



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

June 27, 2023

Build Wichita, Inc.  
PO Box 780789  
Wichita, KS 67278

K.E. Miller Engineering  
c/o Kirk Miller  
117 East Lewis Street  
Wichita, KS 67202

**RE: ZON2023-00023:** Zone change request in the City from SF-5 to TF-3 for duplex development; generally located east of North Jackson Heights Street and approximately 675 feet north of East Douglas Avenue (200 North Jackson Heights Street).

Dear Applicants;

At its regular meeting on **June 27, 2023**, the Wichita City Council considered 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 black ink that reads 'Christina Rieth'.

Christina Rieth  
Current Plans  
Associate Planner

Copies to:           Becky Tuttle, Council Member District II  
                          Teresa Veazey, CSR, District II  
                          MABCD



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

May 25, 2023

Build Wichita, Inc.  
PO Box 780789  
Wichita, KS 67278

**RE: ZON2023-00023:** Zone change request in the City from SF-5 to TF-3 for duplex development; generally located east of North Jackson Heights Street and approximately 675 feet north of East Douglas Avenue (200 North Jackson Heights Street).

Dear Applicant;

At its regular meeting on **May 25, 2023**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on June 8, 2023. 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 **June 8, 2023, at 5:00 p.m.**

This application will be presented to the District Advisory Board (DAB) II on **Monday, June 12, 2023**. DAB II meets at the Rockwell Branch Library, 5939 East 9<sup>th</sup> Street North, at 6:30pm. This application will also be presented at the Wichita City Council on **Tuesday, June 27, 2023**, 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 268-4421.

Sincerely,

Christina Rieth  
Current Plans  
Associate Planner

Copies to: Maggie Ballard, Council Member District VI  
Ana Lopez, CSR, District VI  
MABCD  
K.E. Miller Engineering, c/o Kirk Miller, 117 East Lewis Street, Wichita, KS 67202  
Nathan Haberichter, 12301 East Tipperary Circle, Wichita, KS, 67206

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON July 14, 2023

ORDINANCE NO. 52-207

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. ZON2023-00023

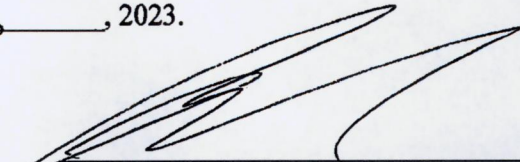
Zone change in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for duplex development; generally located east of North Jackson Heights Street and approximately 675 feet north of East Douglas Avenue, on property legally described as:

Lot 16, Gilder's Gardens Addition, Wichita, Sedgwick County, Kansas.

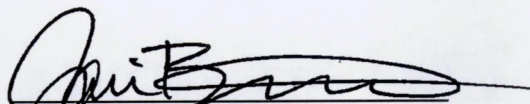
SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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 11<sup>th</sup> day of July, 2023.

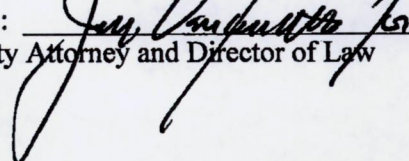
  
Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

  
Jamie Buster, City Clerk

(SEAL)



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



Beaufort Gazette  
 Belleville News-Democrat  
 Bellingham Herald  
 Bradenton Herald  
 Centre Daily Times  
 Charlotte Observer  
 Columbus Ledger-Enquirer  
 Fresno Bee

The Herald - Rock Hill  
 Herald Sun - Durham  
 Idaho Statesman  
 Island Packet  
 Kansas City Star  
 Lexington Herald-Leader  
 Merced Sun-Star  
 Miami Herald

el Nuevo Herald - Miami  
 Modesto Bee  
 Raleigh News & Observer  
 The Olympian  
 Sacramento Bee  
 Fort Worth Star-Telegram  
 The State - Columbia  
 Sun Herald - Biloxi

Sun News - Myrtle Beach  
 The News Tribune Tacoma  
 The Telegraph - Macon  
 San Luis Obispo Tribune  
 Tri-City Herald  
 Wichita Eagle

# AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	415548	Print Legal Ad-IPL01207300 - IPL0120730		\$246.64	3	98 L

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

twells@wichita.gov

### LEGAL PUBLICATION

OCA 180004

Published in The Wichita Eagle on May 4, 2023  
 (One Time Only)

MAPC/BZA May 25, 2023

OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, May 25, 2023, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 268-4421.

