



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

Via Fone Inc
PO Box 12207
Wichita, KS 67277

July 15, 2025

RE: ZON2025-00023 – Zone Change request in the City from LC Limited Commercial District to GC General Commercial to allow Vehicle Storage Yard, generally located on the northwest corner of South Seneca Street and West Carey Lane (3825 South Seneca Street).

Dear Applicant;

At its regular meeting on **July 15, 2025**, the Wichita City Council heard the above captioned request. The action of the WCC was to **APPROVE** the request. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth
Current Plans
Associate Planner

CC: MABCD
Dalton Glasscock, Councilmember for District IV
Brooke Kauchak, CSR for District IV
Jayrold Johnson, 2102 South Stoneybrook Street, Wichita, KS 67207



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Metropolitan Area
Planning Department**

Via Fone Inc
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June 13, 2025

RE: ZON2025-00023 – Zone Change request in the City from LC Limited Commercial District to GC General Commercial to allow Vehicle Storage Yard, generally located on the northwest corner of South Seneca Street and West Carey Lane (3825 South Seneca Street).

Dear Applicant;

At its regular meeting on **June 13, 2025**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** the request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on June 26, 2025. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **June 26, 2025, at 5:00 p.m.**

This application will be heard by the Wichita City Council on **Tuesday, July 15, 2025**, beginning at 9:00 a.m., at 455 North Main Street, Wichita, KS 67202, for final action.

Development signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Christina Rieth
Current Plans
Associate Planner

CC: MABCD
Dalton Glasscock, Councilmember for District IV
Brooke Kauchak, CSR for District IV
Jayrold Johnson, 2102 South Stoneybrook Street, Wichita, KS 67207

OCA 150004

PUBLISHED AT WICHITA.GOV/LEGALNOTICES ON

July 29, 25

ORDINANCE NO. 52-762

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2025-00023

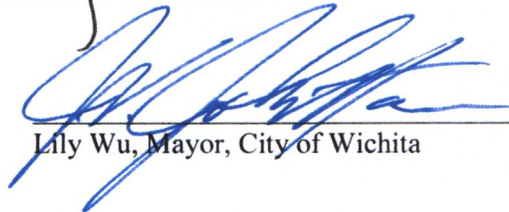
Zone change request in the City from LC Limited Commercial District to GC General Commercial District on property legally described as:

Lot 1, Silver Spur Third Addition to 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 22nd day of July, 2025.


Lily Wu, Mayor, City of Wichita

Attest:


Shinita Rice, Deputy City Clerk



(SEAL)

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49235	31536	Legal Ad - IPL0257106	Ord 52-761-52-765 and Res 25-319-333	3.0	297.0L

ATTENTION: CITY OF WICHITA/CLERKS OFFICE IP
455 N MAIN ST FL 13
WICHITA, KS 67202
sprice@wichita.gov

ORDINANCE NO. 52-761

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An ordinance changing zoning at 401 South All Hallows Avenue.

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An ordinance changing zoning at 3825 South Seneca.

ORDINANCE NUMBER 52-763

CASE NUMBER A24-13 AN ORDINANCE INCLUDING AND INCORPORATING CERTAIN BLOCKS, PARCELS, PIECES AND TRACTS OF LAND WITHIN THE LIMITS AND BOUNDARIES OF THE CITY OF WICHITA, KANSAS.
An ordinance requesting annexation at the northeast corner of Macarthur Road and K-42.

ORDINANCE NO. 52-764

AN ORDINANCE AMENDING THE CITY OF WICHITA 2035 URBAN GROWTH AREAS MAP AND 2035 FUTURE GROWTH CONCEPT MAP AS AN AMENDMENT TO THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN.
An ordinance amending the 2035 Urban Growth Areas map and 2035 Future Growth Concept Map.

ORDINANCE NO. 52-765

AN ORDINANCE ADOPTING THE COLLEGE HILL NEIGHBORHOOD PLAN AS AN AMENDMENT TO THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN.
An ordinance adopting the College Hill Neighborhood Plan.

