



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

Marcos Holdings, LLC
4122 North Stone Barn Street
Maize, KS 67101

May 1, 2025

RE: ZON2025-00002 – Zone change request in the City from LC Limited Commercial District to CBD Central Business District, generally located on the southeast corner of West Douglas Avenue and South Oak Street (623 West Douglas Avenue, D-O Delano Overlay).

Dear Applicant;

At its regular meeting on **April 15, 2025**, the Wichita City Council heard the above captioned request. The action of the WCC was to **APPROVE** the request. 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

CC: Dalton Glasscock, Councilmember District IV
Brooke Kauchak, CSR District IV
Chad Jimenez, *via email*



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

Marcos Holdings, LLC
4122 North Stone Barn Street
Maize, KS 67101

March 13, 2025

RE: ZON2025-00002 – Zone change request in the City from LC Limited Commercial District to CBD Central Business District, generally located on the southeast corner of West Douglas Avenue and South Oak Street (623 West Douglas Avenue, D-O Delano Overlay).

Dear Applicant;

At its regular meeting on **March 13, 2025**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** 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 March 27, 2025. 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 **March 27, 2025, at 5:00 p.m.**

This application will be considered by the Wichita City Council on **Tuesday, April 15, 2025**, beginning at 9:00 a.m., at 455 North Main Street, Wichita, KS 67202. Development 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

CC: Dalton Glasscock, Councilmember District IV
Brooke Kauchak, CSR District IV
Bradley and Jacqueline Heyen, 15104 West Moscelyn Street, Wichita, KS 67235
Chad Jimenez, *via email*

OCA 150004 PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON April 25, 2025

ORDINANCE NO. 52-640

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. ZON2025-00002

Zone change request in the City from LC Limited Commercial District to CBD Central Business District, on property legally described as:

Lot 82, on Chicago now Douglas Avenue, in West Wichita 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 22nd day of April, 2025.

Lily Wu
Lily Wu, Mayor, City of Wichita

ATTEST:
Paul Leeker
Paul Leeker, City Clerk



(SEAL)

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



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	Cols	Depth
32522	658582	Print Legal Ad-IPL02306580 - IPL0230658	ORDINANCE NO. 52-640	2	52 L

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

srice@wichita.gov

ORDINANCE NO. 52-640

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. ZON2025-00002

Zone change request in the City from LC Limited Commercial District to CBD Central Business District, on property legally described as:

Lot 82, on Chicago now Douglas Avenue, in West Wichita 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 22nd day of April, 2025.

Lily Wu, Mayor, City of Wichita
 ATTEST:

Paul Leeker, City Clerk

(SEAL)

Approved as to form:

Jennifer Magan a. City Attorney and Director of Law
 IPL0230658
 Apr 30 2025

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

1 insertion(s) published on:

04/30/25

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, 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 04/30/2025 to 04/30/2025.

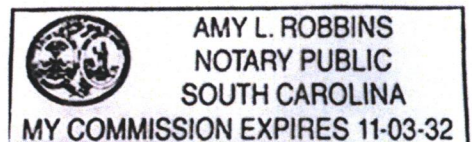
Mary Castro

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

DATED: 05/01/2025

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!



AFFIDAVIT OF PUBLICATION

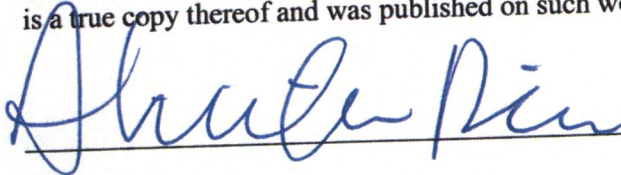
State of Kansas, Sedgwick County, ss:

Shinita Rice, Deputy City Clerk

Being first duly sworn, deposes and says:

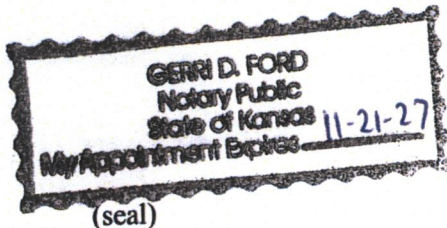
That I, Shinita Rice, Deputy City Clerk of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. 52-640 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 25th day of April, 2025.

