Wichita-Sedgwick County Metropolitan Area Planning Department

August 20, 2025

Rory Porter
8201 South Milsap Drive
Derby, KS 67037

RE: CON2025-00081 – A Conditional Use request to allow an Accessory Apartment on property zoned SF-20 Single-Family Residential, generally located within one quarter mile northeast of East 83rd Street South and South Hillside Avenue (8201 South Milsap Drive) (Derby Area of Influence).

Dear Applicant,

At its regular meeting on **August 20, 2025**, the Board of Sedgwick County Commissioners considered the above-captioned request. The action of the BoCC was to **APPROVE** the Conditional Use request and the waiver of Supplementary Use Regulation Sec.III-D.6.a.(2) per the recommendation of the Derby Planning Commission, subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal building, and the ownership shall not be divided or sold as a condominium.

2. Water and sewer services shall be the same as the main structure and provided in compliance with the Sedgwick County Sanitation Code before a building permit will be issued. Electric, gas, telephone, and cable television utility service may be provided as separate utility services.

3. Development of the site shall be in conformance with the approved site plan.

4. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include submitting plans for review and approval by the MABCD for the Accessory Apartment, if necessary.

5. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

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

Sincerely,

Raquel Ordoñez
Associate Planner
Advanced Plans Division

CC: Jeff Blubaugh, Commissioner, District 2
MABCD
Scott Knebel, City of Derby Planning and Zoning
Everett Haynes, City of Derby Planning and Zoning

Wichita-Sedgwick County Metropolitan Area Planning Department

July 10, 2025

Rory Porter
8201 N Millsap Dr
Derby, KS 67037

RE: CON2025-00081 –A Conditional Use request to allow an Accessory Apartment, on property zoned SF-20 Single Family Residential, generally located within one quarter mile northeast of East 83rd Street South and S Hillside Avenue (8201 S. Millsap Drive) (Derby Area of Influence).

Dear Applicant,

At its regular meeting on **July 10, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the Conditional Use request.

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 **July 24, 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 **July 24, 2025, at 5:00 p.m.**

This application is scheduled for consideration by the Board of Sedgwick County Commissioners on **Wednesday, August 20, 2025,** beginning at 9:00 a.m. The Board of County Commissioners meeting will be held at 100 North Broadway, Lower Level, 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 316-268-4421.

Sincerely,

Raquel Ordoñez
Associate Planner
Advanced Plans Division

CC: Jeff Blubaugh, Commissioner, District 2
MABCD
Scott Knebel, City of Derby Planning and Zoning
Everett Haynes, City of Derby Planning and Zoning
Susan Applebee, 8300 South Milsap Drive, Derby, KS 67037

Published in The Ark Valley News on 09/04/25

RESOLUTION NO. 222-2025

WHEREAS, Rory and Jamie Porter (collectively, "Applicant"), pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code ("Unified Zoning Code"), request a Conditional Use for Accessory Apartment and waiver of Supplementary Use Regulations III-D.6.a (2) in CON2025-00081, on property zoned SF-20 Single-Family Residential District, legally described as:

Lot 9 Block 4 of the Hancock Acres Addition.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission ("Planning Commission") has been given.

WHEREAS, the Planning Commission did, at the meeting of July 10, 2025, consider said application.

WHEREAS, the Board of County Commissioners has authority to permit Conditional Uses, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners that:

SECTION I. After having received a recommendation of the Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under the authority granted by Section V-D of the Unified Zoning Code, the Board of County Commissioners approves this application to allow Accessory Apartment and waiver of Supplementary Use Regulations III-D.6.a (2) on property zoned RR Rural Residential District, legally described as:

Lot 9 Block 4 of the Hancock Acres Addition.

Approval of Accessory Apartment and waiver of Supplementary Use Regulations III-D.6.a (2) is subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal building, and the ownership shall not be divided or sold as a condominium.

2. Water and sewer services shall be the same as the main structure and provided in compliance with the Sedgwick County Sanitation Code before a building permit will be issued. Electric, gas, telephone, and cable television utility service may be provided as separate utility services.

3. Development of the site shall be in conformance with the approved site plan.

4. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include submitting plans for review and approval by the MABCD for the Accessory Apartment, if necessary.

5. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies

set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

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 be effective upon 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 20 day of August, 2025.

ATTEST:

KELLY B. ARNOLD, County Clerk

CLERK OF SEDGWICK COUNTY SEDGWICK COUNTY KANSAS KANSAS

APPROVED AS TO FORM:

Samantha Seang 8/4/2025

SAMANTHA SEANG
Assistant County Counselor

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

RYAN BATY, Chairman
Commissioner, Fourth District

PETER F. MEITZNER
Commissioner, First District

JEFF BLUBAUGH
Commissioner, Second District

STEPHANIE WISE
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

Sedgwick Co. public notice

(Published in The Ark Valley News Sept. 4, 2025.)

RESOLUTION NO. 222-2025

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Lot 9 Block 4 of the Hancock Acres Addition.

Approval of Accessory Apartment and waiver of Supplementary Use Regulations III-D.6.a (2) is subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal building, and the ownership shall not be divided or sold as a condominium.

2. Water and sewer services shall be the same as the main structure and provided in compliance with the Sedgwick County Sanitation Code before a building permit will be issued. Electric, gas, telephone, and cable television utility service may be provided as separate utility services.