CON2023-00014: Conditional Use request in the City to allow Vehicle and Equipment Sales, Outdoor for trailer rentals, generally located on the southwest corner of West 37th Street North and North Arkansas Avenue (3733 North Arkansas Avenue).

CON2023-00015: Conditional Use request in the City to allow a neighborhood swimming pool on property zoned TF-3 Two-Family Residential District, generally located one-half mile west of North 127th Street East and one-quarter mile south of Central Avenue.

CON2023-00016: Conditional Use request to permit Night Club in the City associated with an Event Center on property zoned GC General Commercial within 300 feet of a residential zoning, located on the east side of South Washington Avenue and approximately 140 feet south of East Lincoln Street (1205 S. Washington).

CON2023-00018: Conditional Use request in the City to permit a Personal Care Service on property zoned GO Grand Office with PO-170 (with ZON2023-00024); generally located south of East 21st Street North and west of North Cranbrook Street (10111 East 21st Street North).

CUP2023-00014: CUP Amendment in the City to allow Taverns and Drinking Establishments, Nightclubs in the City as an accessory use, and Restaurant Drive-Thrus; generally located on the west side of North Greenwich Road, within one-half mile south of East 13th Street North.

CUP2023-00015: Request in the City to amend the Maize and 29th Community Unit Plan CUP DP-327 to modify the architectural controls and landscaping requirements; generally located approximately 400 feet north of West 29th Street North and east of North Maize Road.

VAC2023-00011: Request in the City to vacate a portion of platted street right-of-way (reprocess of VAC2020-00033); generally located approximately 970 feet south of West 13th Street North, two blocks east of North West Street, on the southwest corner of West Ponderosa and North Nelson Streets.

VAC2023-00012: Request in the City to vacate a portion of a platted taxiway easement; generally located approximately 750 feet south of West Harry Street, west of South Hoover Road, on the west side of South Eisenhower Avenue, on the northwest side of Eisenhower Court, (1831 S. Eisenhower Court).

VAC2023-00013: Request in the City to vacate a joint access easement dedicated by separate instrument; generally located on the south side of West 53rd Street North and one-quarter mile west of North Meridian Avenue.

VAC2023-00014: Request in the City to vacate platted access controls to permit a 50-foot drive onto West 53rd Street North (together with VAC2023-00015); generally located on the south side of West 53rd Street North and one-quarter mile west of North Meridian Avenue.

VAC2023-00015: Request in the City to vacate platted access controls to permit a 50-foot drive onto West 53rd Street North (together with VAC2023-00014); generally located on the south side of West 53rd Street North and one-quarter mile west of North Meridian Avenue.

ZON2023-00023: Zone change request in the City from SF-5 to TF-3 for duplex development; generally located east of North Jackson Heights Street and approximately 675 feet north of East Douglas Avenue (200 North Jackson Heights Street).

ZON2023-00024: Request in the City to amend Protective Overlay PO-170 to permit Personal Care Service on property zoned GO General Office (with CON2023-00018); generally located on the south side of East 21st Street North and west of North Cranbrook Street (10111 East 21st Street North).

ZON2023-00025: Zone change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for fourplex development; generally located south of North Hoover Road and west of North Curtis Street.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate (see below):

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

Participate Virtually

Join Zoom Meeting

<https://us06web.zoom.us/j/4089866967?pwd=eOk3bW9ySlE6bFJkdjRlYVZxPjVlbnRlU0Rl>

Meeting ID: 408 986 6967

Passcode: 094136

One tap mobile

+1889900833, 4089866967#...094136# US (San Jose)

+17193594580, 4089866967#...094136# US

Meeting ID: 408 986 6967

Passcode: 094136

Find your local number: <https://us06web.zoom.us/j/4089866967>

Attend In-Person

You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2684464) by 5pm, 3 days prior to the meeting.

