computer, tablet or smartphone.

https://global.gotomeeting.com/join/451546141

You can also dial in using your phone.

United States: +1 (571) 317-3112

Access Code: 451-546-141

Join from a video-conferencing room or system. Dial in or type: 67.217.95.2 or intrado@vc.goto.com

Meeting ID: 451 546 141

Or dial directly: 4515461410@67.217.95.2 or 67.217.95.2##4515461410

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Attend In-Person

You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-park parking is available nearby, and COVID-19 protocols are in place. For more information please visit: www.wichita.gov/visitcityhall. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2681660) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on September 30, 2021

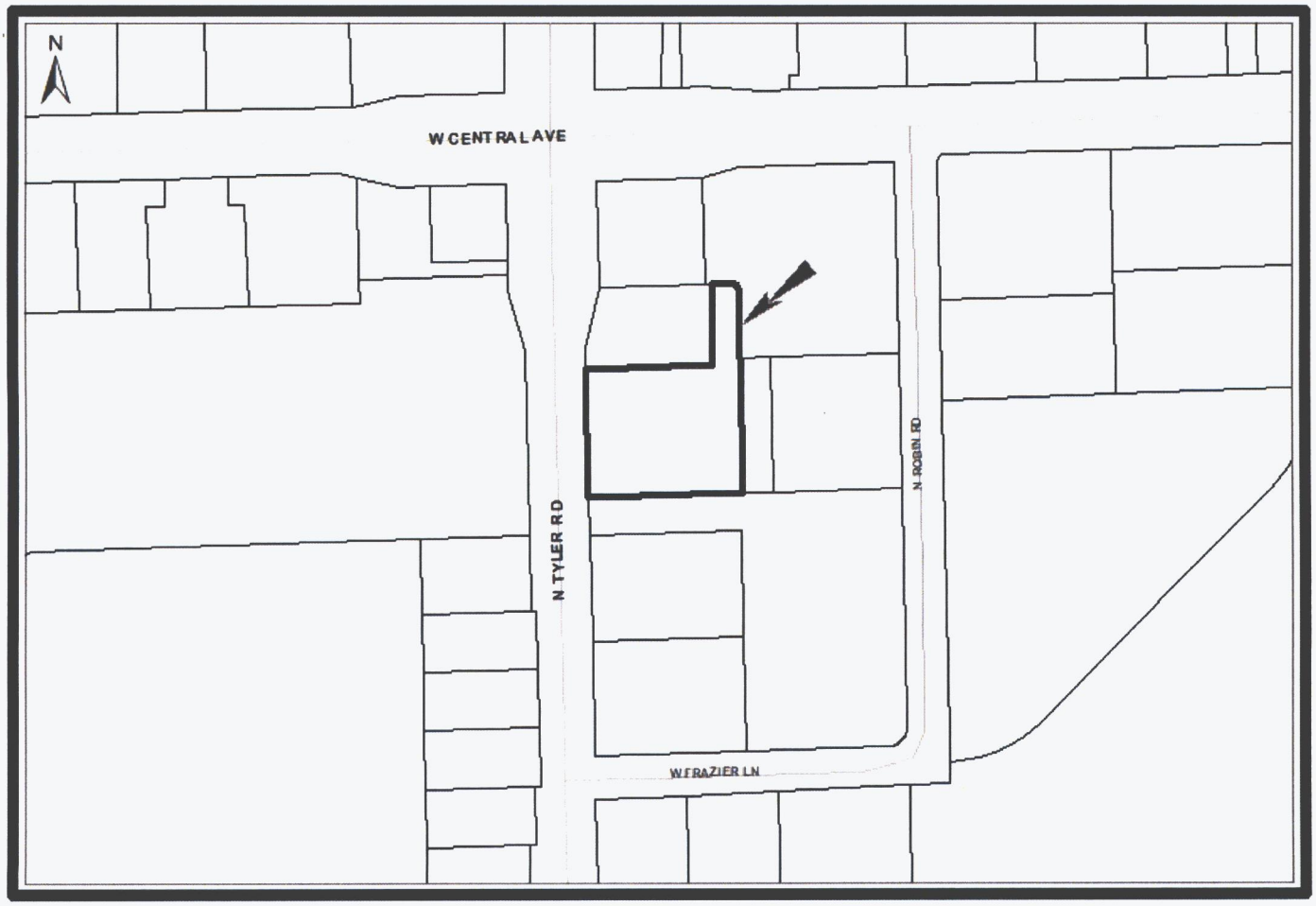
Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.6