3. Development of the site shall be in conformance with the approved site plan.

4. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include submitting plans for review and approval by the MABCD for the Accessory Apartment, if necessary.

5. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

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 be effective upon 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 20 day of August, 2025.

ATTEST:

KELLY B. ARNOLD, County Clerk

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

RYAN BATY, Chairman
Commissioner, Fourth District

PETER F. MEITZNER
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 8/14/2025
SAMANTHA SEANG
Assistant County Counselor

Res. 222-2025

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 4th day of September, 2025. with subsequent publications being made on the following dates:

_____, 2025 _____, 2025

_____, 2025 _____, 2025

_____, 2025 _____, 2025

Subscribed and sworn to before me this 4th day of September, 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 June 19, 2025.)

MAPC July 10, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, July 10, 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.**

CON2025-00081: Conditional Use request in the County to allow Accessory Apartment on property zoned SF-20 Single-Family Residential District, generally located on the west side of South Millsap Drive, within 1300 feet north of East 83rd Street South (8201 South Millsap Drive). (Derby Area of Influence)

ZON2025-00027: Zone Change request in the County from GO General Office District and LC Limited Commercial to LI Limited Industrial District, generally located on the north side of Highway K42, within 1500 feet west of South 119th Street West (12420 Highway K42).

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 June 19, 2025
Scott Wadle, Secretary
Wichita Sedgwick County Metropolitan Area Planning Commission

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 19th day of June, 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 19th day of June, 2025.

Notary Public

My commission expires

Additional copies $

Printer's fee

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

WICHITA—SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.2

STAFF REPORT
MAPC: July 10, 2025
CAB 2: No Meeting
Derby Planning Commission: July 17, 2025

CASE NUMBER: CON2025-00081 (County)

APPLICANT/OWNER: Rory D. and Jamie Porter (Applicants)

REQUEST: Conditional Use to permit an Accessory Apartment

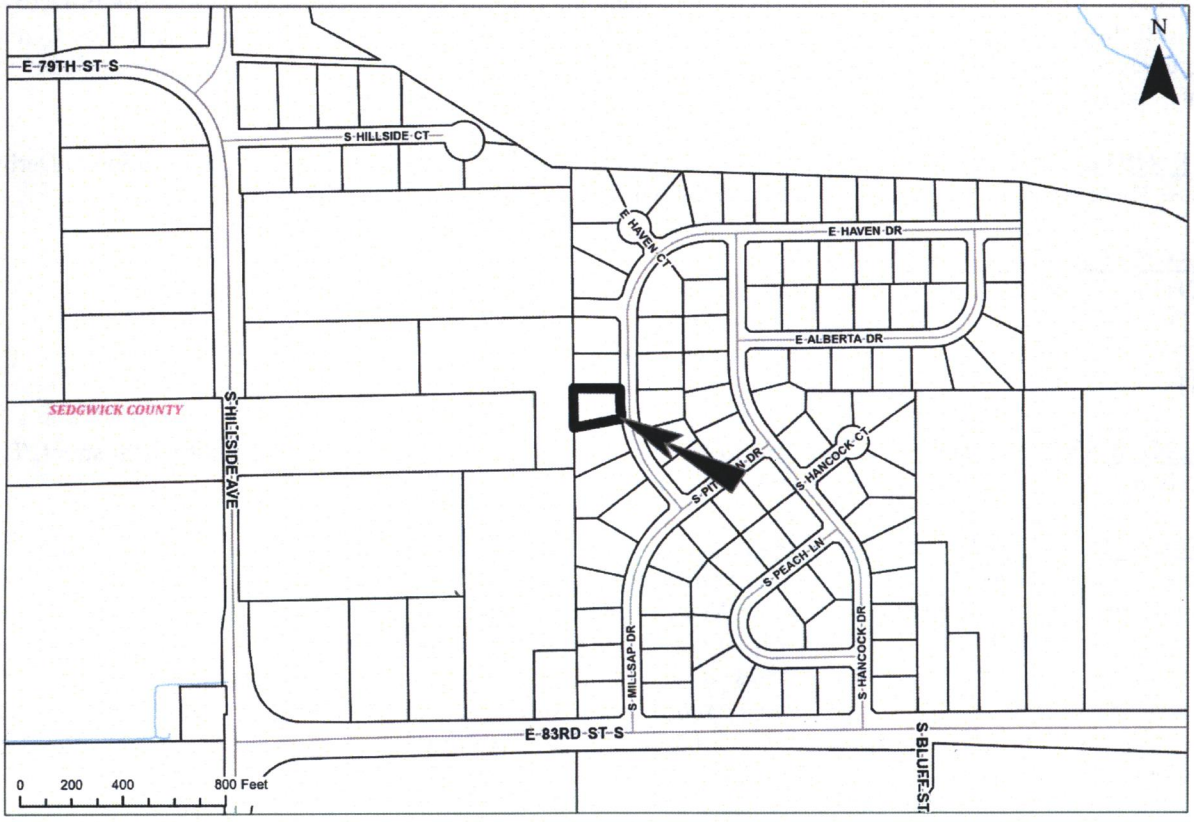
CURRENT ZONING: SF-20 Single-Family Residential District

SITE SIZE: 0.566 acres

LOCATION: Generally located on the west side of South Millsap Drive, within one quarter mile north of East 83rd Street South (8201 S. Millsap Drive)

PROPOSED USE: Accessory Apartment

RECOMMENDATION: Approval with conditions



BACKGROUND: The applicants are requesting a Conditional Use to allow an Accessory Apartment on property zoned SF-20 Single-Family Residential District (SF-20). The 0.566-acre subject site is generally located on the west side of South Millsap Drive, within one quarter mile north of East 83rd Street South (8201 S. Millsap Drive).

