CITY OF WICHITA

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

June 26, 2025

Derek and Jenny Grandfield
8918 W. 21st St. N.
Wichita, KS 67205

**RE: ZON2025-00014** – Zone change request in the County from SF-20 Single-Family Residential to LC Limited Commercial with Protective Overlay #453, generally located on the south side of West 53rd Street North and within one-quarter mile east of North Ridge Road (6811 West 53rd Street North).

Dear Applicant;

At its regular meeting on **June 25, 2025**, the Sedgwick County Board of County Commissioners considered the above captioned request. The action of the BOCC was to **APPROVE** the request, with the inclusion of Protective Overlay #453

1. . Uses shall be limited to those permitted by-right in the SF-20 Single Family Residential District in addition to Office, General as permitted in the LC Limited Commercial District.
2. Platting of the property shall be required before any commercial building permits are issued.
3. Signs shall be in accordance with the SF-20 Single-Family Residential Zoning District in the Sign Code of Sedgwick County.
4. Amendments, adjustments, or interpretations to this Protective Overlay shall be done in accordance with the Unified Zoning Code.
5. The Transfer of title of all or any portion of land included within the Protective Overlay (PO) (or any amendments thereto) does not constitute a termination of the PO or any portion thereof but said PO shall run with the land and be binding upon present owners, their successors and assigns.

If you have any questions concerning this application, please contact our office at 316-268-4421.
Sincerely,

Brad Eatherly
Current Plans
Senior Planner

Cc: Ryan Baty, County Commissioner District 1
MABCD

CITY OF WICHITA

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

May 9, 2025

Derek and Jenny Grandfield
8918 W. 21st St. N.
Wichita, KS 67205

**RE: ZON2025-00014** – Zone change request in the County from SF-20 Single-Family Residential to LC Limited Commercial with Protective Overlay #453, generally located on the south side of West 53rd Street North and within one-quarter mile east of North Ridge Road (6811 West 53rd Street North).

Dear Applicant;

At its regular meeting on **May 8, 2025**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned requests. The action of the MAPC was to recommend **APPROVAL** of the request with the inclusion of Protective Overlay #453.

**Protective Overlay #453:**

1. Uses shall be limited to those permitted by-right in the SF-20 Single Family Residential District in addition to Office, General as permitted in the LC Limited Commercial District.
2. Platting of the property shall be required before any commercial building permits are issued.
3. Signs shall be in accordance with the SF-20 Single-Family Residential Zoning District in the Sign Code of Sedgwick County.
4. Amendments, adjustments, or interpretations to this Protective Overlay shall be done in accordance with the Unified Zoning Code.
5. The Transfer of title of all or any portion of land included within the Protective Overlay (PO) (or any amendments thereto) does not constitute a termination of the PO or any portion thereof but said PO shall run with the land and be binding upon present owners, their successors and assigns.

Property owners opposed to the application may file with the County 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 **May 22, 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 1000 feet of the property for which the application was filed, and must be submitted to the County Clerk by **May 22, 2025, at 5:00 p.m.**

This application will be considered by the Board of County Commissioners on **Wednesday, June 25, 2025,** beginning at 9:00 a.m., at 100 North Broadway, Wichita, KS 67202.

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

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: MABCD
Ryan Baty, Commissioner, District 4

(150004) Published in The Ark Valley News on July 10th 2025

RESOLUTION NO. 175-2025

A RESOLUTION CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

**SECTION I.** 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 on May 8, 2025, and under authority granted by Section V-C of the Wichita Sedgwick County Unified Zoning Code, the zoning classification or district of the lands legally described hereby are changed as follows:

**Case No. ZON2025-00014**

Zone change request from SF-20 Single-Family Residential to LC Limited Commercial with Protective Overlay #453, for property legally described as:

> Beginning at a point 45 feet South of the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 22, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence West 141.8 feet, more or less, parallel to the North line of said Northwest Quarter, to a point 186.00 feet East of the West line of the East Quarter of the Northwest Quarter of the Northwest Quarter of said Section 22; thence South parallel to the West line of said East Quarter, 606.95 feet; thence East parallel to the South line of said Northwest Quarter, 142.56 feet, more or less, to the East line of said Northwest Quarter of the Northwest Quarter; thence North 605.3 feet to the beginning; TOGETHER WITH the South half of the East 10 acres, more or less, of the North 40 acres of the West half of the Northwest Quarter of Section 22, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas.

