



Wichita-Sedgwick County Metropolitan Area Planning Department

February 15, 2023

Golden Eagle Properties LLC
c/o Jim Morgan
13303 West Maple Street
#103
Wichita, KS 67235

RE: ZON2022-00066: Zone Change request in the City from SF-5 Single-Family to Neighborhood Office (NO) for office business; generally located on the east side of South 119th Street West and within 400 feet south of West Maple Street (11924 West Taft Street).

Dear Applicant;

At its regular meeting on February 7, 2023, the Wichita City Council considered the above captioned request. The action of the City Council was to APPROVE the request, subject to Protective Overlay #403:

Protective Overlay #403

1. The property shall be developed with a building that has exterior walls of brick and/or wood and a double-pitched gable or hip style roof.
2. One freestanding monument-type sign with materials matching those of the building not exceeding six feet in height.
3. The site shall be developed in general conformance with the revised site and landscape plans as approved by the Planning Director.
4. Permitted uses shall be restricted to single-family residential, medical office or general office uses.

If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

A handwritten signature in black ink that reads 'Christina Rieth'.

Christina Rieth
Associate Planner

Copies to: MABCD
Jeff Blubaugh, City Council District IV
Rebecca Fields, CSR District IV



Wichita-Sedgwick County Metropolitan Area Planning Department

January 10, 2023

Golden Eagle Properties LLC
Attn: Jim Morgan
13303 West Maple Street #103
Wichita, KS 67235

RE: ZON2022-00066: Zone Change request in the City from SF-5 Single-Family to Neighborhood Office (NO) for office business; generally located on the east side of South 119th Street West and within 400 feet south of West Maple Street (11924 West Taft Street).

Dear Applicant;

At its regular meeting on **January 5, 2023**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request.

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 January 19, 2022. 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 **January 19, 2022 at 5:00 p.m.**

This application is scheduled for consideration by the Wichita City Council on **Tuesday, February 7, 2023, 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,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth
Current Plans, Associate Planner

Copies to: MABCD
Jeff Blubaugh, District Advisory Board IV
Rebecca Fields, Community Service Representative IV

OCA 150004 CORRECTED AND REPUBLISHED IN THE WICHITA EAGLE ON 3/14/23

ORDINANCE NO. 52-032

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2022-00066

City zone change from SF-5 Single-Family Residential District to NO Neighborhood Office District, subject to Protective Overlay #403, on property described as:

Lot 7, Block 1, West Millbrook Addition, Sedgwick County, Kansas.

Protective Overlay #403 shall read:

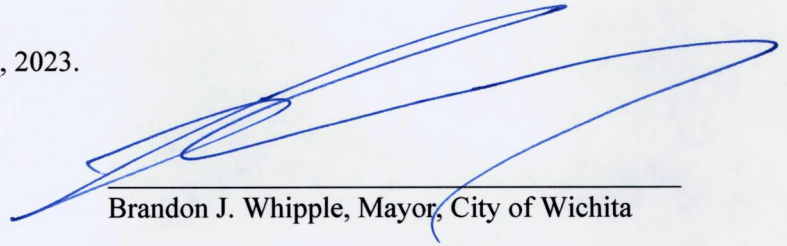
1. The property shall be developed with a building that has exterior walls of brick and/or wood and a double-pitched gable or hip style roof.
2. One freestanding monument-type sign with materials matching those of the building not exceeding six feet in height.
3. The site shall be developed in general conformance with the revised site and landscape plans as approved by the Planning Director.
4. Permitted uses shall be restricted to single-family residential, medical office or general office uses.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

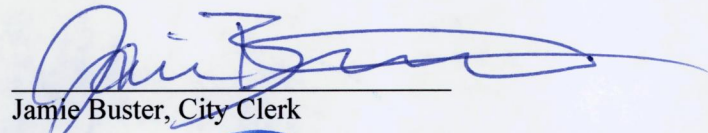
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

[Remainder of this page left intentionally blank]

Adopted this 14th day of Feb., 2023.