The property is currently developed with a single-family dwelling and a pole barn. The applicants desire to construct an Accessory Apartment inside the existing pole barn structure. The proposed Accessory Apartment is defined as such because it would have living facilities for sleeping, eating, sanitation and a kitchen, which requires water and sewer services. The pole barn is 60 feet long and 30 feet wide, located on the northwest corner of the property. The Accessory Apartment is proposed to be located within the rearmost 20 feet of the existing pole barn. There is an existing driveway to access the proposed Accessory Apartment.

The Wichita-Sedgwick County Unified Zoning Code ("UZC") defines an "Accessory Apartment" (Sec. II-B.1.b) as a dwelling unit that may be wholly within or may be detached from a principal building. Accessory Apartments are also subject to Supplementary Use Regulation Sec.III-D.6.a:

1. a maximum of one Accessory Apartment may be allowed on the same lot as a single-family dwelling unit that may be within the main building, within an accessory building or constructed as an Accessory Apartment;
2. the appearance of an Accessory Apartment shall be compatible with the main dwelling unit and with the character of the neighborhood;
3. the Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family dwelling unit, and the ownership shall not be divided or sold as a condominium; and
4. the water and sewer service provided to the Accessory Apartment shall not be provided as separate service from the main dwelling. Electric, gas, telephone and cable television utility service may be provided as separate utility services.

The character of the area is rural and low-density residential. The property is located within the City of Derby's Area of Influence. Properties to the north, east and south are zoned SF-20 in unincorporated Sedgwick County and are developed with single-family dwellings. Property to the west is zoned RR in unincorporated Sedgwick County and is currently vacant and unplatted.

CASE HISTORY: The property was platted on December 3, 1971, as part of Hancock Acres Addition to Derby, Kansas. There are no other zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-20	Single-family dwelling
SOUTH:	SF-20	Single-family dwelling
EAST:	SF-20	Single-family dwelling
WEST:	RR	Vacant

PUBLIC SERVICES: This site has access to South Millsap Drive, a paved, two-lane county local street. The property uses an on-site well and septic tank.

CONFORMANCE TO PLANS/POLICIES: The requested Conditional Use is in conformance with *The Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Urban Growth Areas Map. The Map identifies the area in which the site is located to be appropriate for "Small City Urban Growth Area", which the *Plan* defines as: "*Generally located adjacent to existing municipal boundaries, these areas indicate the likely direction and magnitude of growth these communities can expect to experience out to the year 2035. Growth direction and amount is based upon municipal political considerations, anticipated population growth, efficient patterns of growth, current infrastructure limitations, cost effective delivery of future municipal services, and environmental factors.*"

With the subject site being in the Derby Urban Growth Area, staff also reviewed the Derby Comprehensive Plan to identify the proposed future land use of the subject site. The attached Derby Future Land Use Map identifies the proposed future land use for the site as Low Density Residential. Staff believes the proposed Accessory Apartment conforms to the planned future land use for the subject sight. The City of Derby Planning Commission will hear this case on July 17, 2025.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request for the Accessory Apartment be **APPROVED**, subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal building (8201 South Milsap Drive) and the ownership shall not be divided or sold as a condominium. The exterior materials are to be complementary to the main structure.
2. Water and sewer services shall be the same as the main structure and provided in compliance with the Sedgwick County Sanitation Code before a building permit will be issued. Electric, gas, telephone, and cable television utility service may be provided as separate utility services.
3. Development of the site shall be in conformance with the approved site plan.
4. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include submitting plans for review and approval by the MABCD for the Accessory Apartment, if necessary.
5. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

1. **The zoning uses and character of the neighborhood**: The character of the area is rural and low-density residential. The property is located within the City of Derby's Area of Influence. Properties to the north, east and south are zoned SF-20 in unincorporated Sedgwick County and are developed with single-family dwellings. Property to the west is zoned RR in unincorporated Sedgwick County and is currently vacant and unplatted.
2. **The suitability of the subject property for the uses to which it has been restricted**: The subject site is currently zoned SF-20 Single-Family Residential District, which is suitable for a single-family residence and an Accessory Apartment with an approved Conditional Use. The Accessory Apartment will be constructed within the existing pole barn structure.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property**: Staff does not anticipate that approval of the request will generate significant amounts of additional traffic and there is space for parking on site. The conditions of approval should minimize any potential detrimental impacts.

4. **Length of time subject property has remained vacant as zoned**: The subject property has been developed with a single-family dwelling and pole barn.

5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant**: It is not anticipated that the requested Conditional Use will have a negative effect on the public health, safety, or welfare. Denial of the application may result in a loss of enjoyment for the applicants.