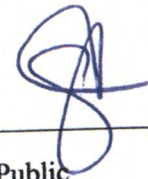


Signature

SUBSCRIBED AND SWORN to before me this 29th day of April, 2025.



(seal)



Notary Public

City Clerk's Office

City Hall • 13th Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529

www.wichita.gov



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
16399	636629	Print Legal Ad-IPL02177390 - IPL0217739		\$70.80	2	58 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 February 19, 2025
(One Time Only)
MAPC/BZA March 13, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, March 13, 2025, 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.

CON2024-00278: Conditional Use request in the City to permit a Short Term Rental on property zoned SF-5 Single-Family Residential District; located within one-quarter mile south of East Central Ave. and within one-half mile east of North Rock Road (8539 E. Brookhollow Ln).

CON2025-00023: Conditional Use to allow Event Center in the City to have small gatherings on property zoned GC General Commercial District, generally located on the northeast corner of East Douglas Avenue and North Hillside Avenue (3202 East Douglas Avenue).

CON2025-00024: Conditional Use request in the City (with ZON2025-0003 from GO to LC) to permit a Carwash within 200 feet of residential zoning, generally located on the southwest corner of East Kellogg and South 143rd Street East.

CUP2025-00005: CUP Amendment in the City to the North Ridge Village CUP DP-280 to permit Warehouse, Self-Storage and exclude Parcel 4 from architectural controls, on property zoned LC Limited Commercial, located one-quarter mile west of N. Ridge Rd. and within one-half mile north of W. 37th St. North.

CUP2025-00006: CUP Amendment to Dugan Centre DP-151 to allow Warehouse, Self-Service Storage on Parcel 3A and modify architectural controls, generally located on the south side of West Taft Avenue, within one-quarter mile east of South Ridge Road (6803 West Taft Avenue).

VAC2025-00002: Vacation request in the City to vacate a sewer easement under an existing building, located approximately 680 feet east of the intersection of S. Seneca St. and West 31st St. S. (928 W. 31st St. S.)

VAC2025-00003: Vacation request in the City to vacate a portion of a utility easement to develop a warehouse on existing property zoned GI General Industrial District, generally located on southwest corner of 37th Street N & Saint Francis Street.

VAC2025-00004: Vacation request in the City to vacate a portion of Oak Street Right-of-Way to allow to create a private parking area for a commercial campus, generally located on within one-block north of West Douglas Avenue and one block west of North Sycamore (130 N Oak St).

VAC2025-00005: Vacation request in the City to vacate a portion of a utility easement to allow for development on property zoned GC General Commercial (PO 282 & 416), generally located on northwest corner of North Hoover Avenue & West Central Avenue (715 N & 721 N Hoover Ave).

ZON2025-00002: Zone change request in the City from LC Limited Commercial District to CBD Central Business District, generally located on the southeast corner of West Douglas Avenue and South Oak Street (623 West Douglas Avenue, D-O Delano Overlay).

ZON2025-00003: Zone change request in the City from GO General Office to LC Limited Commercial (with CON2025-00024) to permit a Carwash within 200 feet of residential zoning, generally located on the southwest corner of East Kellogg and South 143rd Street East.

IPL0217739
 Feb 19 2025

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

1 insertion(s) published on:
 02/19/25

STATE OF KANSAS)
 SS
 County of Sedgwick)

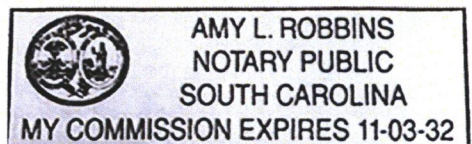
Mary Castro, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 02/19/2025 to 02/19/2025.

Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
 DATED: 02/19/2025

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!

STAFF REPORT
 MAPC: March 13, 2025
 DAB IV: March 3, 2025

CASE NUMBER: ZON2025-00002 (City)
APPLICANT/AGENT: Marcos Holdings LLC (Applicant)/Chad Jimenez (Agent)
REQUEST: CBD Central Business District
CURRENT ZONING: LC Limited Commercial District
SITE SIZE: 0.07 acres
LOCATION: Located on the southeast corner of West Douglas Avenue and South Oak Street (623 West Douglas Avenue).
PROPOSED USE: Microbrewery and redevelopment without parking requirements.
RECOMMENDATION: Approve.



ZON2025-00002

BACKGROUND: The applicant is requesting a zone change from LC Limited Commercial District (LC) to CBD Central Business District (CBD). The 0.07-acre property is located on the southeast corner of West Douglas Avenue and South Oak Street (623 West Douglas Avenue). The subject site is currently developed with a vacant office building constructed in 1944. The applicant is requesting the zone change to eliminate the parking requirements associated with redevelopment.

The subject building is non-conforming to the development standards of the LC District because the building does not meet the setback requirements. Remodeling of a non-conforming structure within the existing building footprint may be permitted without a Variance. However, a change of use would have to meet the parking requirements set forth in Section IV-A of the Unified Zoning Code (UZC). A zone change to CBD permits zero-foot setbacks and eliminates the off-street parking requirement.

Since the subject site is located within the D-O Delano Overlay, all changes must meet the Delano Neighborhood Design Guidelines. The applicant intends to replace the existing rear stairs and replace certain non-original windows and doors. These changes were approved by the Delano Design Review Committee (HPC2025-00013).

The Delano neighborhood was initially developed in the 1870s and then redeveloped in the early 1900s when off-street parking and minimum setback requirements did not exist. Like many of the buildings in Delano, this property is currently developed with a building whose construction predates modern development standards and has zero setbacks on all sides. Therefore, it relies upon public parking located in the street right-of-way. According to the site plan, the applicant intends to redevelop the site as a microbrewery, which is not a permitted use within the LC zoning district. Microbreweries not in CBD zoning normally require one parking space per 500 square feet of building space. Its redevelopment may put it out of compliance in the existing LC zoning.

CBD zoning mitigates site development issues for older portions of the core area. The requested zone change would permit additional uses and reduce the setback requirements, as shown in the table below.

Development Standard	LC Limited Commercial District	CBD Central Business District
Minimum lot area	2,500 square feet for single-family; 2,000 square feet per dwelling unit for duplex; 580 square feet per dwelling unit for multi-family (maximum 75.1 dwelling units per acre); no minimum for nonresidential uses	2,500 square feet for single-family; 2,000 square feet per dwelling unit for duplex; 250 square feet per dwelling unit for multi-family (maximum 174.2 dwelling units per acre); no minimum for nonresidential uses
Minimum lot width	No minimum	No minimum
Front setback	20 feet	No minimum
Rear setback	Ten feet	No minimum
Interior side setback	Zero feet, but if an interior side setback is provided, it shall be at least five feet in width	No minimum, but if an interior side setback is provided, it shall be at least five feet in width
Street side setback	Ten feet	No minimum
Maximum height	80 feet, plus two feet of additional height for each foot of setback beyond the minimum required setbacks	No minimum

The character of the neighborhood is high-intensity mixed-use development within the D-O Delano Overlay

ZON2025-00002

District. Property to the north is zoned CBD and is developed with an office building. Property to the south is zoned GC General Commercial District and is developed with an office building. Property to the east is zoned CBD and is developed with a restaurant. Property to the west is zoned GC and is developed with a restaurant.

CASE HISTORY: On August 4, 1872, the West Wichita Addition subdivision was created. In 2003, the subject site was added to the D-O Delano Overlay (DR03-09). In 2025, the Delano Design Review Committee approved the new rear stairs and new windows and doors (HPC2025-00013).