Protective Overlay #453 shall hereby read as follows:

1. Uses shall be limited to those permitted by-right in the SF-20 Single Family Residential District in addition to Office, General as permitted in the LC Limited Commercial District.
2. Platting of the property shall be required before any commercial building permits are issued.
3. Signs shall be in accordance with the SF-20 Single-Family Residential Zoning District in the Sign Code of Sedgwick County.
4. Amendments, adjustments, or interpretations to this Protective Overlay shall be done in accordance with the Unified Zoning Code.
5. The Transfer of title of all or any portion of land included within the Protective Overlay (PO) (or any amendments thereto) does not constitute a termination of the PO or any portion thereof but said PO shall run with the land and be binding upon present owners, their successors and assigns.

**SECTION II.** That upon the taking effect of this Resolution, the notation of such zoning change 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 III.** That this Resolution shall take effect and be in force from and after its adoption by the Governing Body and publication in the official county newspaper.

Commissioners present and voting were:

| | |
|---|---|
| PETER F. MEITZNER | aye |
| JEFF BLUBAUGH | aye |
| STEPHANIE WISE | aye |
| RYAN BATY | aye |
| JAMES M. HOWELL | aye |

Dated this 25 day of June, 2025.

ATTEST:

KELLY B. ARNOLD, County Clerk

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

RYAN BATY, Chairman
Commissioner, Fourth District

PETER F. MEITZNER, Chair Pro Tem
Commissioner, First District

JEFF BLUBAUGH
Commissioner, Second District

STEPHANIE WISE
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:

Samantha Seang 6/16/25
SAMANTHA SEANG
Assistant County Counselor


CLERK OF SEDGWICK COUNTY
SEDGWICK COUNTY
KANSAS
KANSAS

RESOLUTION NO. 175-2025

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Commissioners present and voting were:

PETER F. MEITZNER — Aye
JEFF BLUBAUGH — Aye
STEPHANIE WISE — Aye
RYAN BATY — Aye
JAMES M. HOWELL — Aye

Dated this 25 day of June, 2025.

ATTEST:

KELLY B. ARNOLD, County Clerk

BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

RYAN BATY, Chairman
Commissioner, Fourth District

PETER F. MEITZNER, Chair Pro Tem
Commissioner, First District

JEFF BLUBAUGH
Commissioner, Second District

STEPHANIE WISE
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

# *Affidavit of Publication*

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 10th day of July, 2025. with subsequent publications being made on the following dates:

_____, 2025 _____, 2025
_____, 2025 _____, 2025
_____, 2025 _____, 2025

Chris Strunk

Subscribed and sworn to before me this 10th day of July, 2025.

Notary Public

My commission expires

Additional copies

Printer's fee

LISA K. STRUNK
NOTARY PUBLIC
4/24/28
STATE OF KANSAS

# Sedgwick Co. public notice

**(Published in The Ark Valley News April 17, 2025.)**

**MAPC May 8, 2025**
**OFFICIAL HEARING NOTICE**

NOTICE IS HEREBY GIVEN that on **Thursday, May 8, 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.**

**CON2025-00060:** Conditional Use in the County to allow an Accessory Apartment on property zoned RR Rural Residential District, generally located on the west side of South Greenwich Road, within one-half mile south of East 79th Street South (8321 South Greenwich Road) (Derby Area of Influence).

**VAC2025-00014:** Vacation request in the County to vacate the East 19 feet of the platted 30 foot setback within the North 27 feet of the South 102 feet of property zoned SF-20, generally located 400 feet North of the intersection of South Bedford and East Bellaire Avenue (2138 S. Bedford).

**ZON2025-00014:** Zone Change request in the County from SF-20 to LC for office; generally located on the south side of West 53rd Street North and within 1000 feet east of North Ridge Road (6811 West 53rd Street North).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. 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 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:**

1) **Attend In-Person** at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268 4464) by 5:00 PM, 3 days prior to the meeting.

2) Submit Comments Ahead of Time regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) – 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. Planning Departments staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. **Written Comments** should be submitted by 5:00 PM the day before the meeting. **Video and Audio Comments** (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

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

3) **If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.**

**Option to View Remotely (Not Participate)**

The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: https://www.wichita.gov/Planning.

WITNESS MY HAND on April 17, 2025
**Scott Wadle, Secretary**
**Wichita Sedgwick County Metropolitan Area Planning Commission**

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STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 17th day of April, 2025. with subsequent publications being made on the following dates:

_____, 2025 _____, 2025

_____, 2025 _____, 2025

_____, 2025 _____, 2025

Chris Strunk

Subscribed and sworn to before me this 17th day of April, 2025.