6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies**: The request for an Accessory Apartment is in conformance with the *Community Investments*

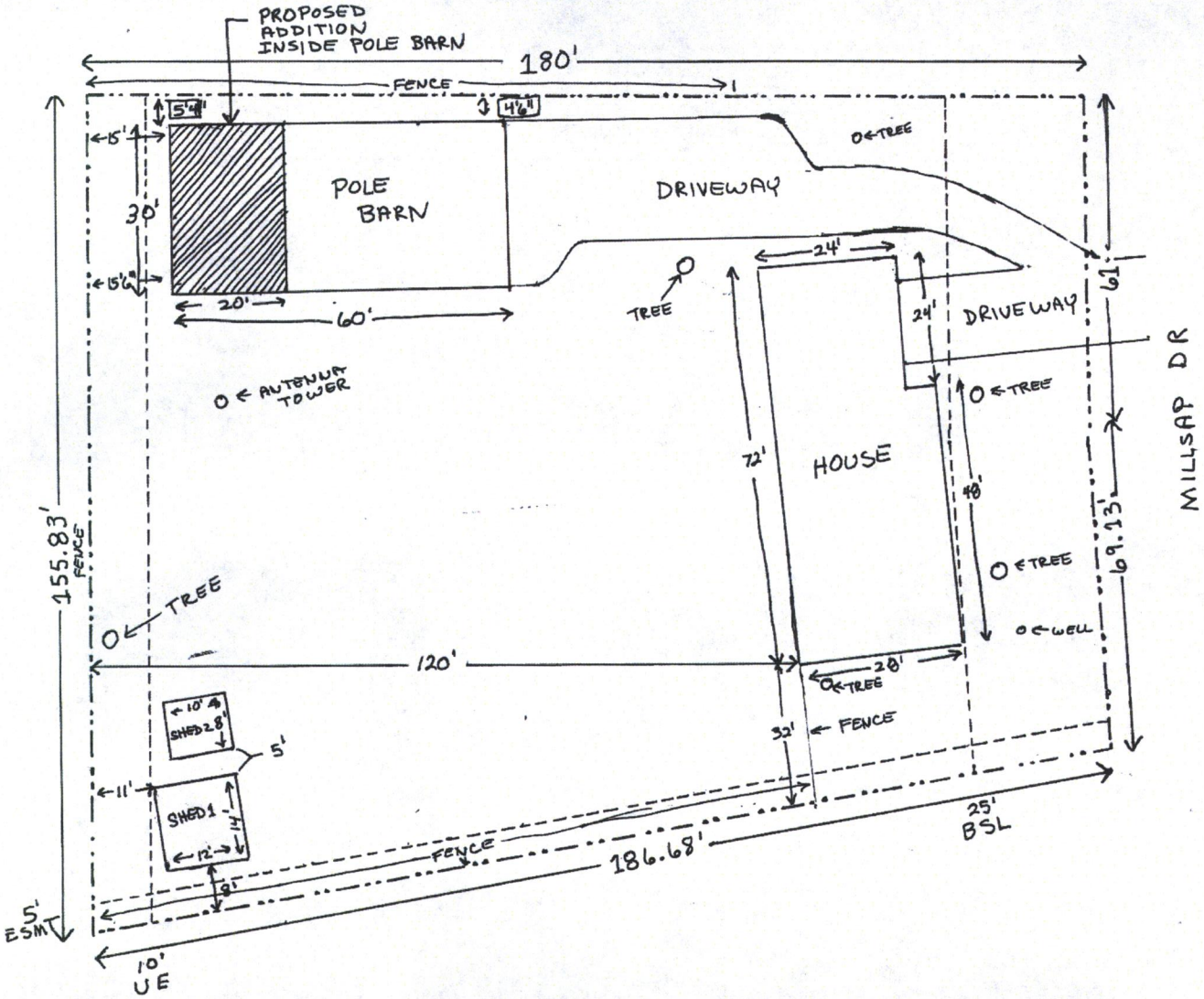
Plan and the Derby Comprehensive Plan as discussed in this staff report.

7. **Impact of the proposed development on community facilities**: Staff expects that there will be minimal impact on public roads and services.

8. **Opposition or support of neighborhood residents**: At the time the staff report was prepared, staff had not received any comments from the public regarding the requested Conditional Use.

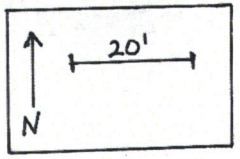
Attachments:

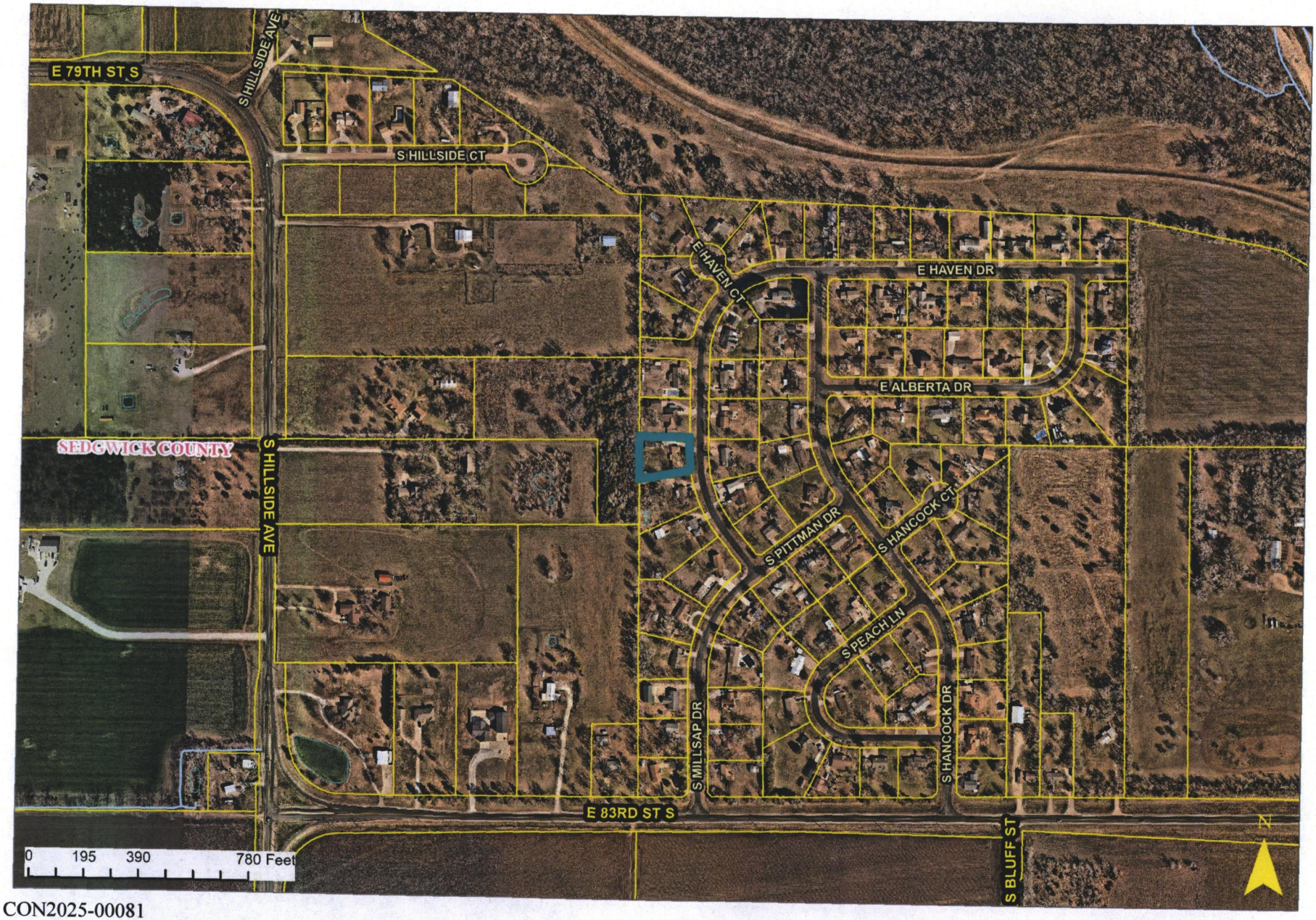
1. Site Plan
2. Aerial Map
3. Zoning Map
4. Urban Area of Influence Map
5. Urban Growth Areas Map
6. Derby Future Land Use Map
7. Site Photos



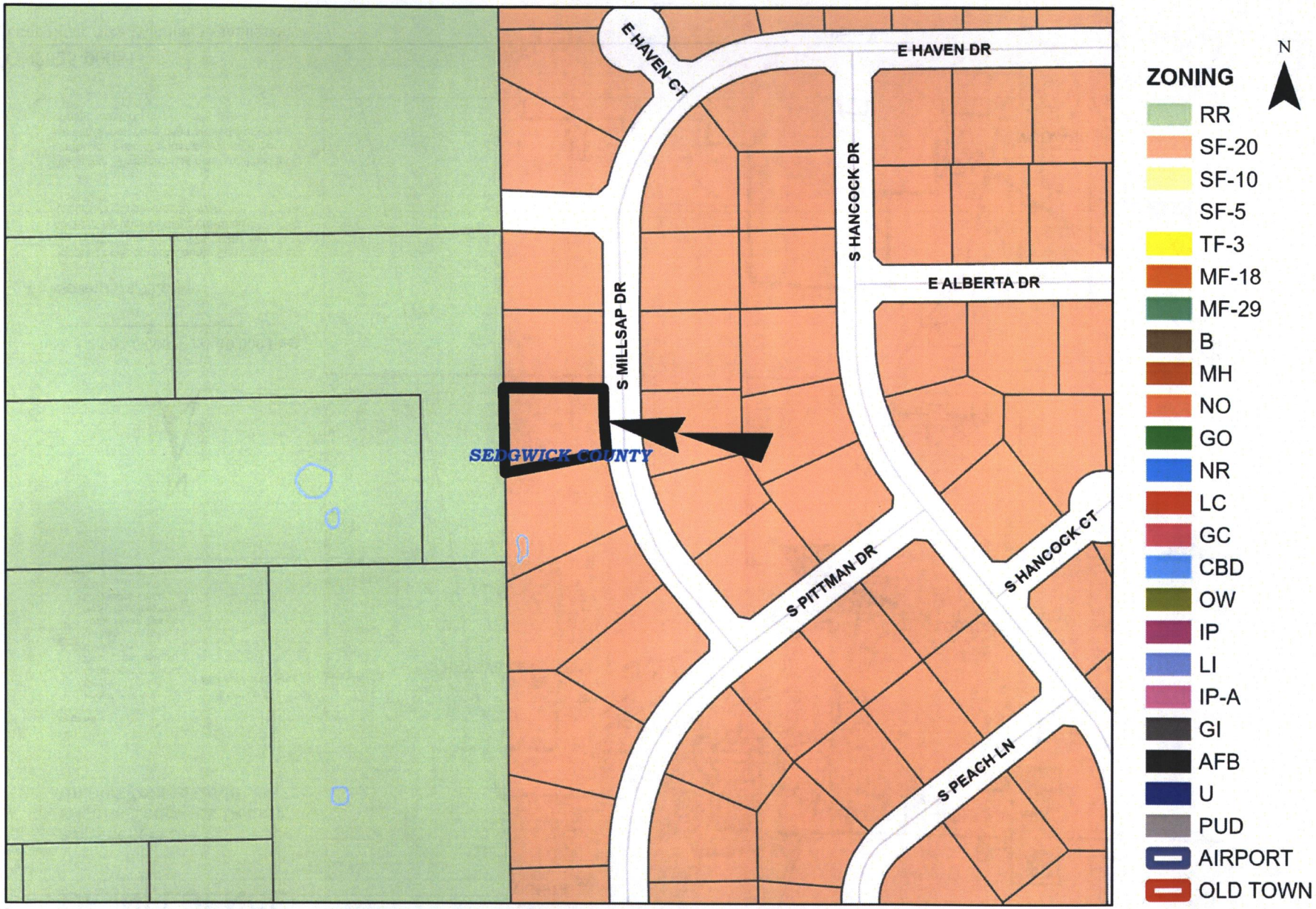
PROPOSED
ACCESORY APARTMENT
RORY DEAN & JAMIE PORTER
8201 S. MILLSAP DRIVE
DERBY, KS 67037
(316) 461-6914

