



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

336 Rock LLC
8918 West 21st Street North
Suite 200-141
Wichita, KS 67205

April 3, 2024

RE: ZON2023-00076 – Zone change request in the City from NR (Neighborhood Retail) to LC (Limited Commercial); located on the southwest corner of West 13th Street North and North Waco Ave (1351 North Waco Ave).

Dear applicant,

On **March 19, 2024**, the Wichita City Council considered the above captioned request. The action of the WCC was to **APPROVE** the request, subject to Protective Overlay #430, which states:

1. The following uses are prohibited on site: Cemetery, Correctional Placement Residence (Limited and General), Financial Institution, Hotel or Motel, Service Station, Car Wash, Vehicle and Equipment Sales (Outdoor), Entertainment Establishment in the City, Nightclub in the City, Tavern or Drinking Establishment.
2. Drive-thru speakers must be placed on the north side of the property.
3. Signage shall not face residential buildings.

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

Sincerely,

A handwritten signature in black ink that reads 'Christina Rieth'.

Christina Rieth
Associate Planner

Cc: Maggie Ballard, Councilmember District VI
Ana Lopez, CSR District VI
MABCD
Kim Edgington, 2632 North Cardinal Lane, Wichita, KS 67204



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

336 Rock LLC
8918 West 21st Street North
Suite 200-141
Wichita, KS 67205

February 8, 2024

RE: ZON2023-00076 – Zone change request in the City from NR (Neighborhood Retail) to LC (Limited Commercial); located on the southwest corner of West 13th Street North and North Waco Ave (1351 North Waco Ave).

Dear Applicant;

At its regular meeting on **February 8, 2024**, 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, subject to Protective Overlay #430, which reads:

1. The following uses are prohibited on site: Cemetery, Correctional Placement Residence (Limited and General), Hotel or Motel, Service Station, Car Wash, Vehicle and Equipment Sales (Outdoor), Entertainment Establishment in the City, Nightclub in the City, and Tavern or Drinking Establishment.
2. Drive-thru speakers must be placed on the north side of the property.

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 February 22, 2024. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by February 22, 2024, at 5:00 p.m.

This application will be considered by the Wichita City Council on Tuesday, March 19, 2024, beginning at 9:00 a.m., at 455 North Main Street, Wichita, KS 67202.

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

Sincerely,

Christina Rieth
Associate Planner

ORDINANCE NO. 52-357

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. ZON2023-00076

Zone change in the City from B Multi-Family Residential District and NR Neighborhood Retail District to LC Limited Commercial District, subject to the provisions of Protective Overlay #430, on property legally described as:

Lots 1234, 1236, 1238, 1240, 1242, 1244, and 1246, on Waco Avenue, Lewellen's Addition to the City of Wichita, Sedgwick County, Kansas, EXCEPT that portion deeded to the City of Wichita for street purposes on Film 1688, Page 2287.

Protective Overlay #430

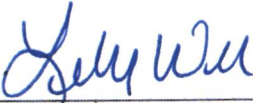
1. The following uses are prohibited on site: Cemetery, Correctional Placement Residence (Limited and General), Financial Institution, Hotel or Motel, Service Station, Car Wash, Vehicle and Equipment Sales (Outdoor), Entertainment Establishment in the City, Nightclub in the City, Tavern or Drinking Establishment.
2. Drive-thru speakers must be placed on the north side of the property.
3. Signage shall not be adjacent to residential.

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.

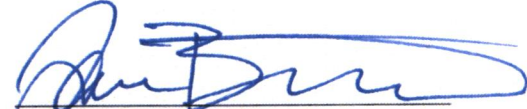
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Adopted this 26 day of March 2024.



Lily Wu, Mayor, City of Wichita

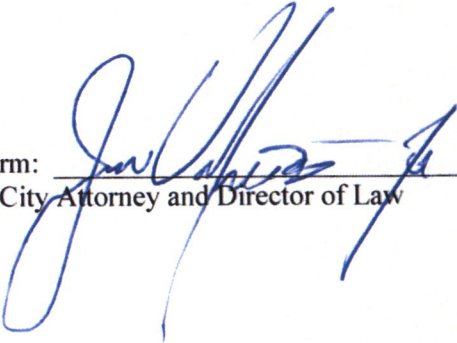
ATTEST:


Jamie Buster, City Clerk

(SEAL)