ADJACENT ZONING AND LAND USE:

North:	CBD (D-O)	Office building
South:	GC (D-O)	Office building
East:	CBD (D-O)	Restaurant
West:	GC (D-O)	Financial institution

PUBLIC SERVICES: The site has access to West Douglas Avenue, a two-lane arterial street with sidewalks on each side and on-street parking, and South Oak Street, a two-lane local street with sidewalks on each side and on-street parking. The City of Wichita is currently constructing a multimodal transit center two blocks south at West Texas Avenue and South Oak Street. The multimodal facility will include: 12 bus bays, office space, security office, ticket windows, and public and staff restrooms. In addition, the proposed parking structure will contain approximately 420 public parking spaces. The multimodal facility will connect multiple transit routes and includes bicycle and scooter rental as well as bicycle lockers for privately owned bicycles. Wichita Transit currently stops across the street from the subject site, on the northeast corner of West Douglas Avenue and North Oak Street.

CONFORMANCE TO PLANS/POLICIES: The requested CBD zoning would continue to allow the property to be in conformance with existing plans and policies:

Community Investments Plan: The requested CBD zoning aligns with the goals of the *Community Investments Plan*. The 2035 Wichita Future Growth Concept Map within the *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) depicts the subject site as appropriate for “Residential and Employment Mix.” This category “areas of land that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. Due to the proximity of higher intensity businesses uses, residential housing types within this area likely will be higher density. Due to the proximity of residential uses, employment uses likely will have limited negative impacts associated with noise, hazardous emissions, visual blight, and odor.” The subject site is part of the Delano Business District and historically has been developed with higher intensity commercial uses. The proposed zone change matches similar requests along West Douglas Avenue and matches existing zoning of property abutting to the east.

Wichita: Places for People Plan: The requested CBD zoning aligns with the goals of the *Wichita: Places for People Plan* by allowing for development momentum in the area. The *Plan* provides recommendations for urban infill development in the Established Central Area. This area is identified as a Community Core node as identified in the *Wichita: Places for People Plan*. A Community Core node is intended to serve multiple neighborhoods and is designed to accommodate and balance multiple modes of transportation to serve a broader range of goods and services. While accommodating the retail and service market for multiple neighborhoods, the integration of civic or office uses will enhance the economic sustainability of these places. Ample on-street parking is available as well as surface parking lots near the subject site. This zoning action encourages walkability throughout the Delano Commercial District and beyond.

The *Plan* outlines several strategies “to help guide the community in their actions to create walkable places

within Wichita.” Strategy 1 aims to “Create walkable destinations that support the various neighborhood environments in the ECA.” By eliminating the parking requirement for the subject site, it encourages pedestrian activity between different destinations in Delano. Strategy 3 aims to “Improve the economic feasibility of commercial/service uses and the markets necessary to support them.” By eliminating the site’s parking requirement, the applicant is able to use more space for its business rather than parking. Strategy 6 aims to “Encourage infill and redevelopment that is contextual to the environment in which it is occurring.” The subject site is being redeveloped into a microbrewery without significantly modifying its existing footprint, which maintains the block’s character.

Delano Neighborhood Plan: The proposed zone change is in conformance to the Delano Neighborhood Plan. The subject site falls within the boundaries of the Delano Neighborhood Plan. The proposed Future Land Use Map as part of the adopted Delano Neighborhood Plan depicts the subject site as appropriate for “Mixed Use.”