RESOLUTION NO. 25-319

A RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION NO. 24 - 050 OF THE CITY OF WICHITA, KANSAS WHICH AUTHORIZED THE ISSUANCE OF GENERAL OBLIGATION BONDS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY.
A resolution regarding improvements to 29th Street North and Broadway.

RESOLUTION NO. 25-325

A RESOLUTION AMENDING AND SUPPLEMENTING RESOLUTION NO. 24 - 288 OF THE CITY OF WICHITA, KANSAS WHICH AUTHORIZED THE ISSUANCE OF GENERAL OBLIGATION BONDS TO PAY THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY.
A resolution regarding a supplemental design agreement and funding for 135th Street West from Central to 13th Street.

RESOLUTION NO. 25-327

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF WICHITA, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (WATER DISTRIBUTION IMPROVEMENTS PHASE 1 - SWANEY FARM ADDITION).
A resolution regarding water distribution improvements.

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A resolution regarding paving improvements.

THE FULL DOCUMENTS CAN BE VIEWED AT WICHITA.GOV/LEGALNOTICES
IPL0257106
Jul 25 2025

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

County of Sedgwick)
the undersigned, 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.

1.0 insertion(s) published on:
07/25/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



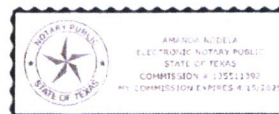
Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before
me on

Jul 25, 2025, 10:16 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX*

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The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
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Ledger-Enquirer

Durham | The Herald-Sun
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Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
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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	Cols	Depth
16399	663310	Print Legal Ad-IPL02339250 - IPL0233925		1	81 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 May 21, 2025
(One Time Only)

MAPC/BZA June 12, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, June 12, 2025, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421. Full notice can be found at www.wichita.gov/LegalNotices.

CON2025-00070: Conditional Use request in the City to allow an Accessory Apartment on property zoned SF-5 Single-Family Residential District, generally located on the west side of North Linden Drive, within 550 feet south of East Central Avenue (3 Linden Drive).

DER2025-00008: 2025 Urban Growth Area Update - Pursuant to K.S.A. 12-747 et. Seq., amendment of the Urban Growth Area as an element of the Community Investments Plan 2015-2035, the Wichita-Sedgwick County Comprehensive Plan, will be considered.

DER2025-00011: College Hill Neighborhood Plan - Pursuant to K.S.A. 12-747 et. Seq., adoption of the College Hill Neighborhood Plan as an element of the Community Investments Plan 2015-2035, the Wichita-Sedgwick County Comprehensive Plan, will be considered.

VAC2025-00017: Vacation request in the City to vacate 50 feet of a 55-foot drainage easement to build a detached garage, generally located on the north side of West Kenny Street, within one-quarter mile east of North 119th Street West (11518 West Kenny Street).

VAC2025-00018: Vacation request in the City to vacate a 20-foot drainage & utility easement to build a new home, generally located on the west side of East Laguna Circle, within one-half mile west of South 143rd Street East.

ZON2025-00022: Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District, generally located on the southwest corner of West University Avenue and South All Hallows Avenue (401 South All Hallows Avenue).

ZON2025-00023: Zone Change request in the City from LC Limited Commercial District to GC General Commercial to allow Vehicle Storage Yard, generally located on the northwest corner of South Seneca Street and West Carey Lane (3825 South Seneca Street)
IPL0233925
May 21 2025

In The STATE OF KANSAS

In and for the County of Sedgwick

1 insertion(s) published on:

05/21/25

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, 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 05/21/2025 to 05/21/2025.

Mary Castro

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

DATED: 05/21/2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



AMY L. ROBBINS
NOTARY PUBLIC
SOUTH CAROLINA

MY COMMISSION EXPIRES 11-03-32

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



AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, Deputy City Clerk

Being first duly sworn, deposes and says:

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

That the attached Notice of Public Hearing / Ordinance No. 52-7602 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 25th day of July, 2025.

Shinita Rice

Signature

SUBSCRIBED AND SWORN to before me this 24th day of July, 2025.