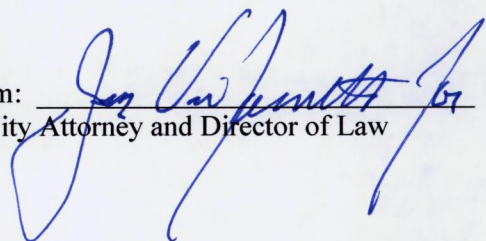

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:


Jamie Buster, City Clerk

(SEAL)



Approved as to form: 
Jennifer Magaña, City Attorney and Director of Law



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
32522	392822	Print Legal Ad-IPL01127740 - IPL0112774		\$66.25	1	79 L

Attention: Jamie Buster
CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

LEGAL PUBLICATION

OCA 150004
CORRECTED AND REPUBLISHED
IN THE WICHITA EAGLE ON March
14, 2023

ORDINANCE NO. 52-032
AN ORDINANCE CHANGING THE
ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

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SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

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Lot 7, Block 1, West Millbrook Addition, Sedgwick County, Kansas.

Protective Overlay #403 shall read:

1. The property shall be developed with a building that has exterior walls of brick and/or wood and a double-pitched gable or hip style roof.

2. One freestanding monument-type sign with materials matching those of the building not exceeding six feet in height.

3. The site shall be developed in general conformance with the revised site and landscape plans as approved by the Planning Director.

4. Permitted uses shall be restricted to single-family residential, medical office or general office uses.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita-Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 14th day of February, 2023.

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:
Jamie Buster, City Clerk

(SEAL) Approved as to form:
Jennifer Magana, City Attorney and Director of Law

IPL0112774
Mar 14 2023

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

1 insertion(s) published on:

03/14/23

STATE OF KANSAS)

SS

County of Sedgwick)

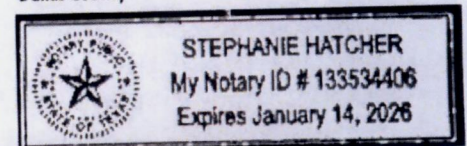
Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper 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 and was published in the regular and entire Morning issue of said The Wichita Eagle from 03/14/2023 to 03/14/2023.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 03/14/2023

Stephanie Hatcher

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



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



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	357985	Print Legal Ad-IPL01016180 - IPL0101618		\$216.40	3	86 L

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

LEGAL PUBLICATION

OGA 150004
Published in The Wichita Eagle on December 15, 2022
(One Time Only)
MAPC/BSA January 5, 2023
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, January 5, 2023, 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 at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end 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) 2684421.

CON2022-00046: Conditional Use request in the City to allow a Nightclub in the City within 300 feet of a residential zoning district; generally located on the south side of East Harry Street, within one-quarter mile east of Interstate 35 (7707 East Harry).

CON2022-00047: Conditional Use request in the City to permit Vehicle and Equipment Sales accessory to Vehicle Repair on property zoned LC Limited Commercial District; located at the southwest corner of South Broadway Avenue and East Kinkaid Avenue (2201 South Broadway).

CUP2022-00054: Request in the City to amend CUP DP-67 to permit Recreation and Entertainment, Indoor, on property generally located on the south side of East 21st Street North within a quarter mile east of North Woodlawn Boulevard (6959 E. 21st Street).

CUP2022-00055: Request in the City to amend Community Unit Plan CUP DP-164 to permit a Tattooing and Body Piercing Facility on property zoned GC General Commercial; generally located on the south side of West 21st Street North within a quarter mile east of North Tyler Road (8535 W. 21st Street N.).

RUD2022-00023: Zone change request in the City from TF-3 Two-Family Residential and MF-29 Multi-Family Residential to RUD Planned Unit Development to permit Group Residence, Limited, with custom development standards, on property generally located northwest of East 14th Street North and Hillside Avenue.

ZON2022-00065: Zone change request in the City from SF-5 Single-Family Residential District to MF-29 Multi-Family Residential District for duplex development; generally located within one block north of West 29th Street North and within a half-mile east of North Arkansas on North Fairview Avenue.

ZON2022-00066: Zone Change request in the City from SF-5 Single-Family to Neighborhood Office (NO) for office business; generally located on the east side of South 119th Street West and within 400 feet south of West Maple Street (11924 West Taft Street).

ZON2022-00067: Zone Change request in the City from Neighborhood Retail (NR) to Limited Commercial (LC) to increase sign rights for financial institution; generally located on the east side of North Woodlawn Boulevard and about 700 feet north of East 37th Street North.

ZON2022-00068: Zone Change request in the City from LC Limited Commercial to GC General Commercial with PO #401 to permit RV and Self-Service Storage; generally located on the northeast corner of East 47th Street South and South Hydraulic 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.

Options to participate (see below):

- 1) Participate virtually
- 2) Attend in-person at the Ronald Reagan Building
- 3) Submit comments ahead of time

Participate Virtually

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

<https://global.gotomeeting.com/join/651544141>

You can also dial in using your phone.