STAFF REPORT
MAPC: October 21, 2021
DAB V: November 1, 2021

CASE NUMBER:	CUP2020-00052 (City)
APPLICANT/AGENT:	Michel G Khoury (owner) / Pedro Guevara (agent/ restaurateur)
REQUEST:	Amendment #4 to CUP DP-19
CURRENT ZONING:	LC Limited Commercial
SITE SIZE:	1.4 acres
LOCATION:	On the east side of North Tyler Road, one block south of West Central Avenue (602 N Tyler Road).
PROPOSED USE:	To add Night Club in the City as a permitted use for Parcel 1-A



BACKGROUND: The applicant is requesting an amendment to the West Center Community Unit Plan, CUP DP-19 to add Night Club in the City as a permitted use on Parcel 1-A. The property is zoned LC Limited Commercial and located on the east side of North Tyler Road, one-block south of West Central Avenue (602 North Tyler Road). The building is occupied by Puerto Vallarta Mexican Restaurant. The restaurant serves alcohol and would like to provide entertainment, such as live music. Therefore, by definition, this is considered a Nightclub in the City, by the Unified Zoning Code (UZC).

If this property was not located in the CUP, the applicant would be required to apply for a conditional use permit for the requested use. The Section III-D.6.w of the Unified Zoning Code requires a conditional use for Night club in the City when it is within 300 feet of a church or place of worship; public park; public or parochial school; or residential zoning district. An SF-5 Single-Family zoned property is located southwest of the subject site. An amendment to the CUP acts in lieu of a conditional use because the public hearing process is the same.

Property to the north and east is zoned LC Limited Commercial, within the same CUP DP-19, and is developed commercial uses including a fast food restaurant, banks, and retail uses. Property to the south is zoned LC and is developed with a self-storage warehouse. Property to the west, across North Tyler, is zoned LC and is developed with a large retail commercial shopping center.

The applicant is requesting the following amendment to CUP DP-19 indicated by bold font:

Parcel 1-A: Total Net Area: 87,996 Square Feet

Maximum Land Covered by Building: 30 percent - 26,399 Square Feet

Maximum Gross Floor Area: 45 percent – 39,598 Square Feet

Maximum Building Height: 40 Feet

Parking Ration per Zoning Requirements

Building Setbacks are shown on Plan

Proposed Uses: Retail Sales, General and Professional Offices, Restaurants, Personal Services, and Similar Uses. **Nightclub in the City, subject to conditions, per CUP2021-00052.**

CASE HISTORY: In 1966, the original DP-19 was approved by City Council and the property was originally platted as part of the West Center Addition. In 1986, the property was replatted as part of the Hattrup Addition.

ADJACENT ZONING AND LAND USE:

North:	LC with CUP DP-19	Fast food restaurant
South:	LC	Warehouse self-storage
West:	LC with CUP DP-19	Retail uses
East:	LC	Retail uses

PUBLIC SERVICES: All municipal services are in place and can accommodate the required services to the site. The site has direct access to North Tyler Road, a paved, five-lane arterial street with sidewalks on both sides. The site also has cross-lot access to North Robin Road, a paved, two-way local street with no sidewalks. North Robin provides access from West Central Avenue and North Tyler Road to the subject CUP in addition to the multi-family residential develop to the east. Wichita Transit has bust stop on West Central Avenue within one-quarter mile to the north.