Approved as to form:
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
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The Modesto Bee
 The Sun News - Myrtle Beach
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 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	535932	Print Legal Ad-IPL01662360 - IPL0166236		\$64.77	1	77L

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

JMBuster@wichita.gov

ORDINANCE NO. 52-357

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:

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

[Remainder of page intentionally left blank]

Adopted this 26 day of March 2024.
 Lily Wu, Mayor, City of Wichita
 ATTEST: Jamie Buster, City Clerk
 (SEAL) Approved as to form: Jennifer Megan a, City Attorney and Director of Law
 IPL0166236
 Mar 29 2024

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

1 insertion(s) published on:
 03/29/24

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 03/29/2024 to 03/29/2024.

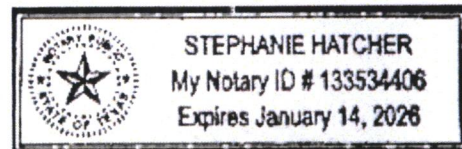
Mary Castro

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

DATED: 03/29/2024

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!



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
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 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
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 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	509215	Print Legal Ad-IPL01552890 - IPL0155289	OCA 150004	\$139.62	2	83 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 January 18, 2024
 (One Time Only)
 MAPC/BEA February 6, 2024
 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, February 8, 2024, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.

CON2023-00071: Conditional Use in the City for an Accessory Dwelling Unit located one-half mile south of West Central Avenue and one-quarter mile west of North Tyler Road (447 North Pamela).

VAC2023-00056: Vacation request in the City to vacate a portion of an existing drainage easement for the construction of duplexes on property zoned MF-18 Multi-Family Residential District, generally located west of North Rock Road and north of K-96.

ZON2023-00073: Zone change request in the City from NO Neighborhood Office and MF-29 Multi-Family Residential to GC General Commercial with Protective Overlay #428 to allow for a mixed-use building with roll-up doors, generally located on the east side of North Waco Avenue, within 150 feet south of W. 9th St N.

ZON2023-00076: Zone change request in the City from NR (Neighborhood Retail) to LC (Limited Commercial); located on the southwest corner of West 13th Street North and North Waco Ave (1351 North Waco Ave).

ZON2023-00077: Zone change request in the City from SF-5 Single-Family Residential to TF-3 Two-Family Residential for a duplex on property located within one-quarter mile southwest of the intersection of East 21st Street North and North Hillside Avenue (2935 E. Maplewood).

ZON2023-00078: Zone change request in the City from TF-3 Two-Family Residential District to MF-29 Multi-Family Residential District to construct a duplex and single-family residence, generally located on the southwest corner of East 1st Street North and North Poplar Avenue (155 N Poplar Ave., 2411 E 1st St. N). 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 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
 316.856.7764

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 January 18, 2024
 Scott Wadle, Secretary
 Wichita-Sedgwick County
 Metropolitan Area Planning Commission
 IPL0155289
 Jan 18 2024

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

1 insertion(s) published on:

01/18/24

STATE OF KANSAS)

SS

County of Sedgwick)

Stefani Beard, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 01/18/2024 to 01/18/2024.

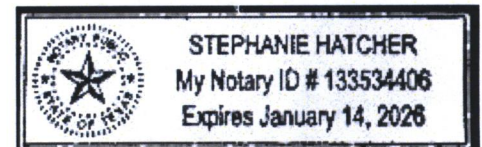
Stefani Beard

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

DATED: 01/24/2024

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: February 8, 2024
DAB VI: February 5, 2024

CASE NUMBER: ZON2023-00076 (City)

APPLICANT/AGENT: 366 Rock LLC (Applicant)/Kim Edgington (Agent)