(seal)

[Signature]
Notary Public

City Clerk's Office

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

316.268.4529

www.wichita.gov

BACKGROUND: The applicant is requesting a zone change from LC Limited Commercial District to GC General Commercial District on a 2.49-acre property. The subject site is generally located on the northwest corner of South Seneca Street and West Carey Lane (3825 South Seneca Street). It is currently developed with a vacant commercial building. The applicant is requesting the zone change for a Vehicle Storage Yard.

Vehicle Storage Yard is defined in the Unified Zoning Code (“UZC”) as “the keeping outside of an enclosed building for more than 72 consecutive hours of one or more motor vehicles (except inoperable vehicles), boats, trailers, or unoccupied recreational vehicles.” This does not include Wrecking/Salvage Yard, which is the storage of inoperable vehicles. Wrecking/Salvage Yard is also not permitted in GC zoning either by right or with a Conditional Use approval.

GC zoning permits more uses on site than LC zoning, including some industrial uses. If the zone change request is approved, the development standards will change, as demonstrated in the table below.

Development Standards	LC Limited Commercial District	GC General Commercial District
Minimum lot area	2,500 square feet for single-family and nonresidential; 2,000 square feet per dwelling unit for duplex; 580 square feet per dwelling unit for multi-family (maximum 75 dwelling units per acre); no minimum for nonresidential uses	2,500 square feet for single-family and nonresidential; 2,000 square feet per dwelling unit for duplex; 580 square feet per dwelling unit for multi-family (maximum 75 dwelling units per acre); no minimum for nonresidential uses
Front setback	20 feet	20 feet
Rear setback	10 feet	No minimum
Interior side setback	Zero feet or 5 feet	Zero feet or 5 feet
Street side setback	10 feet	No minimum
Maximum height	80 feet, plus two feet of additional height for each foot of setback beyond the minimum required setbacks	80 feet, plus two feet of additional height for each foot of setback beyond the minimum required setbacks
Minimum lot width	No minimum	No minimum

Section IV-B.2 of the UZC requires screening of commercial properties when abutting or across a street or alley from residential zoning districts. Because the property abuts residential zoning on the west side, the applicant will be required to provide a solid screening fence between six to eight in height along this property line.

The property would also need to adhere to the rules and regulations of the Wichita Sign Code, which prohibits illuminated building signs from facing a residential zoning district if the building is within 150 feet of the residential lot line. The subject site is adjacent to residential zoning to the west. Unlike LC zoning, GC zoning allows for Roof Signs if a Variance is granted by the Board of Zoning Appeals. Additionally, there are no limitations on the number of signs for each tenant or business on each building elevation.

The applicant would need to adhere to the requirements of the Wichita Landscape Code. In general, the Code requires one shade tree (or two ornamental trees) per 40 linear feet along the abutting residential property lines and a landscaped street yard would also be required along South Seneca Street. The subject site features several trees near the property lines, but a landscape plan is required to be submitted for review and approval prior to the issuance of building permits. Landscaped buffers are also required along rear and side boundaries of nonresidential developments when adjacent to residential districts. As of April 2025, the City of Wichita is in a Stage II drought, and applicants are not required to install said landscaping until the drought restrictions have been lifted.

Section IV-C.5.b of the UZC states that compatibility standards for noise shall apply to all uses in NO Neighborhood Office District (NO) and more intensive base zoning districts when such uses are located on zoning lots that are within 500 feet of any property zoned MH Manufactured Housing District (MH) or more restrictive. No sound amplification system for projecting music or human voices shall be permitted on any property zoned NO or more

intensive if the music and/or voices can be heard within any residential zoning district that is located within a 500-foot radius of the subject site.

Parking for the proposed use shall be in accordance with Section IV-A of the UZC. Vehicle Storage Yard requires one parking space per 10,000 square feet of office space. One parking space will be required if the applicant intends to use the existing 2,280-square-foot building. There is an existing parking lot on site that can accommodate the proposed use.