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the WichitaSedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email, letter, video, and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email [Planning@wichita.gov](mailto:Planning@wichita.gov)

Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department

Attn: Scott Wedle

271 W. 3rd Street - Suite 201

Wichita, KS 67202

Phone 316.268.4421

Fax 316.858.7764

WITNESS MY HAND on May 4, 2023

Scott Wedle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0120730

May 4 2023

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

1 insertion(s) published on:

05/04/23

STATE OF KANSAS)

SS

County of Sedgwick)

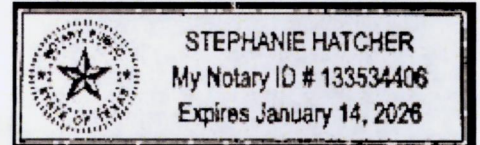
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached and published in the regular and entire Morning issue of said The Wichita Eagle from 05/04/2023 to 05/04/2023.

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

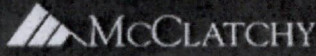
DATED: 05/04/2023

*Stephanie Hatcher*

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



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



Beaufort Gazette  
 Belleville News-Democrat  
 Bellingham Herald  
 Bradenton Herald  
 Centre Daily Times  
 Charlotte Observer  
 Columbus Ledger-Enquirer  
 Fresno Bee

The Herald - Rock Hill  
 Herald Sun - Durham  
 Idaho Statesman  
 Island Packet  
 Kansas City Star  
 Lexington Herald-Leader  
 Merced Sun-Star  
 Miami Herald

el Nuevo Herald - Miami  
 Modesto Bee  
 Raleigh News & Observer  
 The Olympian  
 Sacramento Bee  
 Fort Worth Star-Telegram  
 The State - Columbia  
 Sun Herald - Biloxi

Sun News - Myrtle Beach  
 The News Tribune Tacoma  
 The Telegraph - Macon  
 San Luis Obispo Tribune  
 Tri-City Herald  
 Wichita Eagle

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	443398	Print Legal Ad-IPL01310900 - IPL0131090		\$54.49	1	65 L

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

LAlvarez@wichita.gov

### LEGAL PUBLICATION

**OCA 150004**

PUBLISHED IN THE WICHITA EAGLE  
 ON July 14, 2023  
 ORDINANCE NO. 52-207

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. ZON2023-00023

Zone change in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for duplex development; generally located east of North Jackson Heights Street and approximately 675 feet north of East Douglas Avenue, on property legally described as:

Lot 16, Gilder's Gardens Addition, Wichita, 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 11th day of July, 2023.  
 Brandon J. Whipple, Mayor, City of Wichita

ATTEST:  
 Jamie Buster, City Clerk  
 (SEAL)

Approved as to form:  
 Jennifer Magana, City Attorney and Director of Law  
 IPL0131090  
 Jul 14 2023

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

1 insertion(s) published on:  
 07/14/23

STATE OF KANSAS)

SS

County of Sedgwick)

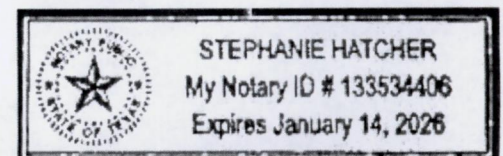
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 07/14/2023 to 07/14/2023.

