



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

Sergio Daniel Carrillo
10023 West Hardtner Ave
Wichita, KS, 67212

January 22, 2025

RE: ZON2024-000052 – Zone Change request in the City from SF-5 Single-Family Residential District and TF-3 Two-Family Residential to MF-18 Multi-Family Residential, located on the west side of North Doris Street and within 180 feet of north of West 2nd Street North (317 & 321 North Doris Street).

Dear Applicant,

On January 14, 2024, the Wichita City Council considered the above captioned request. The action of the WCC was to **APPROVE** the request based off of the DAB VI recommendation of changing the zoning of the property at 317 North Doris Street to TF-3, Two-Family Residential. This means that you ***can only build a duplex*** on each lot (317 & 321 North Doris Street).

If you have any questions concerning this matter, please contact our office.

Sincerely,


Brad Eatherly
Current Plans
Senior Planner

Copies to: Maggie Ballard, Council Member District VI
Ana Lopez, CSR, District VI
MABCD
Russell Lemon 5210 W. 2nd Street S. Wichita, KS 67212



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

Sergio Daniel Carrillo
10023 West Hardtner Ave
Wichita, KS, 67212

December 13, 2024

RE: ZON2024-000052 – Zone Change request in the City from SF-5 Single-Family Residential District and TF-3 Two-Family Residential to MF-18 Multi-Family Residential, located on the west side of North Doris Street and within 180 feet of north of West 2nd Street North (317 & 321 North Doris Street).

Dear Applicant,

At its regular meeting on **December 12, 2024**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the above captioned 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 December 26, 2024. 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 **December 26, 2024, at 5:00 p.m.**

This application will be presented to the Wichita City Council on **Tuesday, January 14, 2025**, beginning at 9:00 a.m.

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 316-268-4421.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Maggie Ballard, Council Member District VI
Ana Lopez, CSR, District VI
MABCD
Russell Lemon 5210 W. 2nd Street S. Wichita, KS 67212

OCA 150004

PUBLISHED at Wichita.gov/LegalNotices ON

January 24, 2025

ORDINANCE NO. 52-1011

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. ZON2024-00052

Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, on property legally described as:

Lot 8, Block 7, Fruitvale Park Addition, Sedgwick County, Kansas

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.

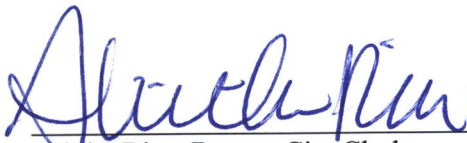
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 21st day of January, 2025.



Lily Wu, Mayor, City of Wichita

ATTEST:



Shinita Rice, Deputy City Clerk



(SEAL)

Approved as to form:



Jennifer Magaña, City Attorney and Director of Law



McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	630101	Print Legal Ad-IPL02137420 - IPL0213742	Ord. 52-611	\$36.60	1	60 L

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

srice@wichita.gov

OCA 150004 PUBLISHED
at Wichita.gov/LegalNotices
ON JANUARY 24, 2025
ORDINANCE NO. 52-611

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. ZON2024-00052
Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, on property legally described as: Lot 8, Block 7, Fruitvale Park Addition, Sedgwick County, Kansas

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 21st day of January, 2025.

Lily Wu, Mayor, City of Wichita
ATTEST:
Shinita Rice, Deputy City Clerk
(SEAL)

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

IPL0213742
Jan 24 2025

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

1 insertion(s) published on:

01/24/25

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, 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 01/24/2025 to 01/24/2025.

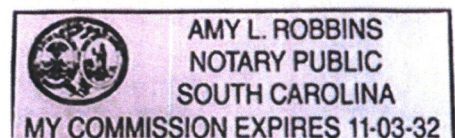
Mary Castro

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

DATED: 01/24/2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



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



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
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Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
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The Modesto Bee
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Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	612665	Print Legal Ad-IPL02045660 - IPL0204566	OFFICIAL HEARING NOTI	\$126.18	2	75 L

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

MHEBERT@wichita.gov

OCA 150004
Published in The Wichita Eagle on November 20, 2024
(One Time Only)

MAPC/BZA December 12, 2024
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, December 12, 2024, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. 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. Full notice can be found at www.wichita.gov/LegalNotices.

BZA2024-00075: Variance request in the City to reduce minimum building separation from three feet to one foot for raised beam hot tub on property zoned SF-5 Single-Family Residential, located one-third mile east of West Webb Road and one-half mile north of East 21st Street North (9023 E Woodspring Street).