REQUEST: LC Limited Commercial District

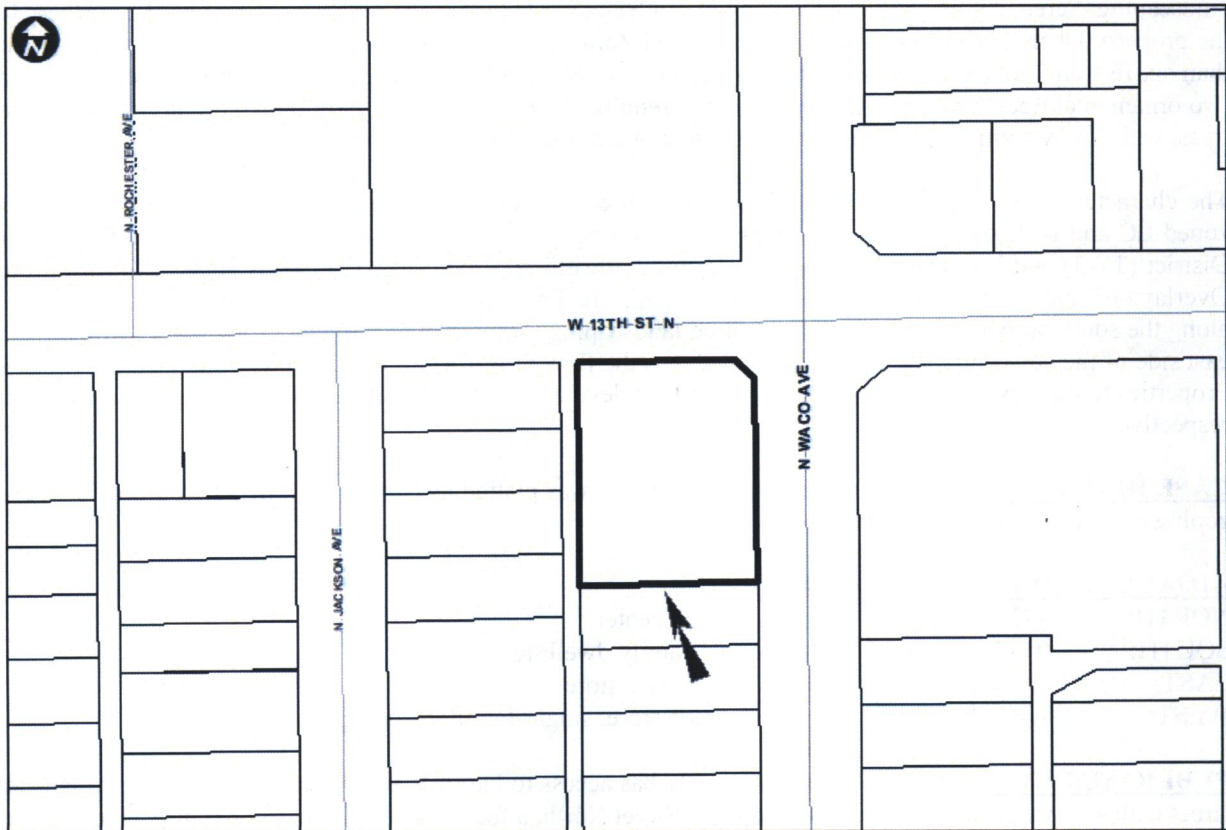
CURRENT ZONING: NR Neighborhood Retail District and B Multi-Family District

SITE SIZE: 0.57 acres

LOCATION: Generally located on the southwest corner of West 13th Street North and North Waco Avenue

PROPOSED USE: Commercial development.

RECOMMENDATION: Deny



BACKGROUND: The applicant is requesting a zone change from NR Neighborhood Retail District (NR) and B Multi-Family District (B) to LC Limited Commercial District (LC) to allow for commercial development. The 0.57-acre property is located on the southwest corner of West 13th Street North and North Waco Avenue. The subject site is currently developed with a youth center and insurance office. The building on site was constructed around 1920.

The requested zone change would permit more uses on site than its current zoning. Additionally, it would allow changes to the minimum lot area, minimum lot width, setback requirements, and height restrictions, as demonstrated in the table below.

Development Standard	NR Neighborhood Retail District	LC Limited Commercial District
Minimum lot area	5,000 square feet for single-family and nonresidential; 3,000 square feet per dwelling unit for duplex and multi-family (maximum 14.5 dwelling units per acre)	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
Minimum lot width	50 feet	No minimum
Front setback	20 feet	20 feet
Rear setback	10 feet	No minimum, subject to compatibility standards.
Interior side setback	0 feet	Zero feet or 5 feet, subject to compatibility standards.
Street side setback	15 feet	No minimum
Maximum height	35 feet	80 feet, subject to compatibility standards.