The character of the neighborhood is mostly commercial. Property to the north, across Highway I-235, is zoned SF-5 Single-Family Residential District and is developed with a military recruitment center. Properties to the south, across West Carey Lane, are zoned LC and GC and are developed with a gas station and a self-storage facility, respectively. Property to the east, across South Seneca Street, is zoned GC with CUP DP-345 and is undeveloped. Property to the west is zoned MH Manufactured Housing District and is developed with manufactured homes.

CASE HISTORY: In 1965, the subject site was platted as part of the Silver Spur 3rd Addition. In 1972, the subject site was granted a Variance (use exception) to allow the sales of mobile homes (BZA9-72). In 1975, the subject site was granted a Variance (use exception) to allow Vehicle and Equipment Sales, Outdoor (BZA30-75).

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Military recruitment center
SOUTH:	LC, GC	Gas station, Warehouse/Self-Service Storage
EAST:	GC with CUP DP-345	Undeveloped
WEST:	TF-3	Manufactured houses

PUBLIC SERVICES: This site has access to West Carey Lane, which is a two-way local street with a sidewalk on the north side. Municipal services, such as water and sewer, already exist on site. Wichita Transit stops at the subject site, on the northwest corner of South Seneca Street and West Carey Lane.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the *Community Investments Plan*. The *Plan*'s 2035 Wichita Future Growth Concept Map identifies the subject site as primarily appropriate for "New Residential", which the *Plan* defines as such: "*Encompasses 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.*" The requested zone change would allow for an industrial use next to a highway and is adjacent to GC zoning. Based on the location of the site and existing commercial development along South Seneca, the proposed use is appropriate for this location within the New Residential category. Furthermore, the site is in close proximity to the New Employment category on the Future Land Use map.

The *Plan*'s Locational Guidelines provide a decision-making framework regarding land use changes. One of the general Development Patterns states that "Industrial uses should be located in areas with good access to highways, rail lines, and airports." The subject site is immediately south of Interstate 235. One of the Land Use Compatibility Guidelines states that "Industrial and major commercial land uses that generate pollution, odor, noise, light, safety hazards, and high levels of traffic should be located away from residential areas and developed with screening, buffering, and site design features sufficient to mitigate adverse impacts." Although the site is adjacent to a residential neighborhood, they will be required to screen and install landscaping to mitigate potential adverse impacts. The site is located at the interchange between I-235 and South Seneca Street, which is a major arterial street.