CONFORMANCE TO PLANS/POLICIES: The proposed application is in conformance to the *Community Investments Plan.* The Community Investments Plan (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for "Commercial." This category is described as follows: *"Encompasses areas that reflect the full diversity of commercial development intensities and types typically found in a large urban municipality. Convenience retail, restaurants, small offices, and personal service uses are located in close proximity to, and potentially mixed with residential uses. Major destination areas (centers and corridors) containing concentrations of commercial and office uses that have regional market areas and generate high volumes of traffic are located in close proximity to major arterials or highways and typically are buffered from lower density residential areas by higher density housing types."*

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the amendment to CUP DP-19 be **APPROVED** subject to the development guidelines of the amended CUP and the following conditions:

1. The amendment shall apply only to Parcel 1-A.
2. Nightclub in the City expanded uses shall apply only to those ancillary uses associated with the existing restaurant.
3. Nightclub in the City shall adhere supplemental use regulations in Section III-D.6.w of the Unified Zoning Code.
4. The hours of operation of the establishment shall be limited to 11:00pm Sunday through Thursday and 2:00am Friday and Saturday.
5. Outdoor entertainment is prohibited except for within the confines of the attached patio.
6. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
7. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: Property to the north and east is zoned LC Limited Commercial, within the same CUP DP-19, and is developed commercial uses including a fast food restaurant, banks, and retail uses. Property to the south is zoned LC and is developed with a self-storage warehouse. Property to the west, across North Tyler, is zoned LC and is developed with a large retail commercial shopping center.

2. The suitability of the subject property for the uses to which it has been restricted: The CUP is located at a major arterial intersection and is appropriately zoned "LC" Limited Commercial. The additional use at this site is suitable with the governing language of the CUP.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: The proposed CUP amendment should not detrimentally impact nearby property owners to any greater extent than allowed in LC Limited Commercial zoning and uses existing in the area.

4. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of the request represents a gain to the public in that it contributes to support economic opportunity in the area. Approval of this application is not anticipated to have a significant detrimental impact to public health, safety, or welfare.

5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed application is in conformance to the *Community Investments Plan.* The

Community Investments Plan (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for "Commercial." This category is described as follows: *"Encompasses areas that reflect the full diversity of commercial development intensities and types typically found in a large urban municipality. Convenience retail, restaurants, small offices, and personal service uses are located in close proximity to, and potentially mixed with residential uses. Major destination areas (centers and corridors) containing concentrations of commercial and office uses that have regional market areas and generate high volumes of traffic are located in close proximity to major arterials or highways and typically are buffered from lower density residential areas by higher density housing types."*

6. Impact of the proposed development on community facilities: The proposed use should have not negative impacts on community facilities.

Attachments:

1. Recommended CUP amendment language
2. CUP DP-19 Drawing
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Photos

Planning Staff Recommended Amended Language to CUP DP-19

Parcel 1-A: Total Net Area: 87,996 Square Feet

Maximum Land Covered by Building: 30 percent - 26,399 Square Feet

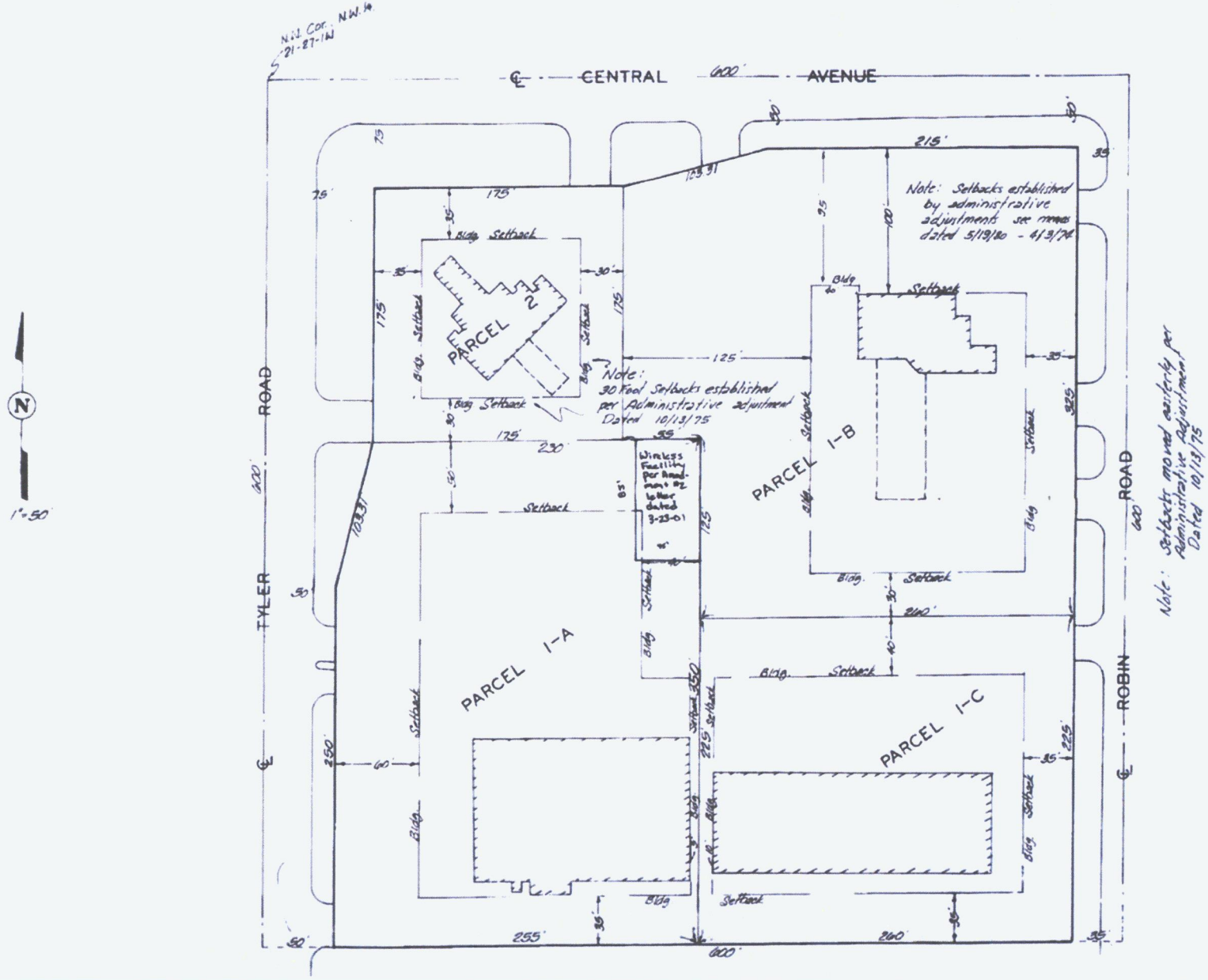
Maximum Gross Floor Area: 45 percent – 39,598 Square Feet