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

DATED: 07/14/2023

Stephanie Hatcher

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



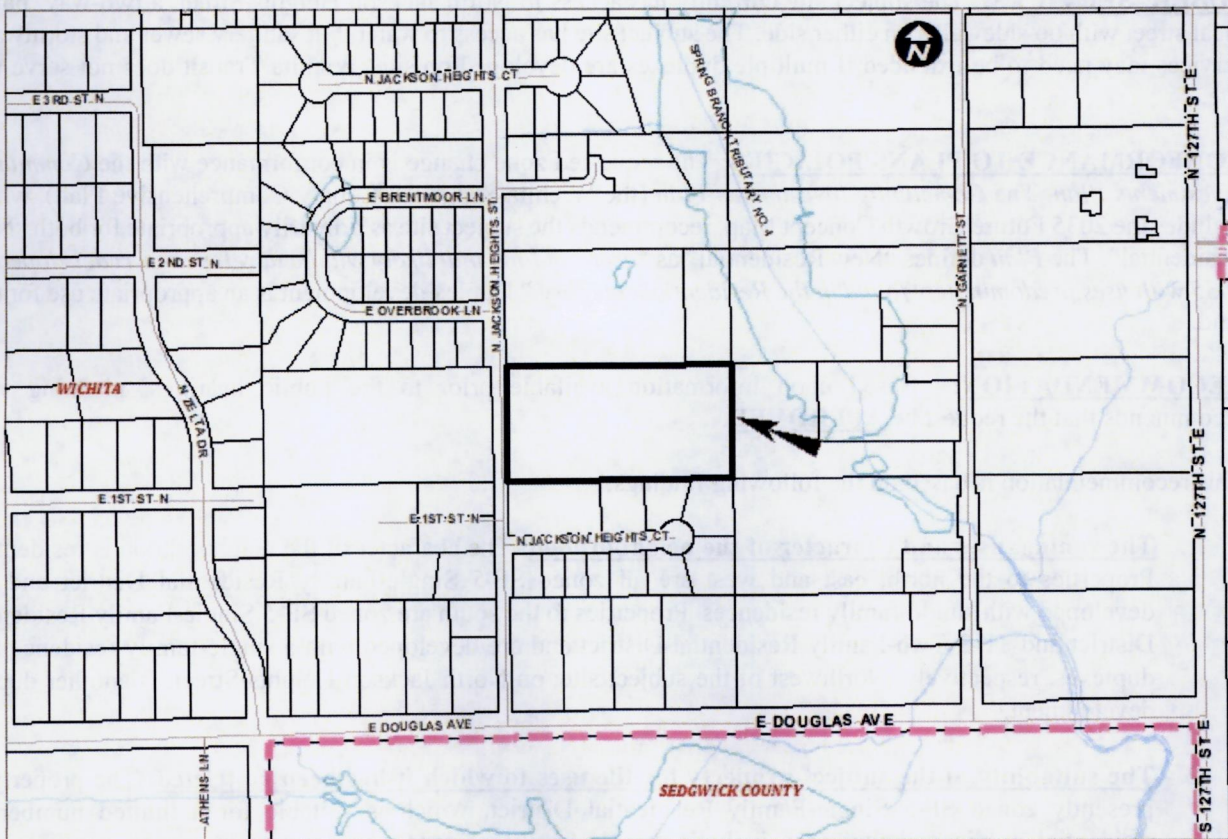
Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!



**STAFF REPORT**  
MAPC: May 25, 2023  
DAB II: June 12, 2023

AGENDA ITEM NO. 4.8

- CASE NUMBER:** ZON2023-00023 (City)
- APPLICANT/AGENT:** Build Wichita, Inc. (Owner)/K.E. Miller Engineering (Agent)
- REQUEST:** TF-3 Two-Family Residential District
- CURRENT ZONING:** SF-5 Single-Family Residential District
- SITE SIZE:** 4.85 acres
- LOCATION:** Generally located on the east side of North Jackson Heights Street, within one-block north of East Douglas Avenue (200 North Jackson Heights Street)
- PROPOSED USE:** Duplex development.
- RECOMMENDATION:** Approve.



**BACKGROUND:** The applicant is requesting a zone change from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District on Lot 16 of the Gilder’s Gardens Addition. The 4.85-acre property is generally located on the east side of North Jackson Heights Street, within one-block north of East Douglas Avenue (200 North Jackson Heights Street). The subject site is currently developed with a single-family residence.

The applicant has indicated they intend to use the site for duplex development. According to the plat, the applicant is proposing 19 duplexes on site, each on their own individual lot. Should the zone change request be approved, there will be no change in setbacks, parking requirements, or maximum height. SF-5 Single-Family Residential District requires a 5,000 square foot minimum lot size, while TF-3 Two-Family Residential District requires a 3,000 square foot minimum lot size per unit. The purpose of the zone change is to allow duplexes on site.