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 character of the neighborhood is high-intensity mixed-use development within the D-O Delano Overlay District. Property to the north is zoned CBD and is developed with an office building. Property to the south is zoned GC General Commercial District and is developed with an office building. Property to the east is zoned CBD and is developed with a restaurant. Property to the west is zoned GC and is developed with a restaurant.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is zoned LC, which is suitable for a range of commercial uses but requires the provision of off-street parking per the UZC. Microbrewery is not a permitted use within the existing zoning. Approval of CBD Central Business District zoning would eliminate the requirement for off-street parking and modify building setback requirements bringing the existing building into conformance with the UZC.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Approval of the request is not likely to have significant adverse impact to nearby property owners.
4. **Length of time property has remained vacant as zoned:** The subject site has been developed with an office space built in 1944.
5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Staff does not anticipate the requested zone change will have a significant impact on the public health, safety, and welfare of the surrounding community. Denial may result in the loss of use and enjoyment of the property for the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested CBD zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, the *Wichita: Places for People Plan*, and the *Delano Neighborhood Plan* as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** Approval of the request should

not generate any additional impacts on community facilities. Existing public infrastructure at the site will accommodate uses under the proposed CBD zoning.

8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff did not receive any public comment on the requested zone change.

Staff Report Attachments:

1. Applicant Submitted Site Plan
2. Aerial Map
3. Zoning Map
4. Land Use Map
5. Delano Plan's Future Land Use Map
6. Site Photos