United States: +1 (671) 317-3112

Access Code: 651-544-141

Join from a video-conferencing room or system.

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 Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. 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 (316-2684464) by 5pm, 3 days prior to the meeting.

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

WITNESS MY HAND on December 15, 2022

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0101618

Dec 15 2022

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

1 insertion(s) published on:

12/15/22

STATE OF KANSAS)

SS

County of Sedgwick)

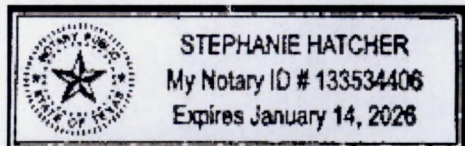
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 12/15/2022 to 12/15/2022.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 12/15/2022

Stephanie Hatcher

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



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



STAFF REPORT
MAPC: January 5, 2023
DAB IV: January 9, 2023

CASE NUMBER: ZON2022-00066 (City)

APPLICANT/AGENT: Golden Eagle Properties LLC (Applicant)/Jim Morgan (Agent)

REQUEST: NO Neighborhood Office District

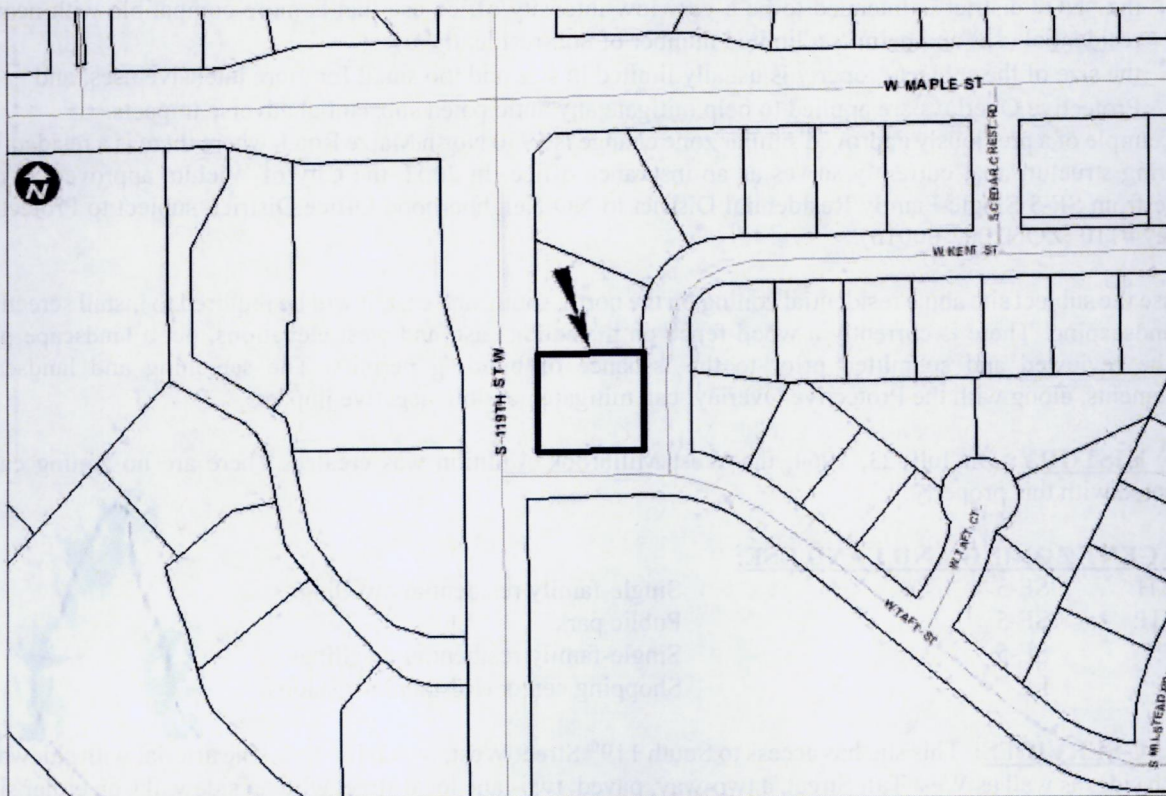
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 0.40 acres

LOCATION: Generally located on the east side of South 119th Street West and within 400 feet of West Maple Street (11924 West Taft Street)

PROPOSED USE: To allow for an insurance agency

RECOMMENDATION: Approval subject to Protective Overlay #403



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential District to NO Neighborhood Office District. The subject site is generally located on the east side of South 119th Street West and within 400 feet of West Maple Street (11924 West Taft Street). The subject site is currently developed with a single-family residential dwelling. The applicant proposes to open an insurance agency on site.