The character of the neighborhood is residential. Properties to the north, east and west are all zoned SF-5 Single-Family Residential District and are developed with single-family residences. Properties to the south are zoned SF-5 Single-Family Residential District and TF-3 Two-Family Residential District and are developed with a single-family residence and duplexes, respectively. Northwest of the subject site, on North Jackson Heights Street, is another duplex development.

**CASE HISTORY:** On December 28, 1923, the Gilder’s Gardens Addition was created. In 2007, the Wichita City Council approved an Accessory Apartment on site (CON2007-00038).

**ADJACENT ZONING AND LAND USE:**

NORTH:	SF-5	Single-family residences
SOUTH:	SF-5, TF-3	Single-family residence, duplex
EAST:	SF-5	Single-family residence
WEST:	SF-5	Single-family residence

**PUBLIC SERVICES:** The subject site currently has access to North Jackson Heights Street, a two-way, paved local street with no sidewalks on either side. The subject site has access to water, but sanitary sewer and stormwater services may need to be extended if multiple duplexes are developed on site. Wichita Transit does not serve this site.

**CONFORMANCE TO PLANS/POLICIES:** 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 primarily appropriate for both “New Residential”. The *Plan* defines “New Residential” as “*areas of land that likely will be developed or redeveloped by 2035 with uses predominately found in the Residential category.*” Duplex development is an appropriate use for this land.

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

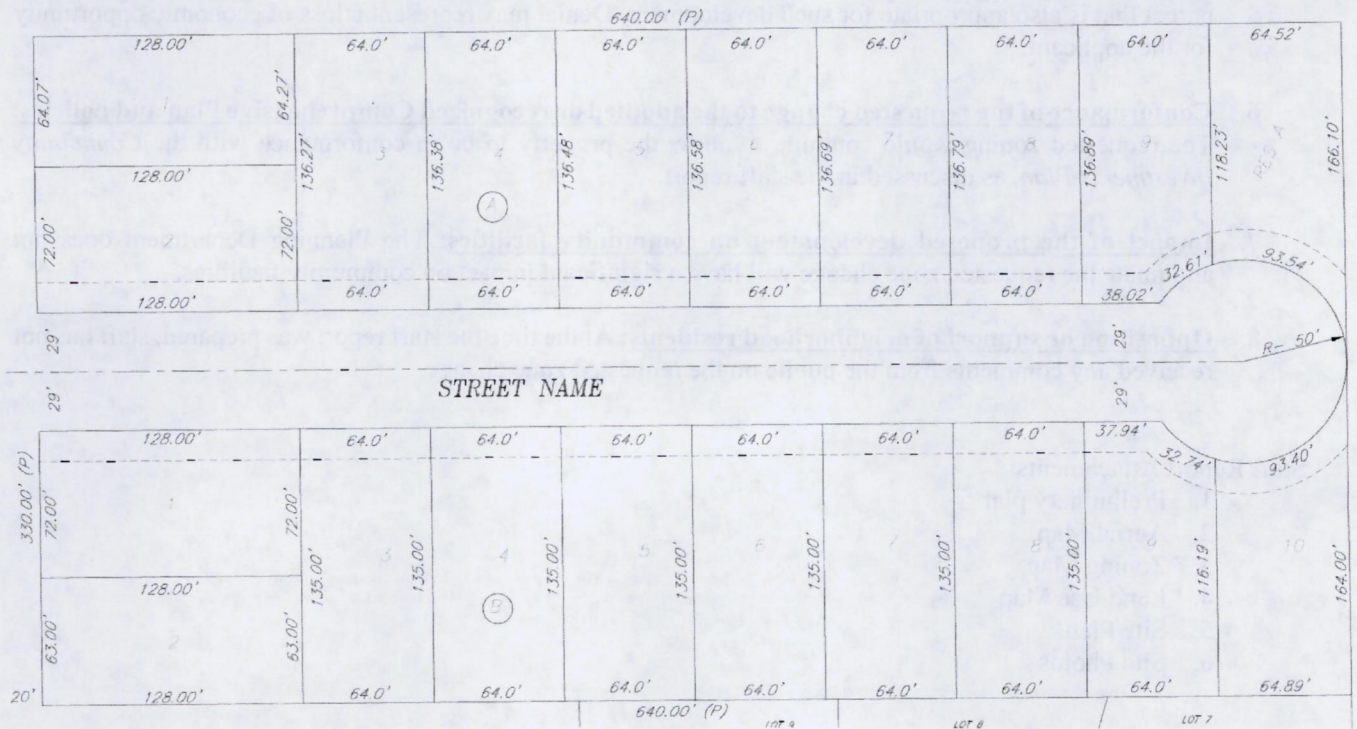
This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is residential. Properties to the north, east and west are all zoned SF-5 Single-Family Residential District and are developed with single-family residences. Properties to the south are zoned SF-5 Single-Family Residential District and TF-3 Two-Family Residential District and are developed with a single-family residence and duplexes, respectively. Northwest of the subject site, on North Jackson Heights Street, is another duplex development.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5 Single-Family Residential District, which is suitable for a limited number of residential, public, and civic uses, including single-family residences.