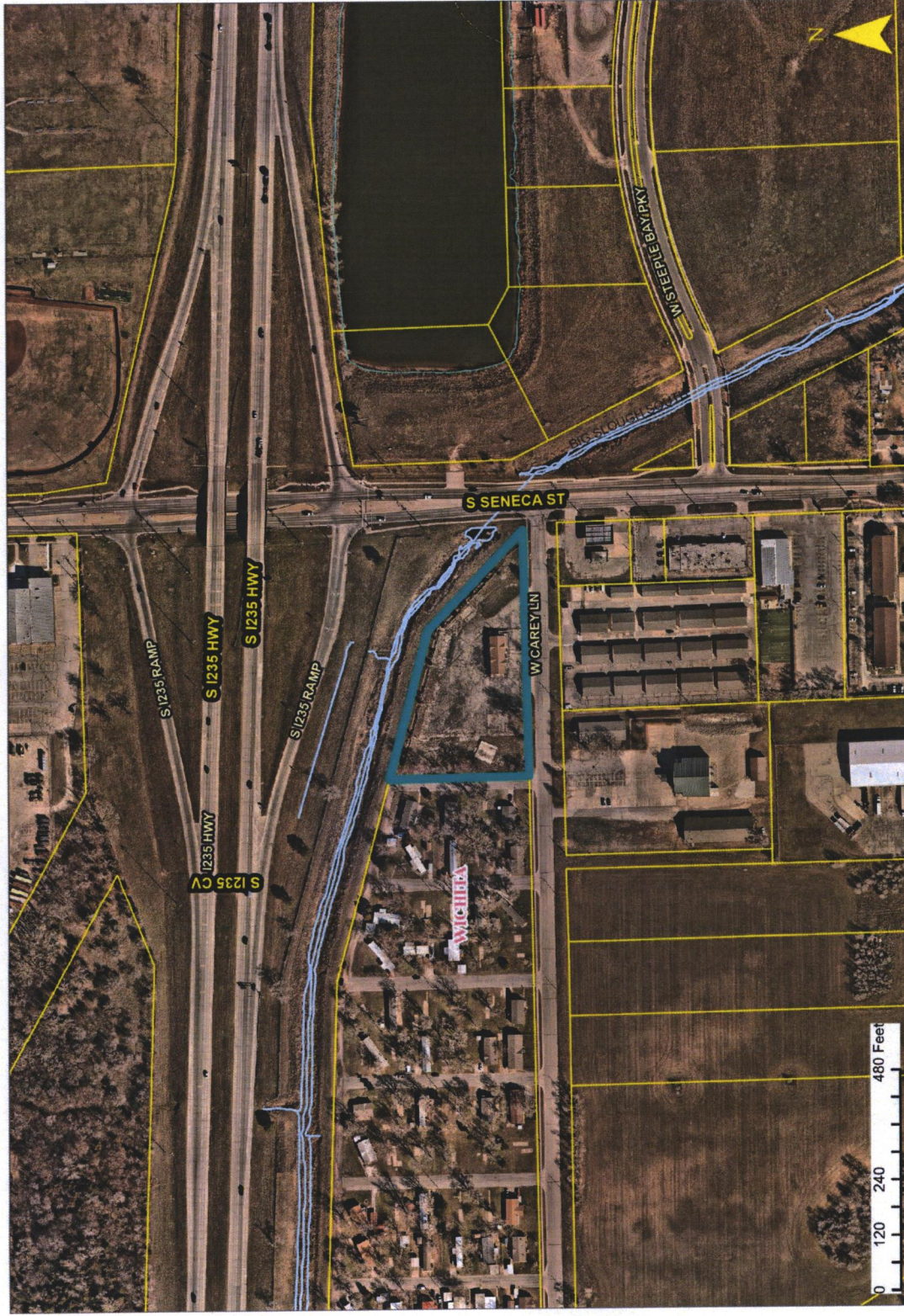
RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the zone change request be **APPROVED**.