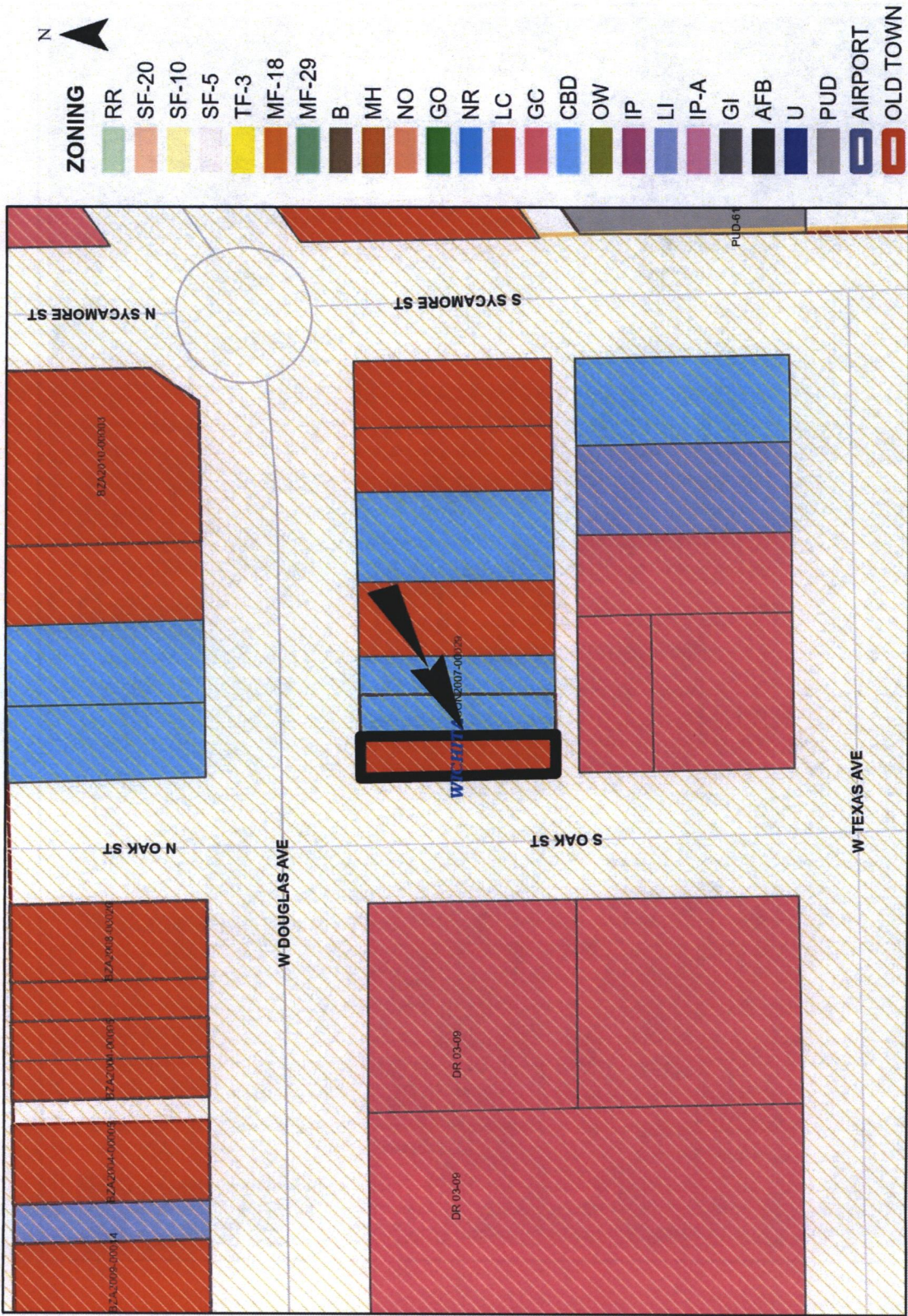
Applicant-Submitted Site Plan



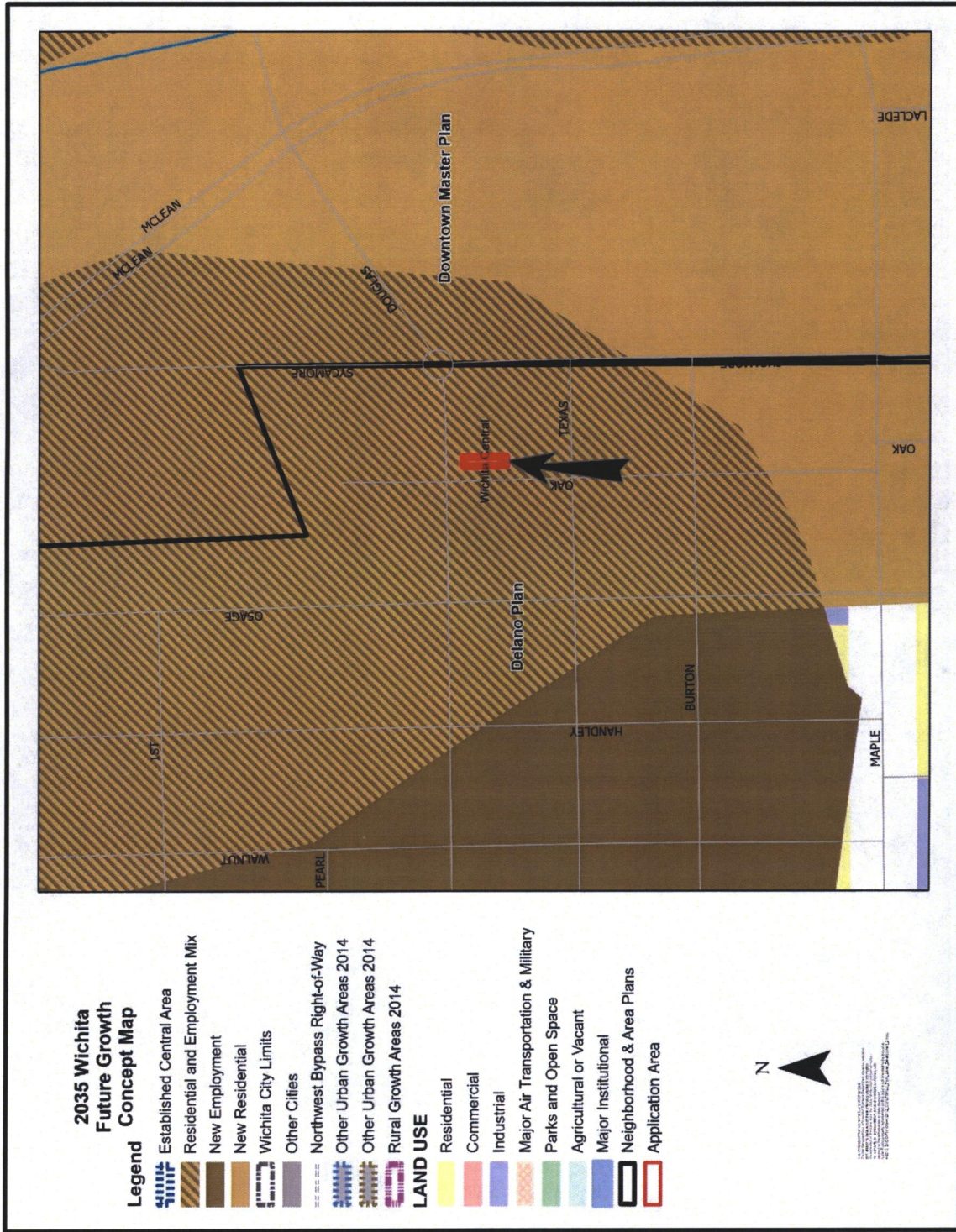
Aerial Map



Zoning Map



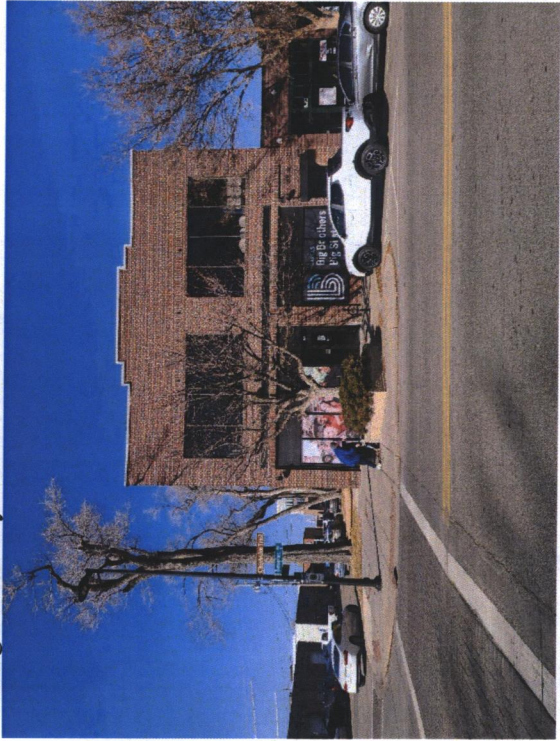
Future Growth Concept Map