BZA2024-00077: Variance request in the City to allow a temporary 2,120-square-foot wall graphic on the east elevation of a property zoned CBD Central Business District, generally located on the northeast corner of South Main Street and East English Street (100 East English).

CON2024-00242: Conditional Use to allow Daycare, General on property zoned SF-5 Single-Family Residential District to allow up to 100 children on site, generally located on the north side of East 15th Street North, between North Pershing Avenue and North Oliver Avenue (4640 East 15th Street North).

CUP2024-00030: CUP Amendment to CUP DP-45 to allow Entertainment Establishment in the City for events with entertainment and alcohol associated with a fitness club on Parcel 3B, generally located on the northwest corner of East Central Avenue and North Woodlawn Boulevard (6100 East Central Avenue).

CUP2024-00040: CUP Amendment in the City to CUP DP-194 to allow Entertainment Establishment on Parcel 2B for karaoke, generally located on the east side of North Penstemon Street, within 450 feet north of East 29th Street North (3030 North Penstemon).

CUP2024-00041: CUP Amendment Request in the City to CUP DP-278 to allow Entertainment Establishment in Parcel A, adjust parking requirements, maximum building coverage, and remove architectural controls for Parcels A and C, generally located on the southwest corner of West 29th Street North and North Maize Road.

PUD2024-00024: Zone change request in the City from GC General Commercial to Planned Unit Development #135 to create the Empower PUD for an Entertainment Establishment, generally located on the southwest corner of West 21st Street North and North Market Street (2157 North Market Street).

PUD2024-00025: Zone change request in the City from SF-5 Single-Family Residential to Planned Unit Development to create the Northeast Substation PUD #136 to expand existing electric substation, generally located on the east side of North Woodlawn Boulevard, within one-half mile south of East 21st Street North.

VAC2024-00051: Vacation request in the City to vacate the north 40 feet building setback along Wilshire Terrace on property zoned SF-5 Single-Family, located approximately 187 feet southeast of the intersection of South Bedford Terrace and East Wilshire Terrace (1046 South Bedford Terrace).

VAC2024-00052: Vacation request in the City to vacate platted access control on property zoned PUD Planned Unit Development #52, generally located on the south side of West MacArthur Boulevard, within 675 feet west of South Meridian Avenue (2611 West MacArthur).

VAC2024-00053: Vacation request in the City to vacate the south 20 feet of a platted utility easement on property zoned PUD Planned Unit Development #122, generally located east of North Hillside Avenue and north of Kansas Highway 254.

ZON2024-00052: Zone Change request in the City from SF-5 Single-Family Residential and TF-3 Two-Family Residential to MF-18 Multi-Family Residential, generally located on the west side of North Doris Street and within 120 feet north of West 2nd Street North (317 & 321 North Doris Street).

ZON2024-00054: Zone Change request in the City from SF-5 Single-Family Residential to MF-18 Multi-Family Residential, located on the northeast corner of North Hoover Street and West Robinson Street.

ZON2024-00055: Zone Change in the city from B Multi-Family to LI Limited Industrial, generally located on the west side of Santa Fe Avenue and within 250 feet south of East 13th Street North (1331 North Santa Fe Avenue).

ZON2024-00056: Zone change request in the City from NR Neighborhood Retail District with Protective Overlay #375 to LC Limited Commercial District, generally located on the east side of North Hillside Avenue, within 700 feet south of East Central Avenue.

IPL0204566
Nov 20 2024

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

1 insertion(s) published on:

11/20/24

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, 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 11/20/2024 to 11/20/2024.

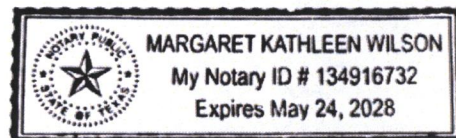
Mary Castro

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

DATED: 11/20/2024

Margaret K. Wilson

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: December 12, 2025
DAB VI: December 9, 2024

AGENDA ITEM NO. 4.10

CASE NUMBER: ZON2024-00052 (City)

APPLICANT/AGENT: Sergio Daniel Carrilo (Applicant)