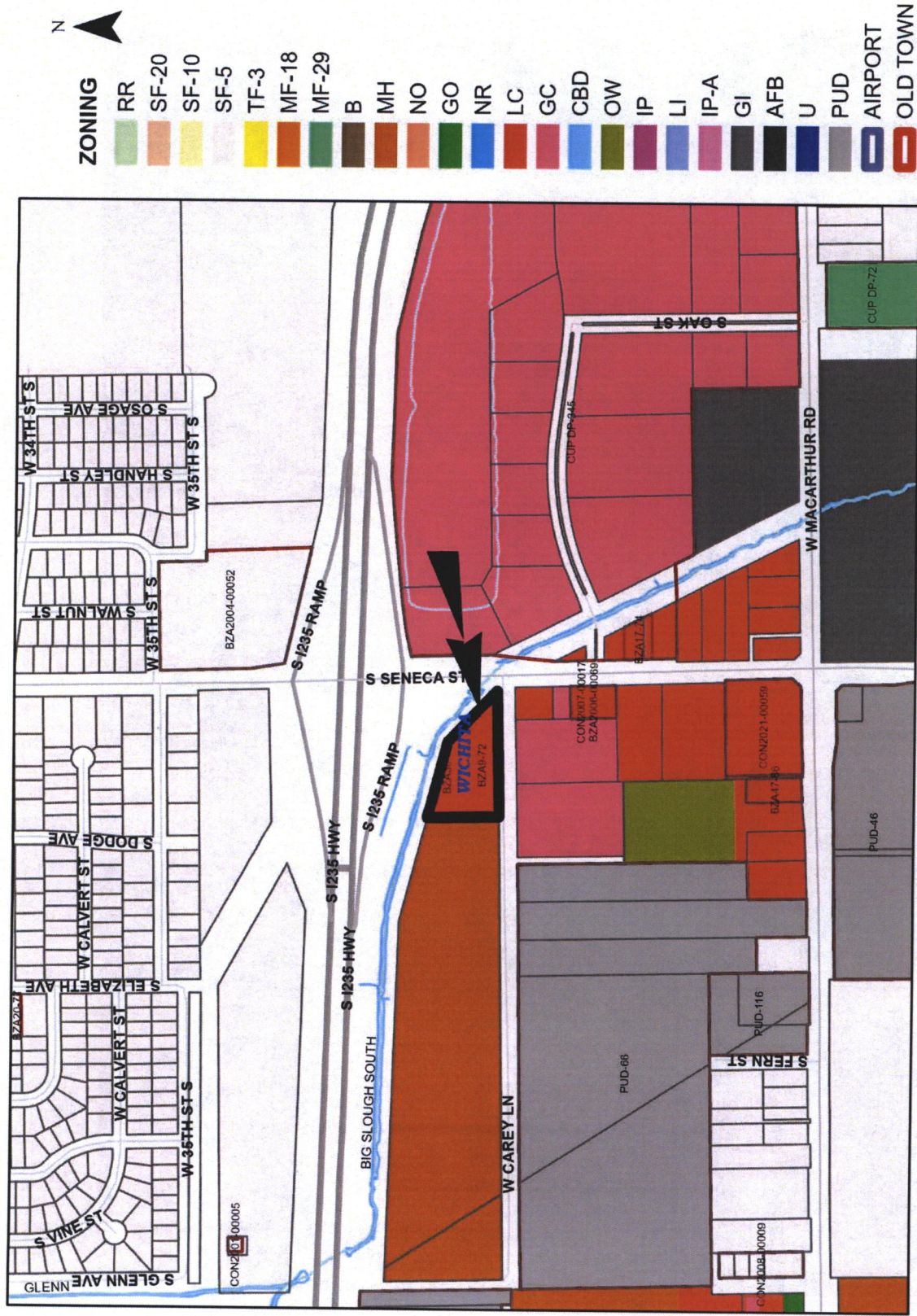
This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is mostly commercial. Property to the north, across Highway I-235, is zoned SF-5 Single-Family Residential District and is developed with a military recruitment center. Properties to the south, across West Carey Lane, are zoned LC and GC and are developed with a gas station and a self-storage facility, respectively. Property to the east, across South Seneca Street, is zoned GC with CUP DP-345 and is undeveloped. Property to the west is zoned MH Manufactured Housing District and is developed with manufactured homes.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned LC Limited Commercial District, which is suited for a limited number of residential, public, and commercial uses. LC zoning does not allow for the intended use, Vehicle Storage Yard.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Industrial development adjacent to residential development may bring additional noise pollution, light pollution, and traffic to the area that comes with higher intensity uses. However, based on the existing, surrounding commercial development and the site's location at an interchange with I-235, the proposed use is appropriate. The required screening and landscaping are designed to mitigate possible negative impacts on the residential to the west.
4. **Length of time subject property has remained vacant as zoned:** The property is not vacant. It has been developed with an office building constructed in 2000, which is currently not occupied.
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 bring uses allowed by right in GC zoning, which staff anticipates will not be a significant detriment to the immediate vicinity. 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 is in conformance with the *Community Investments Plan*, as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** Planning staff anticipates the requested zone change and ensuing development will bring an increase in traffic to the street, which may bring light pollution associated with vehicular traffic adjacent to a residential neighborhood. Required screening and landscaping are designed to mitigate possible negative impacts.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff did not receive any comments on the requested zone change.

Staff Report Attachments:

1. Aerial Map
2. Zoning Map
3. Land Use Map
4. Site Plan
5. 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
- 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



Source: City of Wichita, 2014
Map Date: 2023
Map Scale: 1 inch = 1 mile
Map Projection: NAD 83, UTM Zone 16N
Map Contour Interval: 10 feet
Map Data: City of Wichita, 2014
Map Design: City of Wichita, 2023
Map Production: City of Wichita, 2023



Looking east away from site



Looking west away from site



Looking south away from site



Looking north towards site