Maximum Building Height: 40 Feet

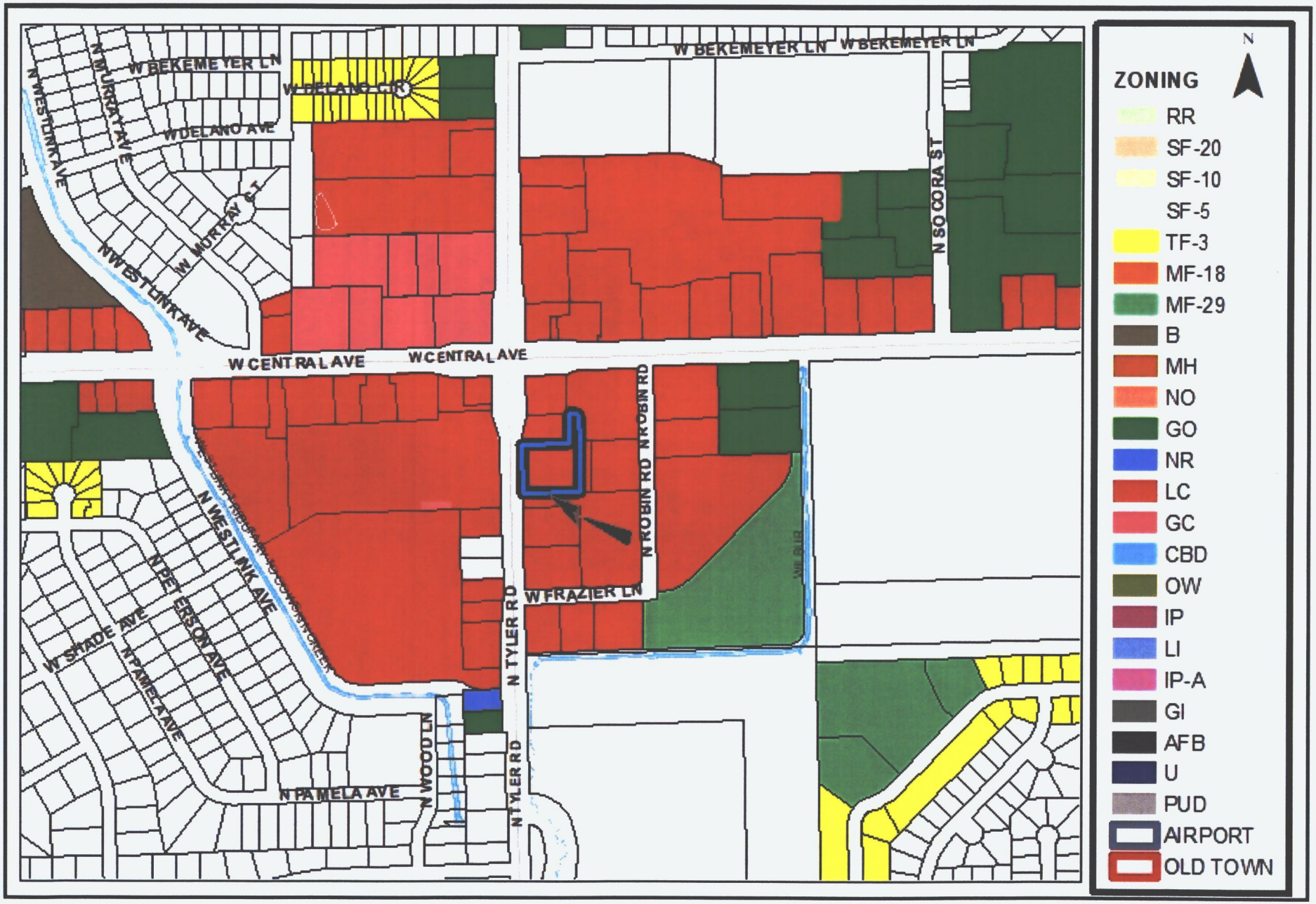
Parking Ration per Zoning Requirements

Building Setbacks are shown on Plan

Proposed Uses: Retail Sales, General and Professional Offices, Restaurants, Personal Services, and Similar Uses. **Nightclub in the City, shall be accessory to a restaurant use and subject to supplemental use regulations in Section III-D.6.w of the Unified Zoning Code.**


N.E. Cor. N.W.¼ 21-27-1W
CENTRAL AVENUE
600'
TYLER ROAD
ROBIN ROAD
PARCEL 1
PARCEL 2
PARCEL 1-A
PARCEL 1-B
PARCEL 1-C
Note: Setbacks established by administrative adjustments see memos dated 5/19/80 - 4/3/78
Note: 30 Foot Setbacks established per Administrative adjustment Dated 10/13/75
Note: Setbacks moved entirely per Administrative Adjustment Dated 10/13/75
Bldg. Setback
1" = 50'


N
N TYLER RD
N ROBINSON


W BEKEMEYER LN
W DELANO CIR
W DELANO AVE
N WESTLINK AVE
W MURRAY CT
W CENTRAL AVE
N SOCORRA ST
N ROBIN RD
W FRAZIER LN
N TYLER RD
N PETERSON AVE
W SHADE AVE
N PAMELA AVE
N WOOD LN
ZONING
N
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN

2035 Wichita Future Growth Concept Map

Legend

- Established Central Area
- Residential and Employment Mix
- New Employment
- New Residential
- Wichita City Limits
- Other Cities
- Northwest Bypass Right-of-Way