REQUEST: MF-18 Multi-Family Residential District

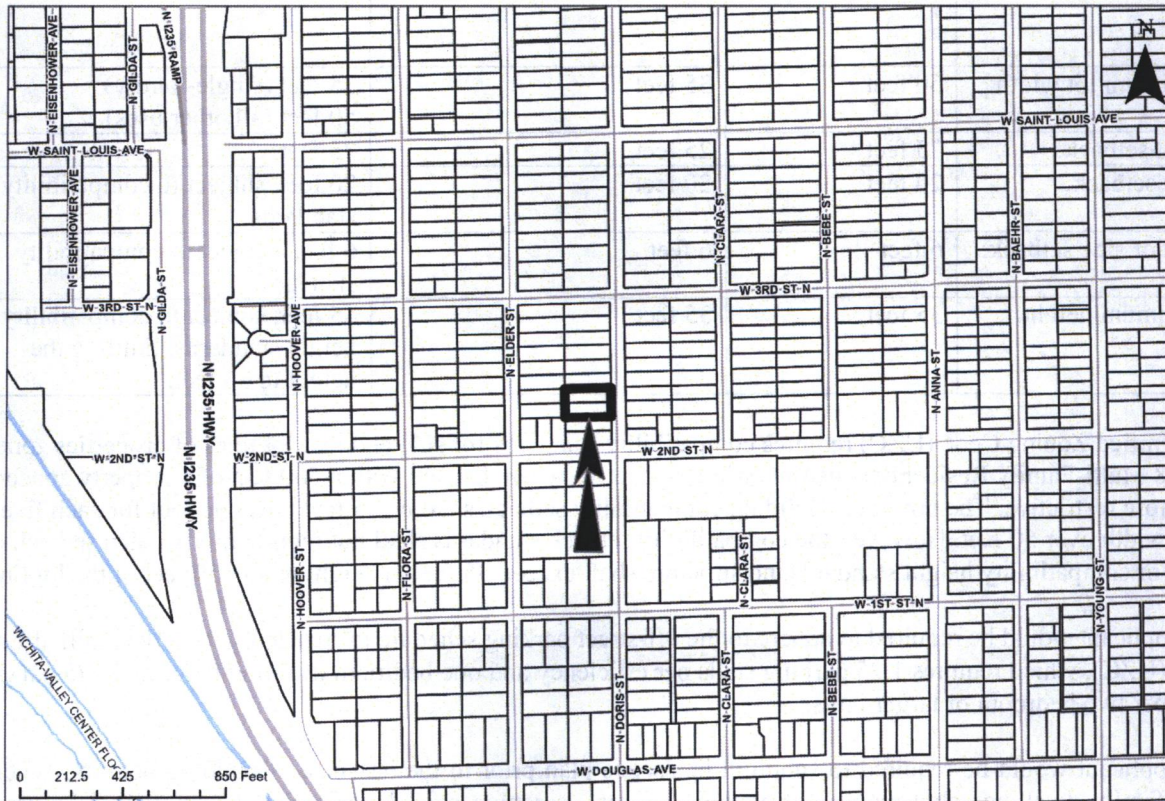
CURRENT ZONING: SF-5 Single-Family Residential District and TF-3 Two-Family Residential District

SITE SIZE: 0.5306 acres

LOCATION: Generally located on the west side of North Doris Street and within 180 feet of north of West 2nd Street North (317 & 321 North Doris Street).

PROPOSED USE: Multi-Family development.

RECOMMENDATION: Approve.



BACKGROUND: The applicant is requesting a zone change for two properties, from SF-5 Single-Family Residential District (SF-5) and TF-3 Two-Family Residential District (TF-3) to MF-18 Multi-Family Residential District (MF-18). The combined 0.5306-acre properties are generally located on the west side of North Doris Street and within 180 feet north of West 2nd Street North (317 & 321 North Doris Street).

In February 2024, the applicant received a Zone change for the lot addressed as 321 North Doris Street from SF-5 to TF-3. Since then, the applicant has decided to change his plans for the property. The applicant owns both lots and has indicated that he intends to use the site for multi-family development by building four (4) duplex buildings (8 total dwelling units). Should the zone change request be approved, there will be no change in setbacks, parking requirements, or maximum height (based on compatibility height standards). SF-5 requires a 5,000 square foot minimum lot size, while TF-3 requires a 3,000 square foot minimum lot size per dwelling unit (6,000 square feet for one duplex). Based on the size of the subject site, the applicant would be able to place up to four duplexes.