Because the property abuts residential zoning on the south and west sides, it would need to provide screening and landscaping. Screening must be installed on the south and west sides of the property, except on the northern half of the property where it abuts NR zoning. The Unified Zoning Code requires screening fences or walls to be no less than six feet and no more than eight feet in height. The Wichita Landscape Ordinance requires one shade tree or two ornamental trees for every 500 square feet of required landscaped street yard. It also requires landscape buffer trees, which may comprise of either one shade tree or two ornamental trees per 40 lineal feet.

The character of the neighborhood is mixed-use with commercial on the arterial streets. Property to the north is zoned LC and is developed with a learning center. Property to the south is zoned TF-3 Two-Family Residential District (TF-3) and is developed with a single-family dwelling. Property to the east is zoned LC with Protective Overlay #65 and is developed with commercial retail. The Protective Overlay requires an eight-foot masonry wall along the south property line, twice the required landscaping required by the Wichita Landscape Ordinance on the east side of the adjacent alley, a site plan that shows the flow of traffic, and it prohibits portable and off-site signs. Properties to the west are zoned NR and TF-3 and are developed with a furniture store and single-family dwellings, respectively.

CASE HISTORY: On April 10, 1884, the subject site was platted as part of Lewellen’s Addition. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	LC	Learning center
SOUTH:	TF-3	Single-family dwelling
EAST:	LC with PO #65	Convenience store
WEST:	NR, TF-3	Furniture store, single-family dwellings

PUBLIC SERVICES: The subject site currently has access to North Waco Avenue, which is a two-lane arterial street with sidewalks on each side, and West 13th Street North, a four-lane arterial with sidewalks on each side. The

site has access to all municipal services, which include water, sewer, and stormwater. Wichita Transit stops directly northeast of the subject site, on the northeast corner of West 13th Street North and North Waco Avenue.

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 appropriate for “Commercial” uses. The *Plan* defines “Commercial” as “*areas that reflect the full diversity of commercial development intensities and types typically found in a large urban municipality. Convenience retail, restaurants, small offices, and personal service uses are located in close proximity to, and potentially mixed with, residential uses.*” The subject site is proposing a commercial space, which is appropriate for this site.

The *Community Investments Plan*’s Locational Guidelines “Provide a framework for decision-making regarding land use changes so as to: encourage patterns of development that efficiently and effectively use land, public infrastructure, and services; strive for compatibility among various land uses; and, promote quality of place through design.” The Locational Guidelines state that “Higher-intensity development should be discouraged from locating in areas of existing lower-intensity development, particularly established low-density residential areas.” The property abuts single-family residential housing on the south and west sides of the property, which were built around 1910 and 1920, respectively. The existing NR zoning serves as a buffer between the adjacent LC zoning to the north and east.

The requested zone change is not in conformance with the *Midtown Neighborhood Plan*. The *Plan* emphasizes commercial development near 13th and Broadway, with Broadway as the main commercial corridor. Mixed use opportunities should be “possibly north of St. Francis and south of 9th, between Wichita and Broadway (these mixed-use concentrations may act as a buffer between intense non-residential use and quiet residential neighborhood areas).” The subject site is located one block west of Wichita Street and four blocks north of West 9th Street North. The *Plan*’s Future Land Use Map identifies the subject site as primarily appropriate for “Neighborhood Retail” uses. The subject site is already zoned for Neighborhood Retail uses; the requested zone change allows for higher-intensity commercial uses and will deviate from the preferred land use.

With the information available, it is unknown if the requested zone change is in conformance with the *Wichita: Places for People Plan*. The subject site is located within an “Area of Opportunity”, which the *Plan* defines as “areas that generally exhibit economic challenges, a disconnected development pattern and a lack of walkable places and facilities. These areas need strategic investment, both public and private, to assist in redefining and reinvigorating the area. Areas of Opportunity also require capacity-building at the neighborhood level to accommodate redevelopment that is beneficial to the neighborhood and its residents.” The existing zoning provides for opportunities for redevelopment that already exist in NR zoning. The potential redevelopment in LC zoning may allow for uses that are not beneficial to the neighborhood and its residents, as identified in the *Midtown Neighborhood Plan* above.