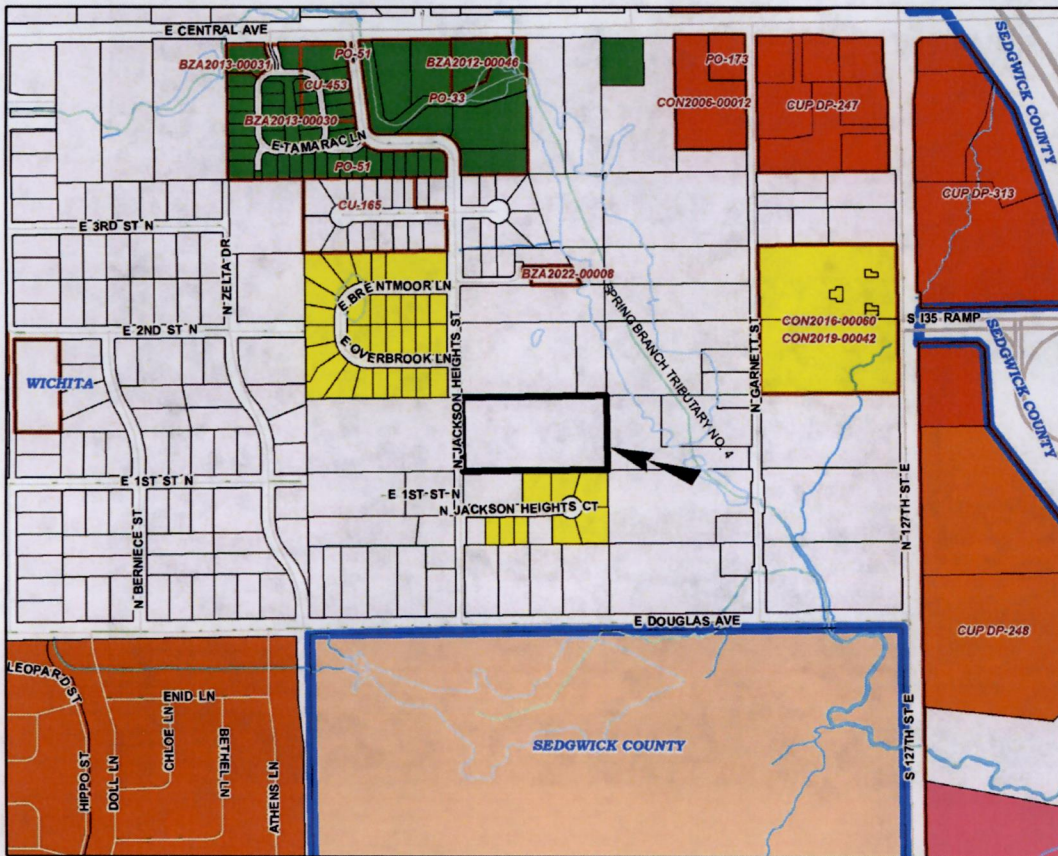
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The property will bring more development to an underdeveloped lot. There are multiple properties zoned TF-3 Two-Family Residential District within one block east of the subject site. Therefore, duplexes are not a new type of development to the area.
4. **Length of time subject property has remained vacant as zoned:** The property is currently not vacant. According to historic aerial maps, the property has been developed with a single-family structure since the 1960s.
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 new development in an area on an underdeveloped parcel that is also 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 would continue to allow the property to be in conformance with the *Community Investments 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 not received any comments from the public on the requested zone change.