The MF-18 Multi-Family Residential District accommodates moderate-density residential development, including single-family, two-family, and multi-family residences at a maximum density of 17.4 dwelling units per acre. This would allow for up to 9 units on the property. SF-5 allows for single-family housing and a limited number of civic and public uses, while MF-18 allows for single-family, two-family, and multi-family housing, in addition to a limited number of civic, and public uses. The table below compares the development standards of each zoning district:

Development Standards	SF-5 Single-Family	TF-3 Two-Family	MF-18 Multi-Family
Minimum lot area: Single-Family: Duplex: Multi-Family: Nonresidential:	5,000 square feet N/A N/A 5,000 square feet	3,500 square feet 3,000 square feet 3,000 square feet 5,000 square feet	3,500 square feet 3,000 square feet 2,500 square feet 5,000 square feet
Minimum lot width:	50 feet	35 feet	35 feet (single-family) 50 feet (all other uses)
Front setback:	25 feet	25 feet	25 feet
Rear setback:	20 feet	20 feet	20 feet, subject to compatibility standards
Interior side setback:	6 feet	6 feet	6 feet, subject to compatibility standards
Maximum height:	35 feet	35 feet	45 feet, subject to compatibility height standards, limiting the height to 35 feet.

The Unified Zoning Code (UZY) requires compatibility standards for side and rear lot lines of properties zoned MF-18 Multi-Family Residential District or less restrictive when they are within 500 feet of a property zoned TF-3 or more restrictive. The minimum building compatibility setback shall be 15 feet plus one foot for each five feet of lot width over 50 feet. However, the compatibility setback standards shall not require more than a setback of 25 feet. For compatibility height standards, no structure shall exceed 35 feet in height within 50 feet of the lot line.

The applicant would be required to adhere to the off-street parking schedule in Article IV-A of the Unified Zoning Code (UZY), which requires 1.25 parking stalls per efficiency and one bedroom dwelling units and 1.75 parking stalls per two bedroom or larger units.

The applicant would be required to submit a landscape plan prior to the issuance of building permits. Wherever multi-family dwellings abut residential zoning districts, screening shall be required. Additionally, the property

would be required to provide a landscaped street yard with parking lot screening from the SF-5 zoning across North Doris Street.

Section IV-B.2 of the UZC requires screening of multi-family uses when abutting or across a street or alley from property zoned TF-3 or more restrictive. Applicable screening and landscape buffering would be required along the north, west, and south property lines. Compatibility setbacks would apply to the subject property as well.

The properties are surrounded on all sides by the SF-5 district and are developed on all sides by single-family dwellings. A multi-family residential use is located on property zoned B Multi-family Residential District (B) approximately 1,000 feet, or about two blocks, to the east. Additionally, there are several duplex structures within 350 feet of the subject site in all directions.

CASE HISTORY: On October 29, 1929, the subject sites were platted as Lots 7 and 8, Block 8 of the Fruitvale Park Addition. In February of 2024, the lot addressed as 321 North Doris Street received a Zone Change (ZON2024-00002) from SF-5 to TF-3.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family dwelling
SOUTH:	SF-5	Single-family dwelling
EAST:	SF-5	Single-family dwelling
WEST:	SF-5	Single-family dwelling

PUBLIC SERVICES: The subject sites currently have access to North Doris Street, a two-lane, unpaved local street with no sidewalks on either side. All Municipal Services serve the sites currently. Wichita Transit serves the area at the southeast corner of the intersection of North Doris Street and West 2nd Street North.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the following plans:

Community Investments Plan: The requested zone change is in conformance with the *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan), which includes the 2035 Future Growth Concept Map, recommends the subject site as appropriate for “Residential” uses. The *Plan* defines “Residential” 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).*” Duplex development is an appropriate use for this area. The Locational Guidelines of the *Community Investments Plan* provide a framework for decision-making regarding land use changes. Under the heading of “Development Pattern, Guideline 2.a encourages, “*infill development that maximizes public investment in existing and planned infrastructure and services.*”

Wichita: Places for People Plan: The requested zone change is in conformance with the goals of the *Wichita: Places for People Plan*. The *Wichita: Places for People Plan* provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned as “a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles.”

- **Strategies:** The Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The requested Duplex partially aligns with Strategy 5: *Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA.* The scale of the request is not in out of character with the neighborhood, with TF-3 within 350 feet of the subject site. The request aligns with Strategy 6: *Encourage infill and redevelopment that contextual to the environment in which it is occurring.* Adding a duplex to the neighborhood will not adversely affect the area.