LOT 9, BLOCK 4
HANCOCK ACRES
ADDITION TO
DERBY, KS





CON2025-00081

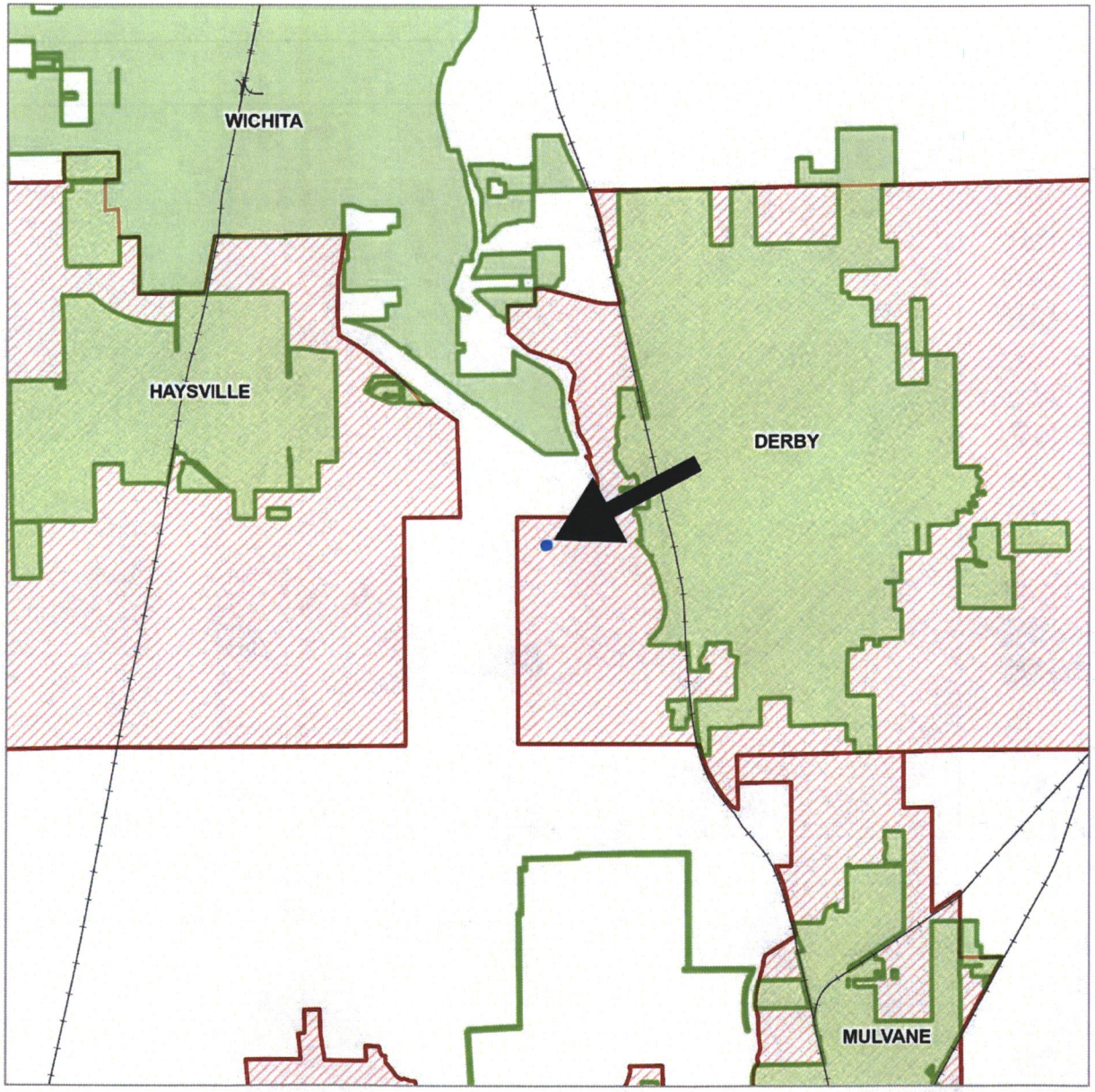

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SF-10
SF-5
TF-3
MF-18
MF-29
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NR
LC
GC
CBD
OW
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LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN

URBAN AREA OF INFLUENCE

Appendix in the Wichita-Sedgwick County Unified Zoning Code

Legend

- Andale; Bel Aire; Bentley; Cheney; Clearwater; Colwich; Derby; Eastborough; Garden Plain; Goddard; Haysville; Kechi; Maize; Mount Hope; Mulvane; Park City; Valley Center; Viola
- Sedgwick
- City Limits
- Application Area



N

0 2,500 5,000 10,000 Feet

Scale: 1:74,993

Adopted by Sedgwick County Commission on 12/16/2020 (Resolution 178-2020) and Adopted by Wichita City Council on 4/13/2021 (Ordinance 51-429)

Disclaimer: This map has been modified for clarity and ease of understanding. Some elements may have been altered from the original version.

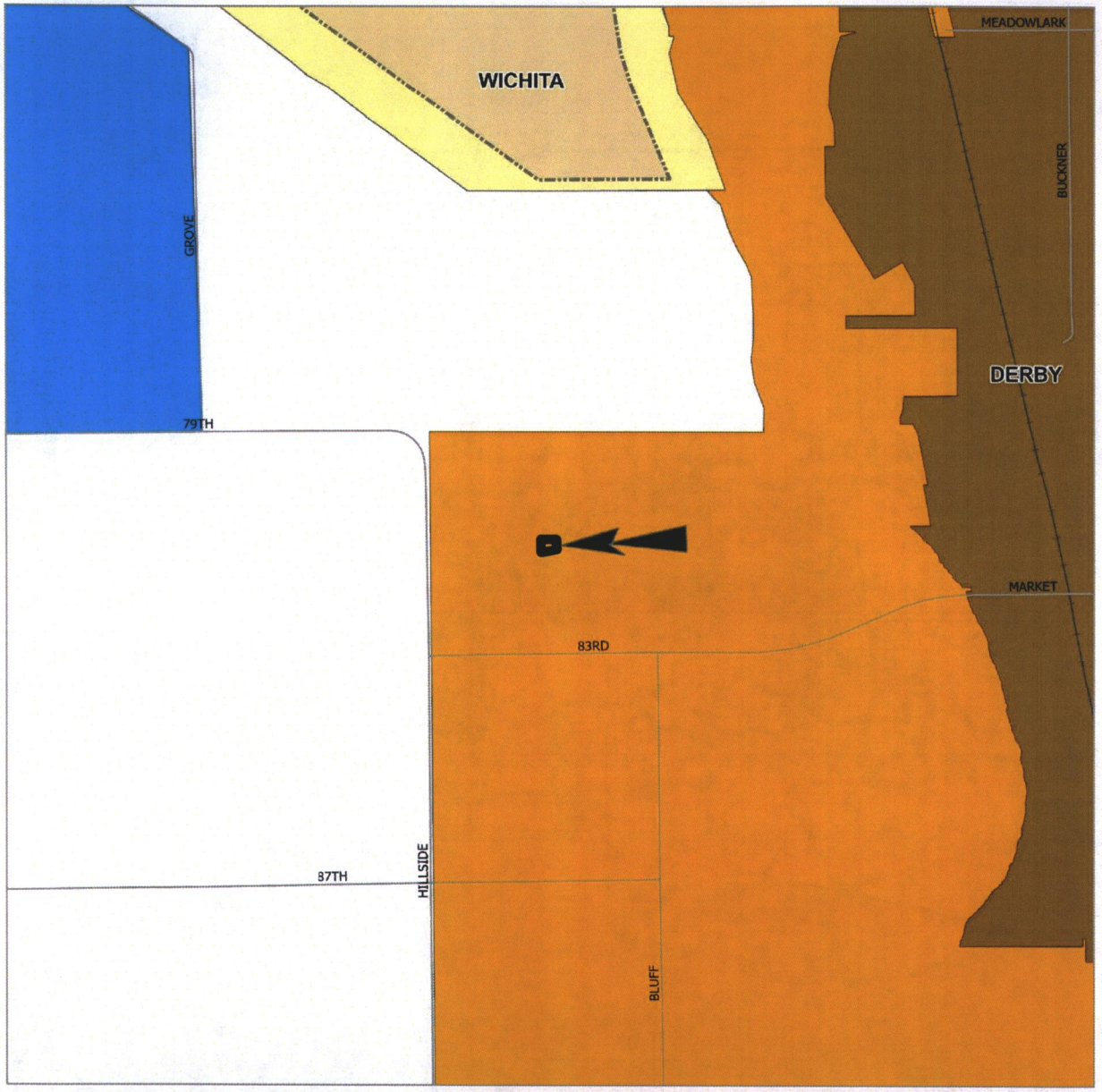
2035 Urban Growth Areas Map

(This map is not reflective of the Zoning Areas of Influence in Sedgwick County)