Lisa K. Strunk

Notary Public

My commission expires 4/24/28

Additional copies $:

Printer's fee $:

LISA K. STRUNK NOTARY PUBLIC STATE OF KANSAS

AGENDA ITEM NO. 4.8

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

# STAFF REPORT
MAPC: May 8, 2025

**CASE NUMBER:** ZON2025-00014 (County)

**APPLICANT:** Derek and Jenny Grandfield (Applicants)

**REQUEST:** LC Limited Commercial District

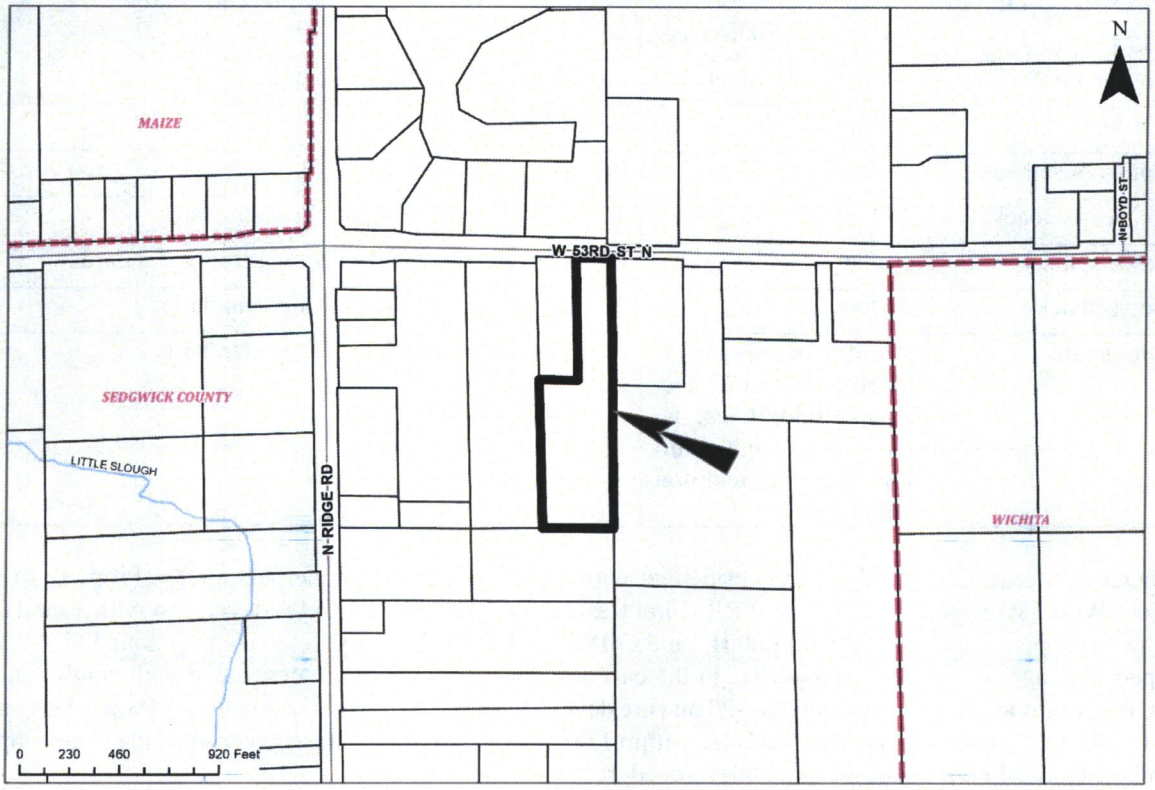
**CURRENT ZONING:** SF-20 Single-Family Residential District

**SITE SIZE:** 7.493 acres

**LOCATION:** Generally located on the south side of West 53rd Street North and within one-quarter mile east of North Ridge Road (6811 West 53rd Street North)

**PROPOSED USE:** General Office and Future Development

**RECOMMENDATION:** Denial



**BACKGROUND:** The applicant is requesting a zone change from SF-20 Single-Family Residential District (SF-20) to LC Limited Commercial District (LC). The subject site is 7.493 acres in size and is located on the south side of West 53rd Street North and within one-quarter mile east of North Ridge Road (6811 West 53rd Street North).

The applicants are requesting this zone change to allow the site to be used for the use of Office, General. The subject site is developed with a single-family dwelling and the applicants would like to build a secondary structure to use as an administrative office for their property management business. The applicants have also mentioned that they might at some point like to have small events on the property for office parties and meetings. Event Centers in the County are allowed by Conditional Use in the LC District. If LC is approved, the applicant would need to apply for a Conditional Use on the property should they decide to utilize it in this way in the future.