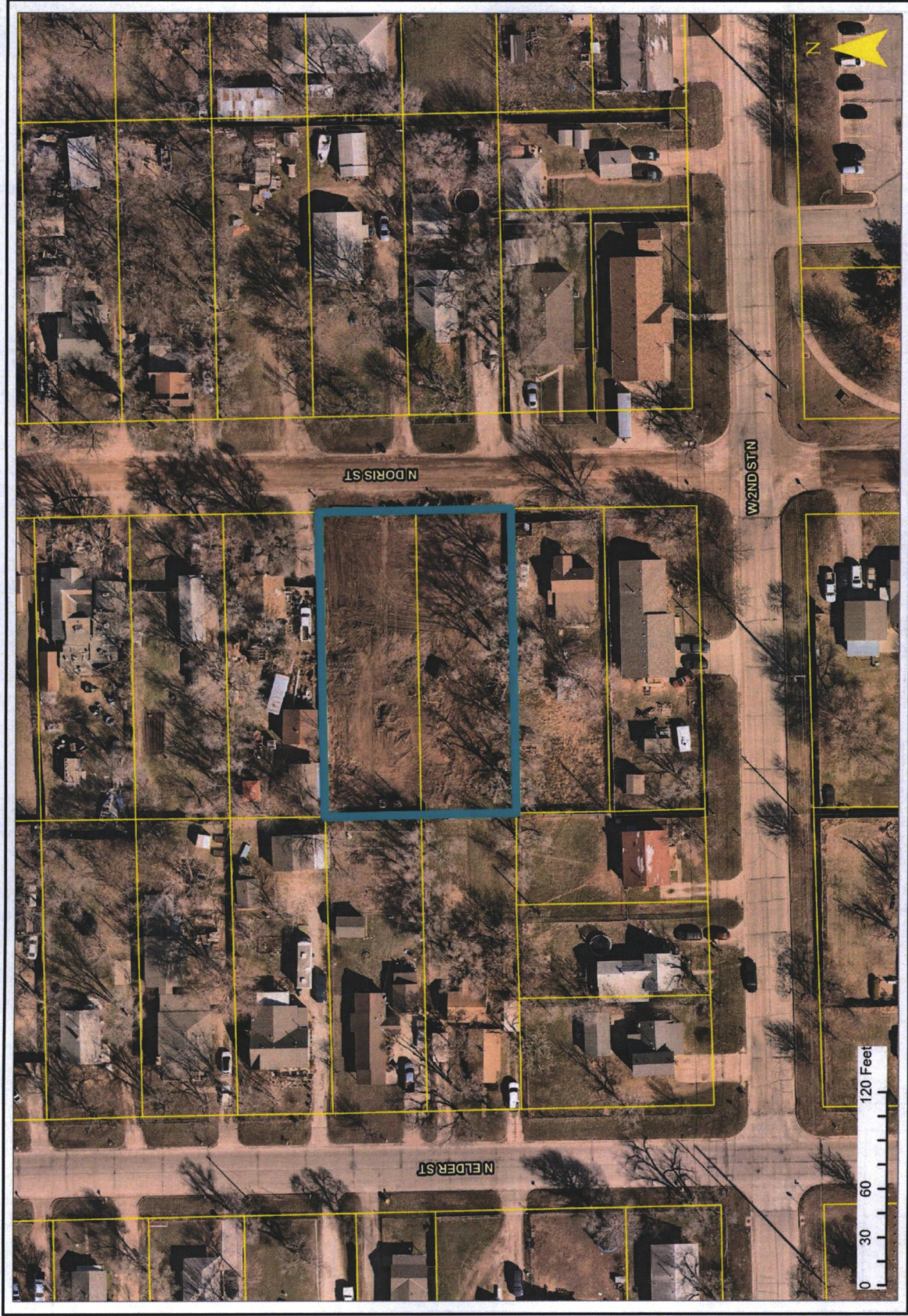
RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The properties are surrounded on all sides by the SF-5 district and are developed on all sides by single-family dwellings. A multi-family residential use is located on property zoned B approximately 1,000 feet, or about two blocks, to the east.
2. **The suitability of the subject property for the uses to which it has been restricted:** The properties are presently zoned SF-5, which is suitable for a limited number of residential, public, and civic uses, including single-family residences and TF-3, which allows single-family and two-family residences by-right and multi-family residences with a Conditional Use at 14.5 dwelling units per acre. The requested zone change allows the requested number of dwelling units on site by-right at 17.4 dwelling units per acre.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff does not anticipate the removal of restrictions to have significant detrimental impacts on nearby property. There are multi-family dwellings developed on properties zoned B approximately 1,000 feet from the subject site. Additionally, there are several duplex structures within 350 feet of the subject site in all directions. Therefore, multi-family and duplexes are not a new type of development to the area.
4. **Length of time subject property has remained vacant as zoned:** The properties are undeveloped. Demolition of previous residential buildings has occurred in the recent past.
5. **Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval would permit infill development in an area appropriate for such development. Denial may represent a loss of economic opportunity for the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning is in conformance with the *Community Investments Plan* and the *Wichita: Places for People Plan*, as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** The Planning Department does not anticipate the requested zone change will have a significant impact on community facilities.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff has received no comments in regards to the requested zone change.