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

This recommendation is based on the following findings:

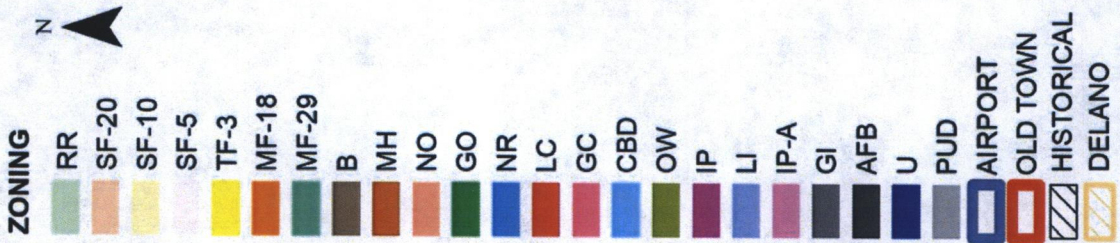
1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is mixed-use with commercial on the arterial streets. Property to the north is zoned LC and is developed with a learning center. Property to the south is zoned TF-3 Two-Family Residential District (TF-3) and is developed with a single-family dwelling. Property to the east is zoned LC with Protective Overlay #65 and is developed with commercial retail. The Protective Overlay requires an eight-foot masonry wall along the south property line, twice the required landscaping required by the Wichita Landscape Ordinance on the east side of the adjacent alley, a site plan that shows the flow of traffic, and it prohibits portable and off-site signs. Properties to the west are zoned NR and TF-3 and are developed with a furniture store and single-family dwellings, respectively.

2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned NR Neighborhood Retail District and B Multi-Family Residential District, and is suitable for a limited number of commercial, residential, public, and civic uses.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** LC zoning would permit higher intensity uses on site that the *Midtown Neighborhood Plan* does not support, such as Correctional Placement Residence (Limited and General), Hotel or Motel, and Vehicle and Equipment Sales (Outdoor).
4. **Length of time subject property has remained vacant as zoned:** The subject site has been developed with a commercial building since 1920.
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 that is appropriate for such development. But certain uses within LC may not be appropriate at this location. 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 allow the property to be in conformance with the *Community Investments Plan* and is not in conformance with the *Midtown Neighborhood Plan*, as discussed in the staff report. Based on the information available prior to the publication of the staff report, it is unknown whether the requested zone change, which depends on the specific proposed use of the property, is in conformance with the *Wichita: Places for People Plan*,
7. **Impact of the proposed development on community facilities:** Staff does not anticipate the requested zone change to have a significant impact on community facilities.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff received one phone call from a concerned neighbor who was not in support nor in denial of the requested zone change.
 1. Should the MAPC find that the zone change to be approved, it is recommended that the MAPC adopt alternate findings supporting their recommendation. Staff recommends the following Protective Overlay: Signage shall be restricted to the rules and regulations set forth in the Wichita Sign Code for NR zoning.
 2. The following uses are prohibited on site: Correctional Placement Residence (Limited and General), Hotel or Motel, Pawnshop, Service Station, and Vehicle Repair (Limited).
 3. Drive-thru speakers must be placed on the north side of the property.

Staff Report Attachments:

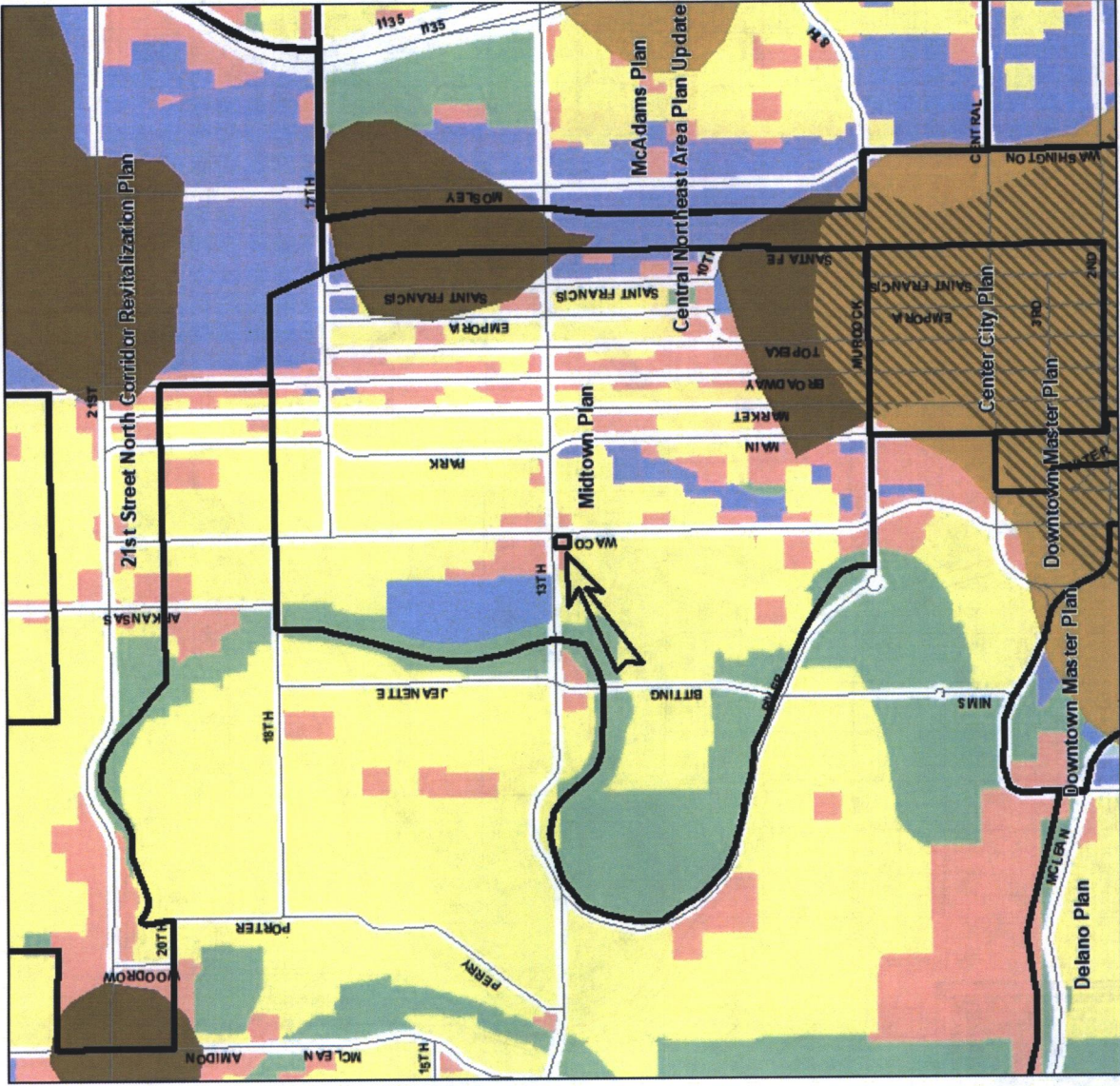
1. Aerial Map
2. Zoning Map
3. Land Use Map
4. *Midtown Neighborhood Plan* Future Land Use Map
5. Site Photos





2035 Wichita Future Growth Concept Map

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



Looking west towards site



Looking south towards site



Looking west away from site



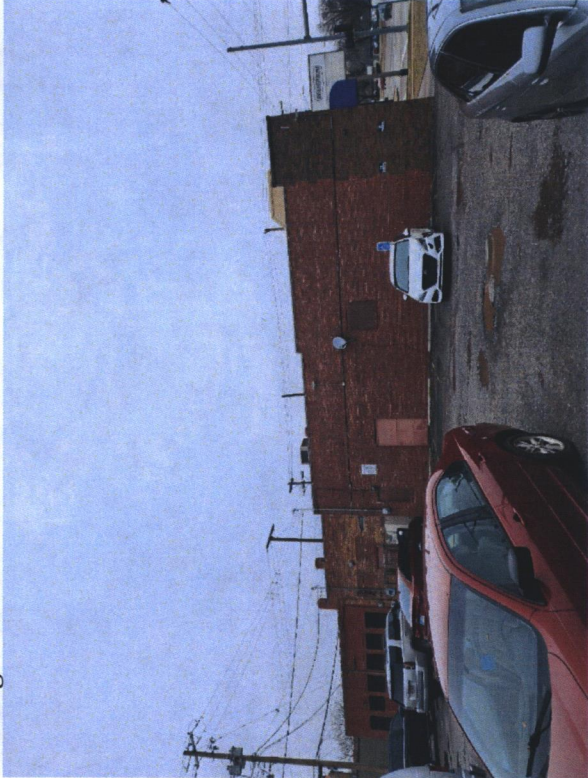
Looking south away from site



Looking east towards site



Looking north towards site



Looking east away from site



Looking north away from site