The applicant proposes to utilize the existing single-family residential dwelling for the insurance business. The 2,306 square foot residential dwelling on site was constructed in 1967. Neighborhood Office District is the most restrictive commercial zoning district. The height restrictions and minimum lot size for SF-5 Single-Family Residential District and NO Neighborhood Office District are the same at 35 feet and 5,000 square feet, respectively. Parking for "Office, General" is one parking space per 333 square feet. Therefore, the applicant will need to provide seven parking spaces for the business. There is a circular driveway in front of the house, on the south end of the property, as well as a detached garage on the west end of the property with a driveway that may satisfy the parking requirement. The parking requirement can be reduced up to 25 percent with an Administrative Adjustment.

Properties to the north and east are zoned SF-5 Single-Family Residential District and are developed with single-family residential dwellings. Property to the south is zoned SF-5 Single-Family Residential District and is in use as a public park. Property to the west is zoned LC Limited Commercial District and is developed with a shopping complex that includes restaurants, a nail salon, and a tanning salon.

Previously, the MAPC and Planning Staff have recommended zoning changes with protective overlays on residential properties that:

- abut arterials; and
- are adjacent to non-residential and residential uses.

These types of applications are generally recommended for approval because:

- the "NO" district is intended to be a very low-intensity office use that is more compatible with nearby residential uses and permits a limited number of non-residential uses;
- the size of the subject property is usually limited in size and too small for more intensive uses; and
- Protective Overlays are applied to help mitigate any anticipated substantial adverse impacts.

One example of a previously approved similar zone change is 1930 North Maize Road, where there is a residential-appearing structure that currently serves as an insurance office. In 2002, the City of Wichita approved a zone change from SF-5 Single-Family Residential District to NO Neighborhood Office District, subject to Protective Overlay #110 (ZON2002-00016).

Because the subject site abuts residential zoning on the north, south, and east, it will be required to install screening and landscaping. There is currently a wood fence on the south, east, and west elevations, but a landscape plan must be reviewed and submitted prior to the issuance of building permits. The screening and landscape requirements, along with the Protective Overlay, can mitigate possible negative impacts.

CASE HISTORY: On July 23, 1964, the West Millbrook Addition was created. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family residential dwelling
SOUTH:	SF-5	Public park
EAST:	SF-5	Single-family residential dwellings
WEST:	LC	Shopping center (Restaurants, salons)

PUBLIC SERVICES: This site has access to South 119th Street West, which is a five-lane arterial with sidewalks on each side, as well as West Taft Street, a two-way, paved, two-lane local street with no sidewalks on either side.

Wichita Transit does not serve this site. Municipal services, such as water and sewer, are already in place and ready to serve the site.

CONFORMANCE TO PLANS/POLICIES: The request to rezone the property is not in conformance with the following adopted plans:

The Community Investments Plan. The requested zoning is not in conformance with the *Community Investment Plan's* 2035 Wichita Future Growth Concept Map. The Map identifies the area to be appropriate for "Residential" uses, which the *Plan* defines as "areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing densities and types includes, but is not limited to, single-family detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly (assisted living, congregate care and nursing homes). Elementary and middle schools, churches, playgrounds, small parks and other similar residential-serving uses are located in these areas." However, the applicant proposes to utilize the existing residential dwelling to operate an insurance agency. Additionally, the property is adjacent to an area appropriate for "Commercial" uses.

However, the requested zone change is in conformance with the Locational Guidelines of the *Community Investments Plan*. The *Plan* states that "Higher-density residential uses and neighborhood-serving retail and office uses should buffer lower-density residential uses from major commercial and employment centers and industrial uses." The requested zone change serves as a buffer between the adjacent LC Limited Commercial District shopping center and the SF-5 Single-Family Residential District zoning.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the zone change request subject to Protective Overlay #403.

