



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

May 23, 2005

B& E Investments Inc.,  
Attention: Matt Eck  
9915 W. 21<sup>st</sup> Street North, #A  
Wichita, KS 67205-1829

Re: **VAC2005-00009** Request to vacate platted right-of-way, right-of-way dedicated by separate instrument and a platted setback, generally located between Hoover Road and the Cowskin Floodway approximately 3,000-feet north of Kansas Highway K-42 Highway.

Dear Mr. Eck:

At its regular meeting on Tuesday, May 17, 2005, the Wichita City Council considered the request. The action of the City Council was to APPROVE subject to the recommendation by the MAPC.

If you have any questions about this matter, please call 268-4494.

Sincerely,



Bill Longnecker  
Senior Planner

BL:le

cc: Jim Armour, City Engineer, Public Works Department, Mail Stop 1-71  
Paul Gunzelman/Carla Jones, Public Works Engineering, Mail Stop 1-71  
Sedgwick County Electric Coop, Attention: Allen Henning & Wayne Voss, P.O. Box 220, Cheney, KS, 67205-0220  
Baughman Company, P.A., Attention: Phil Meyer, 315 Ellis, Wichita, KS 67211  
Brand Plumbing Inc., Attention: Mike Brand, 2418 S. Hoover, Wichita, KS 67215-1203  
Wichita Airport Authority Mid Continent Airport, 2173 Air Cargo Rd., Wichita, KS 67209

**RECEIVED**

MAY 20 2005

METROPOLITAN PLANNING  
ROUTE

**BEFORE THE CITY COUNCIL OF THE  
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS**

**IN THE MATTER OF THE VACATION OF )  
PLATTED STREET RIGHT-OF-WAY, )  
STREET RIGHT-OF-WAY DEDICATED BY )  
SEPERATE INSTRUMENT AND A PLATTED )  
SETBACK )**

**GENERALLY LOCATED BETWEEN HOOVER )  
ROAD AND THE COWSKIN FLOODWAY AND )  
APPROXIMATELY 3,000-FEET NORTH OF KANSAS )  
STATE HIGHWAY K-42 )**

**MORE FULLY DESCRIBED BELOW )**

**MAPD CASE NO.  
VAC2005-00009**

**VACATION ORDER**

NOW on this 17<sup>th</sup> day of May, 2005 comes on for hearing the petition for vacation filed by B & E Investments and Brand Plumbing, c/o Michael Brand, praying for the vacation of the following described platted street right-of-way, street right-of-way dedicated by separate instrument and a platted setback, to-wit:

That portion of Hoover Court that runs parallel to the north lot line of Lot 1, as platted in the W.B. Carter Addition, as recorded, Wichita, Sedgwick County, Kansas.

AND

That part of the south 30-feet of the SW ¼ of Sec. 35, Twp. 27-S, R-1-W of the 6<sup>th</sup> P.M., Sedgwick County, Kansas lying east of the east right-of-way line of Hoover Road, as established per Misc. Book 354, Page 529 and west of the right-of-way line of the Wichita-Valley Center Floodway per Condemnation Case A-31849.

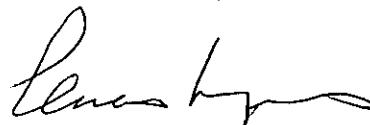
AND

The platted 35-foot setback, that runs parallel to the platted street right-of-way and the north lot line of Lot 1, recorded on the W.B. Carter Addition.

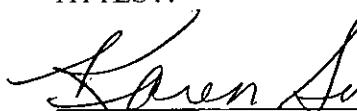
The City Council, after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, makes the following findings:

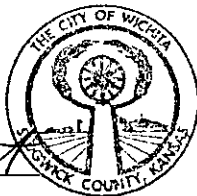
1. That due and legal notice has been given by publication as required by law, by publication in The Wichita Eagle on March 24, 2005, which was at least 20 days prior to the public hearing.
2. No private rights will be injured or endangered by the vacation of the above-described platted street right-of-way, the street right-of-way dedicated by separate instrument and a platted setback and the public will suffer no loss or inconvenience thereby.
3. In justice to the petitioner(s), the prayer of the petition ought to be granted.
4. No written objection to said vacation has been filed with the City Clerk by any owner or adjoining owner who would be a proper party to the petition.
5. Retain the platted street right-of-way recorded on the W.B. Carter Addition and the street right-of-way established per Misc. Book 354, Page 529 as an access, drainage and utility easement.
6. Retain the west 10-feet of the platted street right-of-way recorded on the WB Carter Addition and the street right-of-way established per Misc. Book 354, Page 529 as right-of-way.
7. Vacate the platted 35-foot setback that runs parallel to the platted street right-of-way and the north lot line of Lot 1, as recorded on the W.B. Carter Addition.
8. The vacation of platted street right-of-way, the street right-of-way dedicated by separate instrument and the platted setback described herein should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 17<sup>th</sup> day of May 2005 ordered that the above-described platted street right-of-way, the street right-of-way dedicated by separate instrument and the platted setback are hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall certify a copy of this order to the Register of Deeds of Sedgwick County.