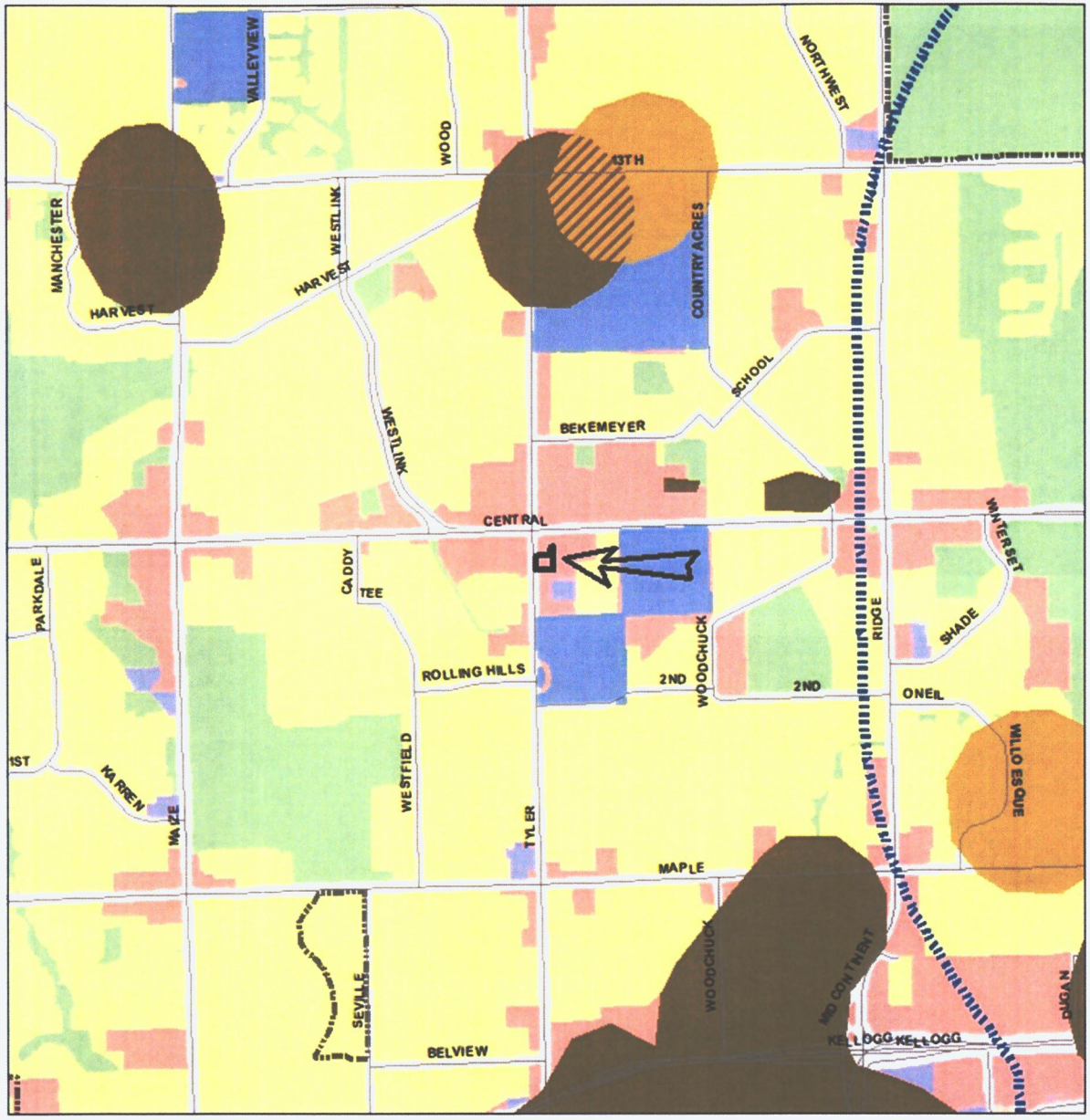
Statistical Development Areas

- Other Urban Growth Areas 2014
- Other Urban Growth Areas 2014
- Rural Growth Areas 2014

LAND USE

- Residential
- Commercial
- Industrial
- Major Air Transportation & Military
- Parks and Open Space
- Agricultural or Vacant
- Major Institutional
- Nghbd_Plan_Areas

N



Looking east at site



Looking east away from site



Looking north away from site



Looking southeast away from site



Looking northwest away from site



Looking southwest away from site



Looking west away from site