While the applicants own the subject site, they do not live on the property. If the applicants did live on the property, the same request could be achieved through a Home Occupation. If at any point in the future the applicants would like to add an Event Center in the County use to the property, they can apply for the Conditional Use.

Unincorporated Sedgwick County does not have any landscaping requirements. Should the zone change request be approved, the applicant shall still be subject to the screening requirements set forth in Section IV-B of the Unified Zoning Code (UZC), which requires a six- to eight-foot solid screening fence for commercially zoned properties adjacent to residential zoning. The applicant shall be required to screen on the west side of the subject site at the time a commercial use is developed.

Should the zone change request be approved, without the addition of the PO, there would be an increase in permitted uses on site, such as two-family and multi-family residential development at a density of 75.1 dwelling units per acre and commercial uses, such as office space and retail. The zone change shall also alter the requirements for minimum setbacks, minimum lot size, minimum lot width, and maximum height. Below is a table that shows the different development standards of the existing and requested zoning districts, as well as the staff recommended zoning district:

| Development Standard | SF-20 Single-Family Residential District | LC Limited Commercial District |
|---|---|---|
| Minimum lot area | 20,000 square feet | None, unless used for residential |
| Minimum lot width | 100 feet | No minimum |
| Minimum front setback | 25 feet | 20 feet |
| Minimum rear setback | 25 feet | 10 feet, subject to compatibility standards |
| Interior side setback | 10 feet | 0 feet or 5 feet, subject to compatibility standards |
| Street side setback | 20 feet | 10 feet, subject to compatibility standards |
| Maximum height | 35 feet or 45 feet if located at least 25 feet from all lot lines; no maximum height limit for agricultural buildings | 80 feet, subject to compatibility standards |

The character of the neighborhood is rural residential with some commercial properties nearby. Property to the north, across West 53rd Street North, is zoned RR Rural Residential District (RR) and is developed with a sand and gravel extraction operation with CON2000-00012 and CON2007-00025. Property to the south is zoned SF-20 and is developed with agricultural uses. Properties to the east are zoned SF-20 and are developed with single-family dwellings. Properties to the west are zoned SF-20 and are developed with single-family dwellings. Properties zoned LC and GC General Commercial District (GC) are within 1,000 feet to the west of the subject site and are developed with Warehouse, Self-Service Storage and undeveloped, respectively.

**CASE HISTORY:** The subject site is not platted. Platting will be required before any commercial building permits are issued. There are no other zoning cases associated with the property.

**ADJACENT ZONING AND LAND USE:**

| | |
|---|---|
| NORTH: RR | Sand and Gravel Extraction |
| SOUTH: SF-20 | Agricultural |
| EAST: SF-20 | Single-family dwellings |
| WEST: SF-20 | Single-family dwellings |

**PUBLIC SERVICES:** The site has access to West 53rd Street North, a two-lane, paved County arterial street with no sidewalks on either side. The site does not have access to any Rural Water District. Water and sewer services will be on-site.

**CONFORMANCE TO PLANS/POLICIES**: The requested zone change is in partial conformance with the *Community Investments Plan*, which identifies the site as "New Residential" and "Residential and Employment Mix" on the 2035 Future Growth Concept Map. "New Residential" is described as "*areas of land that likely will be developed or redeveloped by 2035 with uses predominately found in the Residential category. Pockets of Major Institutional and Commercial uses likely will be developed within this area as well, based upon market-driven location factors. In certain areas, especially those in proximity to existing industrial uses, highways, rail lines, and airports, pockets of Industrial Uses likely will be developed.*" Residential and Employment Mix is described as "*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.*" With the majority of the subject site being recommended for New Residential, staff believes that incorporating a commercial enterprise at this location would be incongruent with the *Plan*.

The proposed zone change is partially in conformance with the Land Use Compatibility Guidelines of the *Community Investments Plan.* Under the heading "*Land Use Compatibility*," Guideline 1.a states, "*Higher-intensity development should be discouraged from locating in areas of existing lower-intensity development, particularly established low-density residential areas*." Additionally, under the heading "*Development Patterns*," Guideline 3.a states, "*Strip commercial development along arterials should be discouraged except along established commercial corridors and highways.*"

**RECOMMENDATION**: Based upon the information available at the time the staff report was completed, staff recommends **DENIAL.**

The recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The character of the neighborhood is rural residential with some commercial properties nearby. Property to the north, across West 53rd Street North, is zoned RR Rural Residential District (RR) and is developed with a sand and gravel extraction operation with CON2000-00012 and CON2007-00025. Property to the south is zoned SF-20 and is developed with agricultural uses. Properties to the east are zoned SF-20 and are developed with single-family dwellings. Properties to the west are zoned SF-20 and are developed with single-family dwellings. Properties zoned LC and GC General Commercial District (GC) are within 1,000 feet to the west of the subject site and are developed with Warehouse, Self-Service Storage and undeveloped, respectively.