N

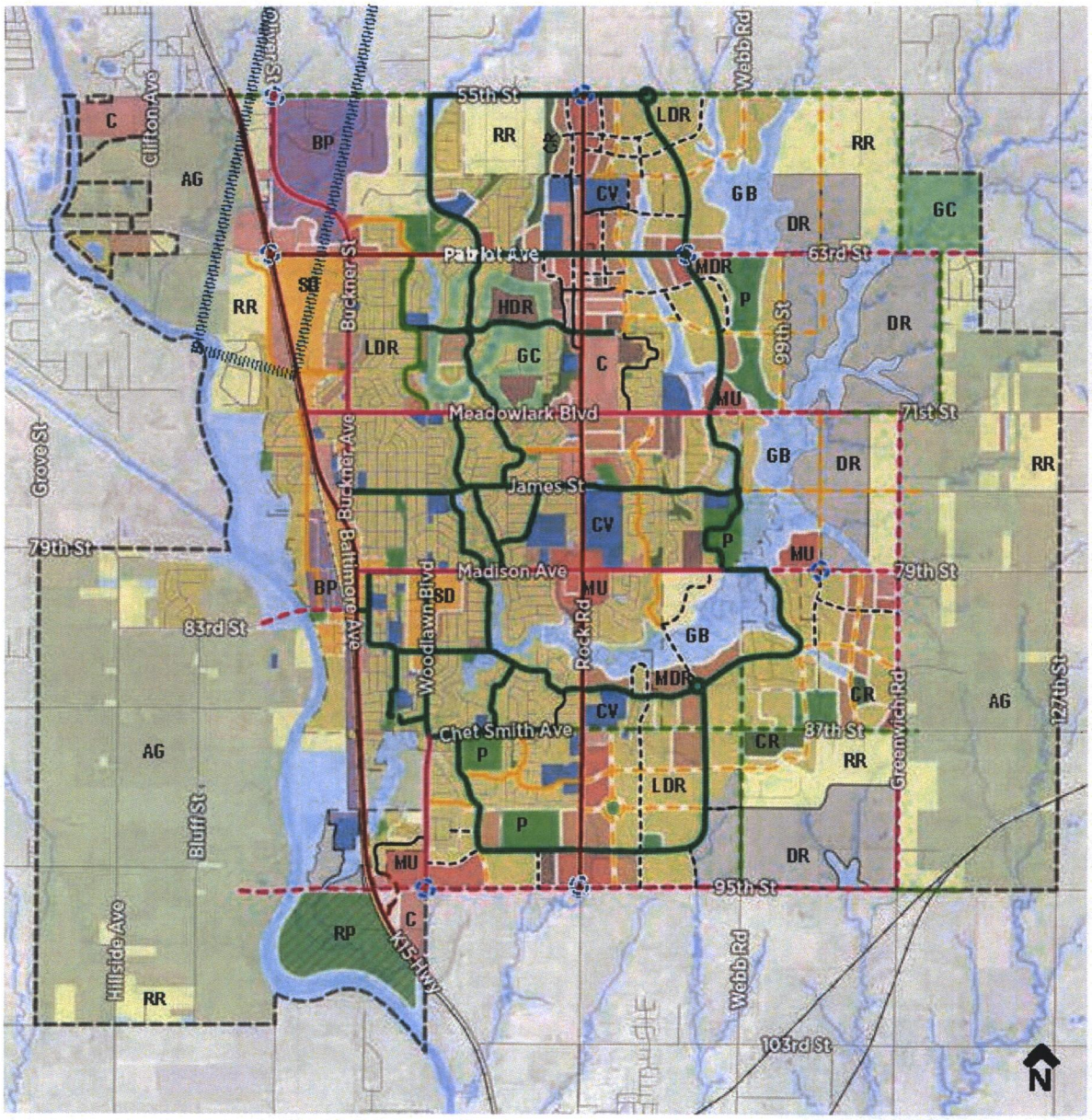
Legend

- Application Area
- Wichita Growth Area
- Small CIty Urban Growth Area
- Small City Urban Growth Area
- Small City Urban Growth Area
- Rural Area
- Small City Limits
- Wichita City Limits
- K-96 Special Use Corridor
- SCROADNG911



0 500 1,000 2,000 Feet

FIGURE 3.14: Future Land Use Map



Roads	Proposed
Major Arterial	
Minor Arterial	
Major Collector	
Minor Collector	
Local Street	
Derby Grand Tour	
Gateway	
Traffic Circle	

Future Land Use			
RR	Rural Residential	GC	Golf Course
LDR	Low Density Residential	P	Park/Open Space
MDR	Medium Density Residential	GB	Greenbelt (floodplain)
HDR	High Density Residential	RP	Regional Park
MU	Mixed Use	CR	Conservation Reserve
C	Commercial	AG	Agricultural
BP	Industrial/Business Park	SD	Special Development Area
CV	Civic	DR	Development Reserve
	Accident Potential Zone		Subdivision Area Boundary

Looking west into property



Looking west into property



Looking north away from site



Looking south away from site



Looking east away from property