Protective Overlay #403

1. The property shall be developed with a building that has exterior walls of brick and/or wood and a double-pitched gable or hip style roof.
2. One freestanding monument-type sign with materials matching those of the building not exceeding six feet in height.
3. The site shall be developed in general conformance with the revised site and landscape plans as approved by the Planning Director.
4. Permitted uses shall be restricted to single-family residential, medical office or general office uses.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is primarily residential adjacent to a commercial retail center. Properties to the north and east are zoned SF-5 Single-Family Residential District and are developed with single-family residential dwellings. Property to the south is zoned SF-5 Single-Family Residential District and is in use as a public park. Property to the west is zoned LC Limited Commercial District and is developed with a shopping complex that includes restaurants, a nail salon, and a tanning salon.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5 Single-Family Residential District, which is suitable for the development of single-family residential dwellings or a limited number of civic uses.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The zone

change from SF-5 Single-Family Residential District to NO Neighborhood Office District will allow for an insurance agency on site, along with a limited number of commercial uses. Though there will be a slight increase in traffic, office uses are generally compatible abutting residential properties because the use is during normal business hours. The provisions of the protective overlay are designed to enhance the compatibility with the neighborhood and mitigate possible negative impacts.

4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning is in partial conformance with the *Community Investments Plan*, as discussed in this staff report.
5. **Impact of the proposed development on community facilities:** The requested zoning is not anticipated to have significant adverse impacts on community facilities. It will likely bring a minimal increase in traffic along West Taft Street.

Attachments:

1. Aerial Map
2. Future Growth Concept Map
3. Zoning Map
4. Site Pictures



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

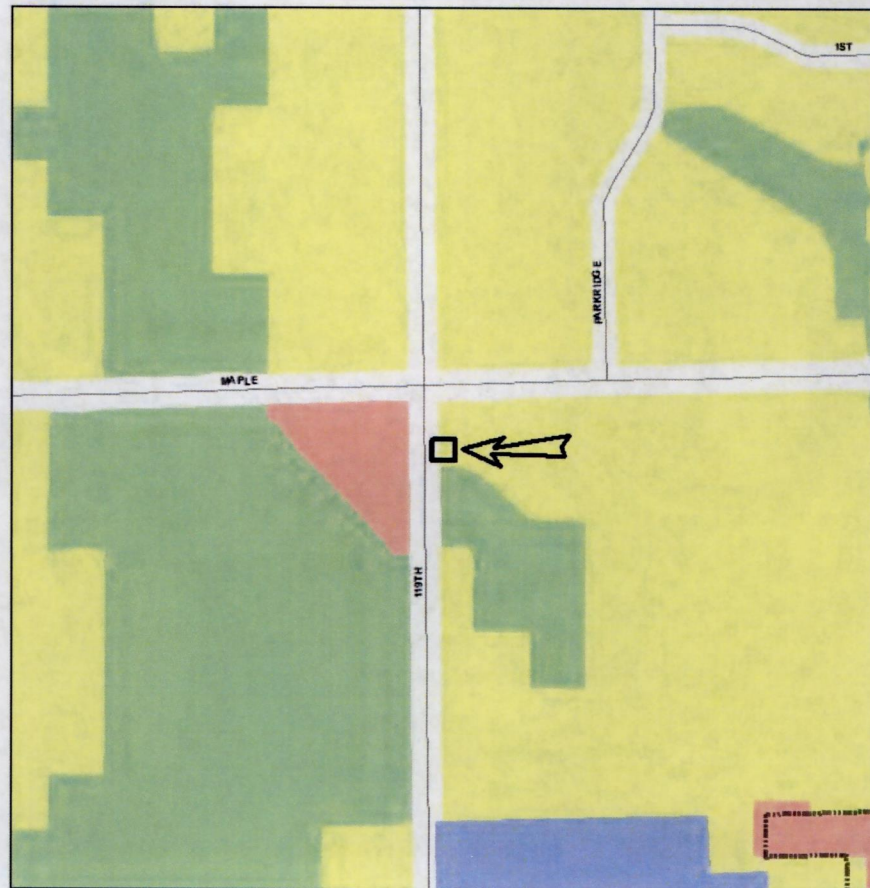
-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014

LAND USE

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



Map prepared by the Metropolitan Area Planning Commission (MPC) for the City of Wichita, Kansas. The map is for informational purposes only and does not constitute a guarantee, warranty, or endorsement of any product or service by the MPC. The map is subject to change without notice. The map is not to be used for any purpose other than that for which it was prepared. The map is not to be used for any purpose other than that for which it was prepared. The map is not to be used for any purpose other than that for which it was prepared.





Looking north towards site



Looking south away from site



Looking north away from site



Looking west away from site



Looking east away from site



Looking west towards site



Looking east towards site