2. The suitability of the subject property for the uses to which it has been restricted: The property is presently zoned SF-20 Single-Family Residential District, which is mostly suitable for low-density residential use.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: The proposed zone change could detrimentally affect nearby property. Adding commercial use to a residential area could

potentially disrupt the nature of the area. The same proposed use could be achieved through a Home Occupation if the applicant lived on the property.

4. Length of time the property has been vacant as currently zoned: The subject site has been developed with the existing single-family dwelling since 2000.

5. 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 could negatively affect the welfare of the surrounding properties by introducing a commercial use to an otherwise residential coimmunity. Denial of the application would further limit the development on site.

6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested zone change is in partial conformance with *The Community Investments Plan* as discussed in the staff report.

7. Impact of the proposed development on community facilities: It is not anticipated that development of the property will have significant negative impacts on community facilities or resources.

8. Opposition or support of neighborhood residents: At the time of the publication of the staff report, staff has not received any comments from the public.

*Alternatives*

As an alternative to the recommended action, and should the MAPC decide to recommend approval, then it is recommended that the MAPC:

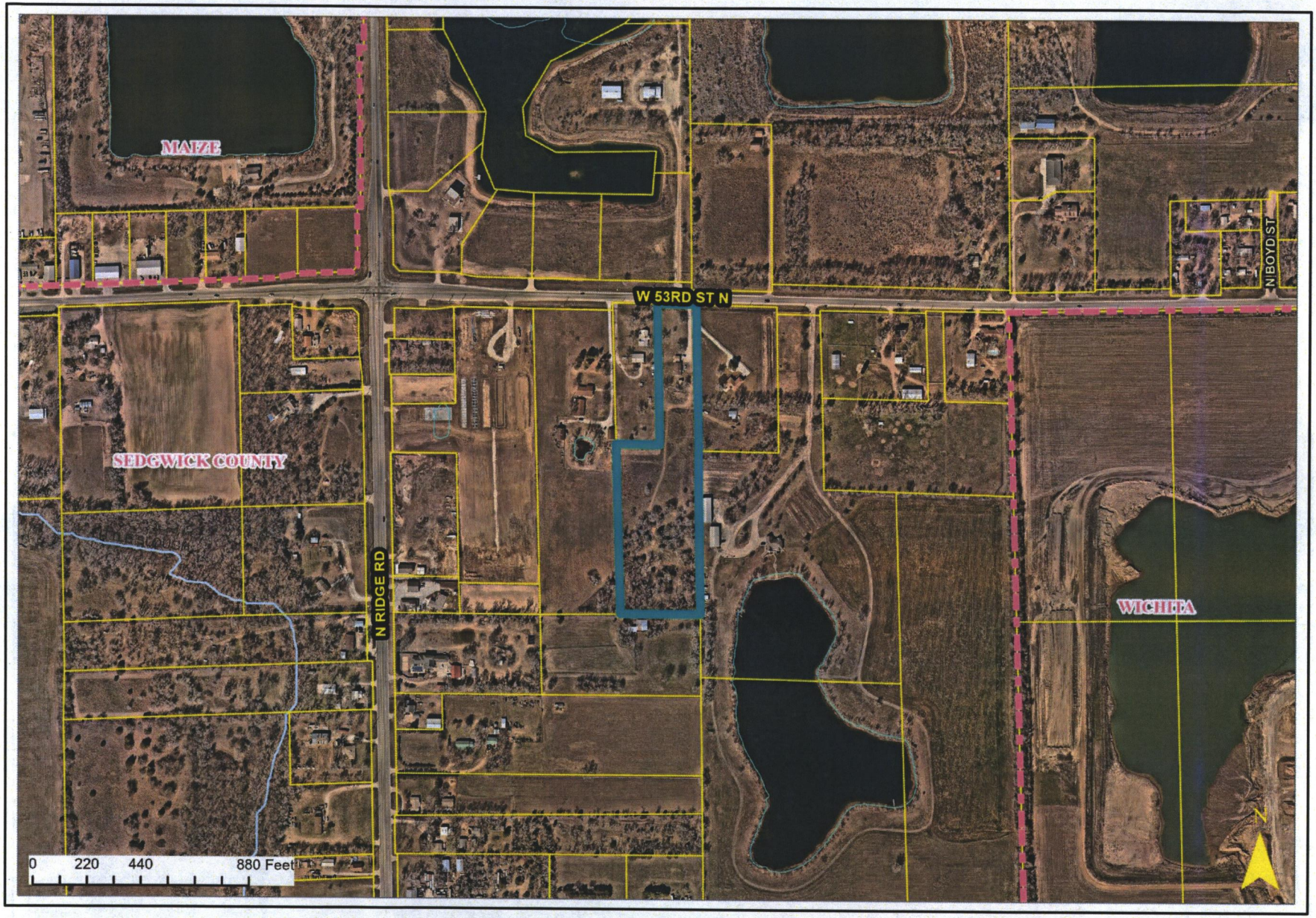
1. adopt alternate findings supporting their recommendation; and
2. approve a zone change to GO General Office District; and
3. add Protective Overlay #453 to the property zoning.