Staff Report Attachments:

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





2035 Wichita Future Growth Concept Map

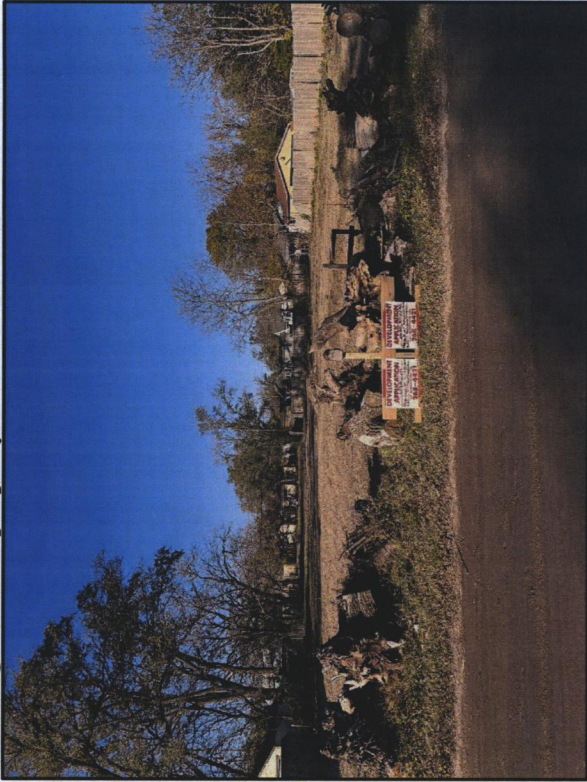
- Legend**
- Established Central Area
 - Residential and Employment Mix
 - New Employment
 - New Residential
 - Wichita City Limits
 - Other Cities
 - Northwest Bypass Right-of-Way
 - Other Urban Growth Areas 2014
 - Other Urban Growth Areas 2014
 - Rural Growth Areas 2014
- LAND USE**
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant
 - Major Institutional
 - Neighborhood & Area Plans
 - Application Area



Map prepared by the Metropolitan Area Planning Commission
on May 1, 2024. The map is for informational purposes only and
does not constitute a contract or any other legal instrument.
The map is subject to change without notice.



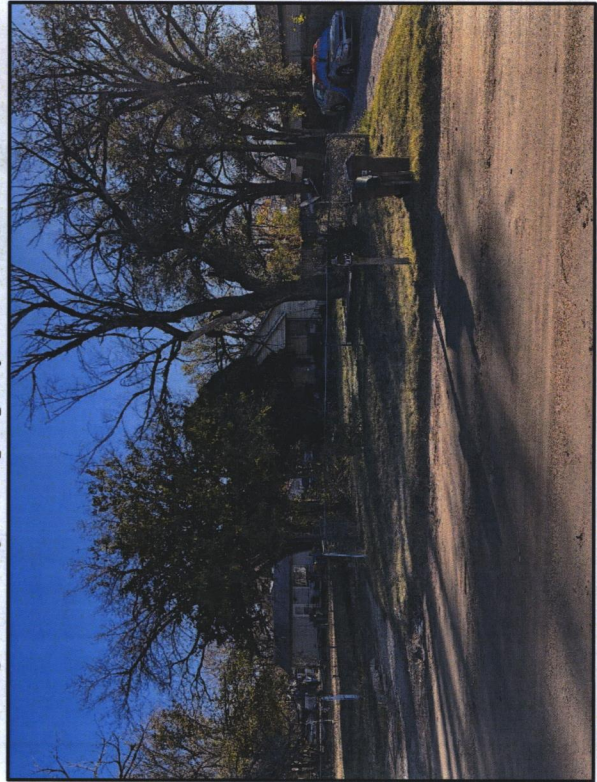
Looking west into property



Looking north away from property



Looking east away from property



Looking south away from property