Looking south towards site



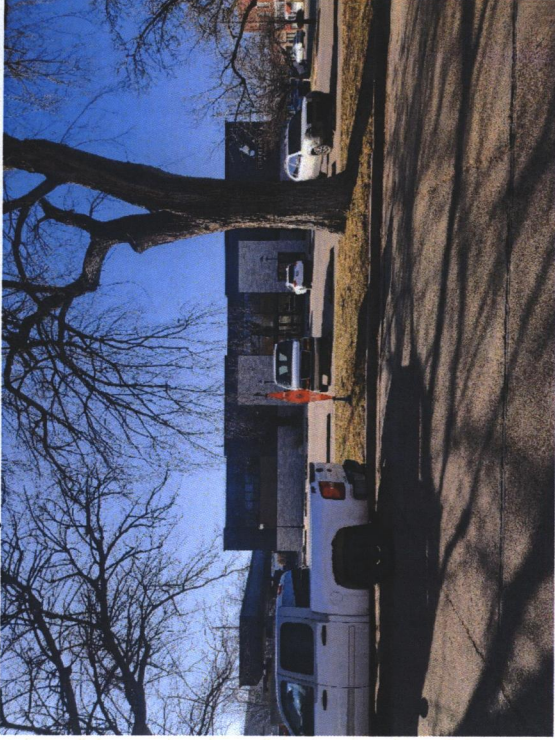
Looking north away from site



ZON2025-00002

Metropolitan Area Planning Commission

Looking west away from site



Looking east towards site