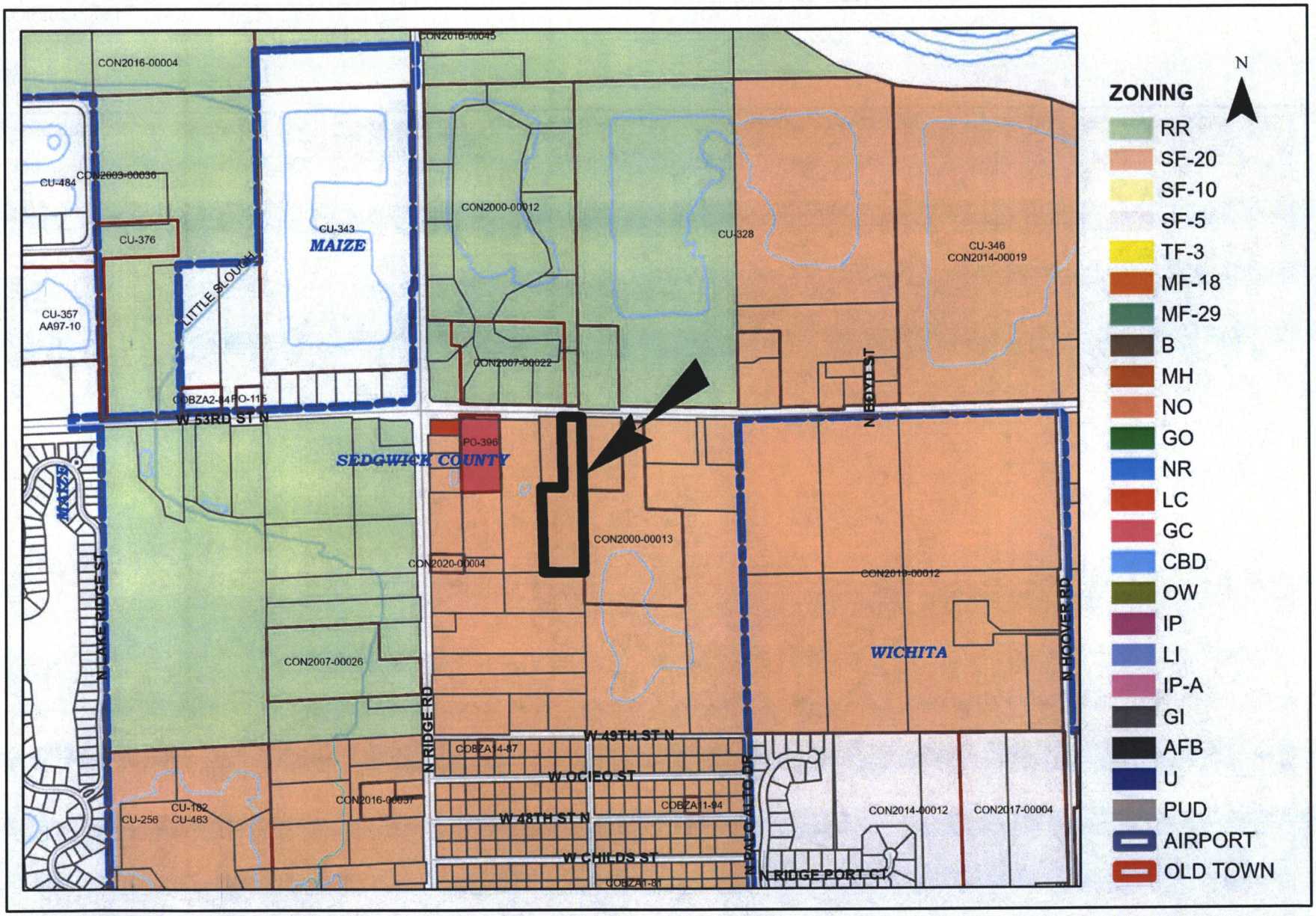
Staff Recommended PO #453 Language:

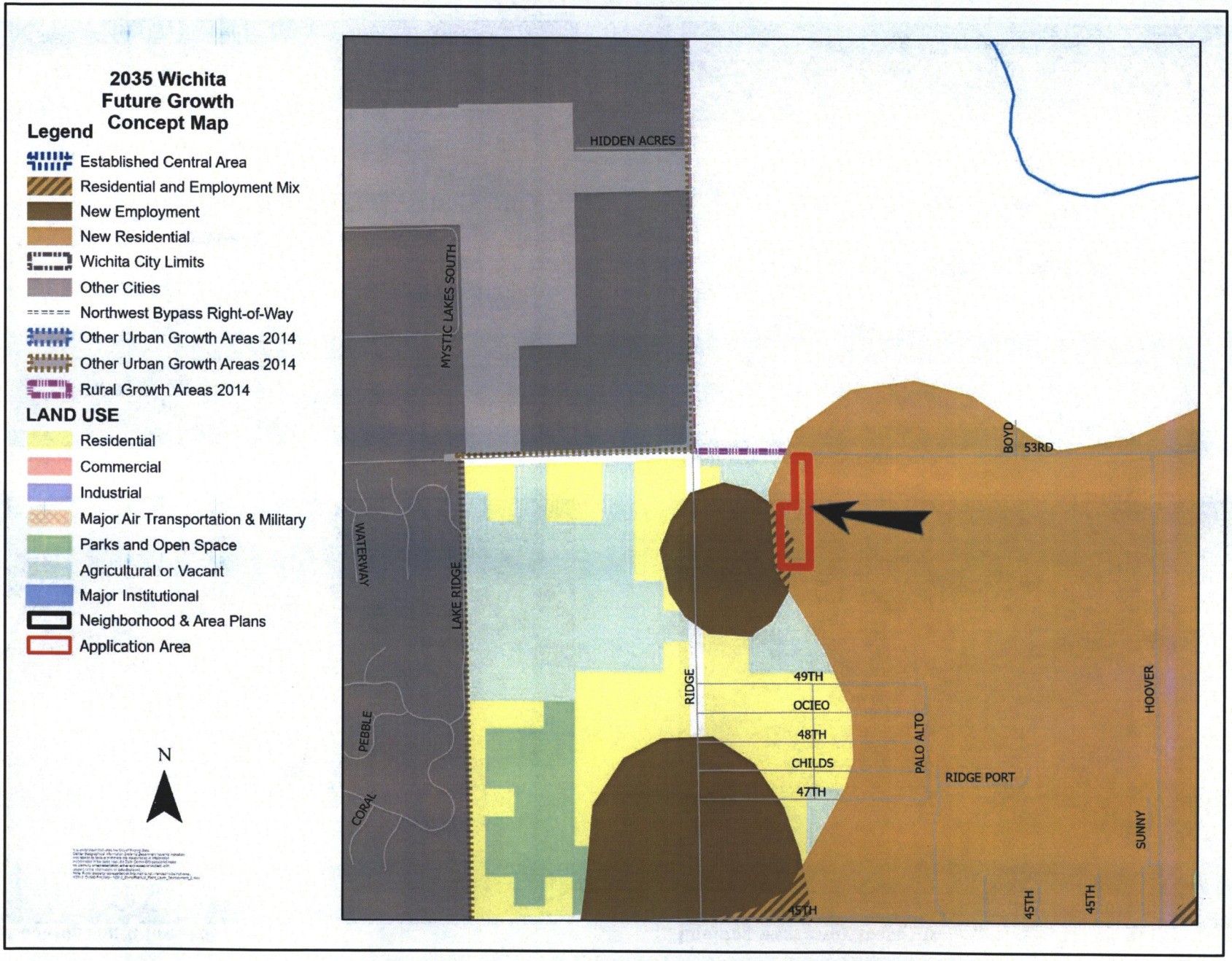
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Attachments:

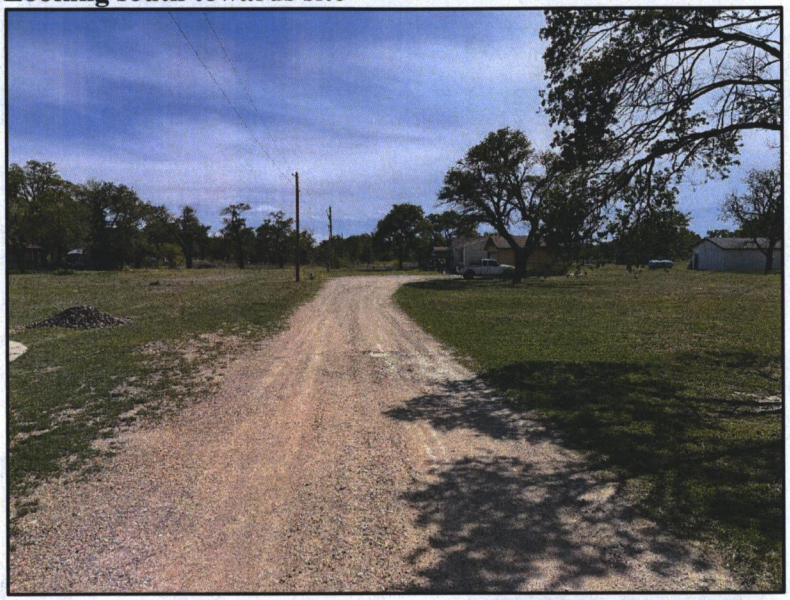
1) Aerial Map
2) Zoning Map
3) Land Use Map
4) Site Photos


MAIZE
W 53RD ST N
N BOYD ST
SEDGWICK COUNTY
N RIDGE RD
WICHITA
0 220 440 880 Feet
N


CON2016-00004
CON2016-00045
CU-484
CON2003-00036
CU-376
CU-343
MAIZE
CON2000-00012
CU-328
CU-346
CON2014-00019
CU-357
AA97-10
LITTLE SLOUGH
CON2007-00022
CUBZA2-44PO-115
W 53RD ST N
N BOYD ST
PO-396
SEDGWICK COUNTY
MAIZE
N LAKE RIDGE ST
CON2000-00013
CON2020-00004
CON2019-00012
WICHITA
N HOOVER RD
CON2007-00026
N RIDGE RD
W 49TH ST N
CUBZA14-87
W OCIEO ST
CU-182
CU-256
CU-463
CON2016-00037
CUBZA1-94
W 48TH ST N
CON2014-00012
CON2017-00004
N PACO ATTO DR
W CHILDS ST
N RIDGE PORT CT
CUBZA1-81
N
ZONING
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
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
N
HIDDEN ACRES
MYSTIC LAKES SOUTH
WATERWAY
LAKE RIDGE
PEBBLE
CORAL
RIDGE
49TH
OCIEO
48TH
CHILDS
47TH
45TH
PALO ALTO
RIDGE PORT
BOYD
53RD
HOOVER
SUNNY
45TH
45TH

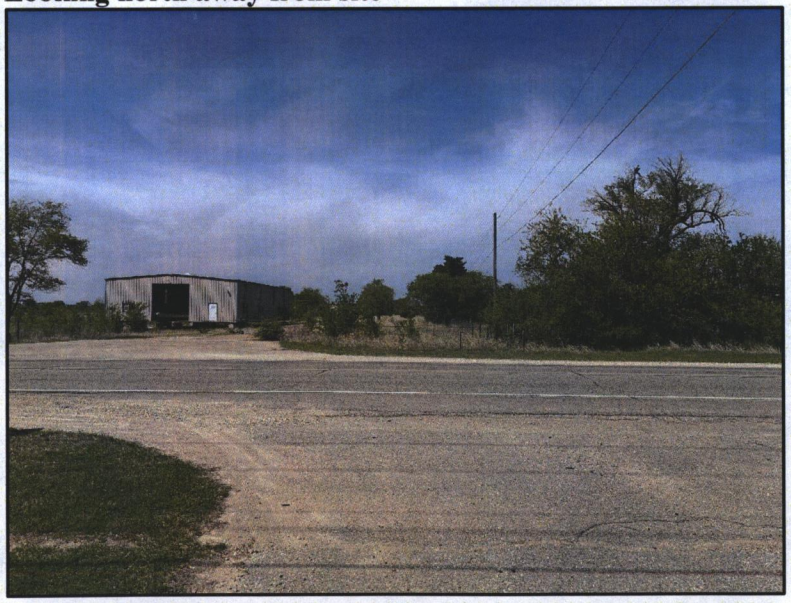
**Looking south towards site**



**Looking west away from site**



**Looking north away from site**



**Looking east away from site**