Staff Report Attachments:

1. Preliminary plat
2. Aerial Map
3. Zoning Map
4. Land Use Map
5. Site Plan
6. Site Photos














- 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
  - HISTORICAL
  - DELANO






**2035 Wichita  
Future Growth  
Concept Map**

**Legend**

-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way

**Statistical Development Areas**

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

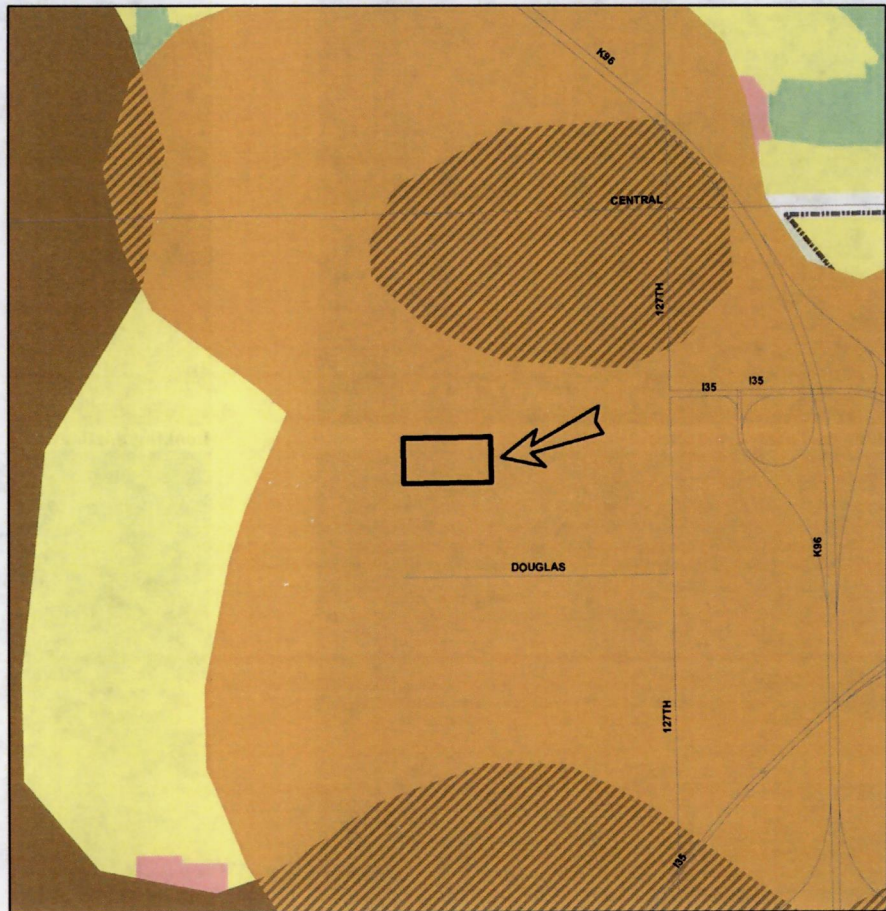
**LAND USE**

-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Nghbd\_Plan\_Areas

N



Wichita, Kansas  
Metropolitan Area Planning Commission  
2023  
ZON2023-00023  
Future Growth Concept Map  
Map Date: 10/20/23  
Map Scale: 1" = 1/4 Mile  
Map Projection: NAD 83 UTM Zone 16N  
Map Author: Metropolitan Area Planning Commission  
Map Reviewer: Metropolitan Area Planning Commission  
Map Contact: Metropolitan Area Planning Commission  
Map Distribution: Metropolitan Area Planning Commission



Looking west towards site



Looking east away from site



Looking south away from site



Looking north away from site