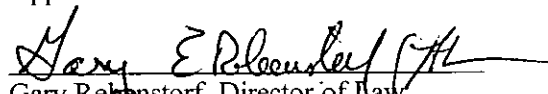
  
\_\_\_\_\_  
Carlos Mayans, Mayor

ATTEST:

  
\_\_\_\_\_  
Karen Sublett, City Clerk



Approved as to Form:

  
\_\_\_\_\_  
Gary Rebnstorf, Director of Law

STAFF REPORT

CASE NUMBER: VAC2005-00009 Request to vacate platted street right-of-way and right-of-way dedicated by separate instrument

APPLICANTS: B&E Investments c/o Matt Eck Brand Plumbing c/o Mike Brand

AGENT: Baughman Company PA c/o Phil Meyer

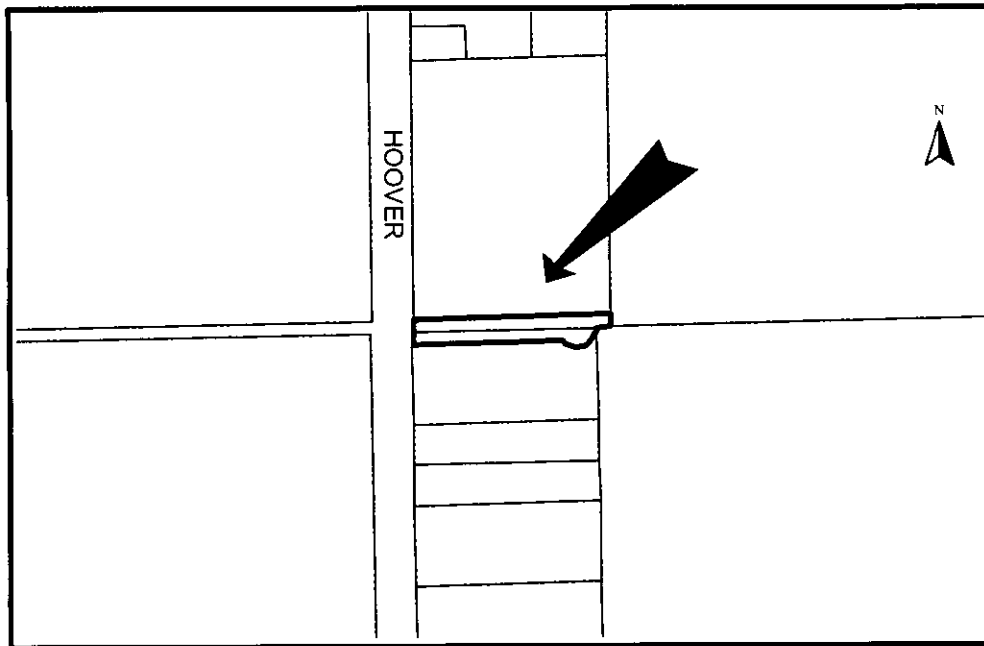
LEGAL DESCRIPTION: Generally described as that portion of Hoover Court abutting the north side of Lot 1, the WB Carter Addition and as platted on the WB Carter Addition, Wichita, Sedgwick County, Kansas  
And  
Generally described as that portion of Pawnee Avenue established per Misc. Book 354, Page 529, that abuts the south side of the unplatted tract D-432-UP

LOCATION: Generally located between Hoover Road, on its west side, and the Cowskin Floodway, on its east side, approximately 3,000-feet north of State Highway K-42 (WCC District IV)

REASON FOR REQUEST: Revert to private use

CURRENT ZONING: The site is unimproved public right-of-way. The abutting north and south properties and the adjacent western properties are zoned "LI" Limited Industrial. The abutting eastern property is the Cowskin Floodway

VICINITY MAP:



The applicant is requesting vacation of the unimproved portion of right-of-way (ROW) as previously described. The 60-foot (x) approximately 475-feet of ROW intersects Hoover Road on its west side and ends at the Cowskin Floodway on its east side. Interstate Highway-235 ROW is east of the Floodway and the Cessna Aircraft facility is west of Hoover Road. The proximity of the proposed vacated ROW to the Floodway, Interstate Highway -235 and the Cessna facility make it unlikely that the ROW will ever be extended beyond its current location. The applicants own the abutting northern and southern properties. Both abutting properties have access onto Hoover Road that they are currently using, so the vacation of the ROW would not affected their access to Hoover Road. There are no manholes, sewer or water lines in the ROW. There is a storm drain line in the ROW. Westar has equipment in the ROW. The WB Carter Addition was recorded with the Register of Deeds April 7, 1970.

Based upon information available prior to the public hearings and reserving the right to make recommendations based on subsequent comments from City Public Works, franchised utility representatives and other interested parties, Planning Staff recommends approval to vacate the portion of the ROW, as described with conditions.

- A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:
1. That due and legal notice has been given by publication as required by law, in the Wichita Eagle, of notice of this vacation proceeding one time March 24, 2005 which was at least 20 days prior to this public hearing.
  2. That no private rights will be injured or endangered by the vacation of the above-described portion of platted street ROW and the public will suffer no loss or inconvenience thereby.

3. In justice to the petitioner, the prayer of the petition ought to be granted.

Therefore, the vacation of the platted street ROW described in the petition should be approved with conditions;

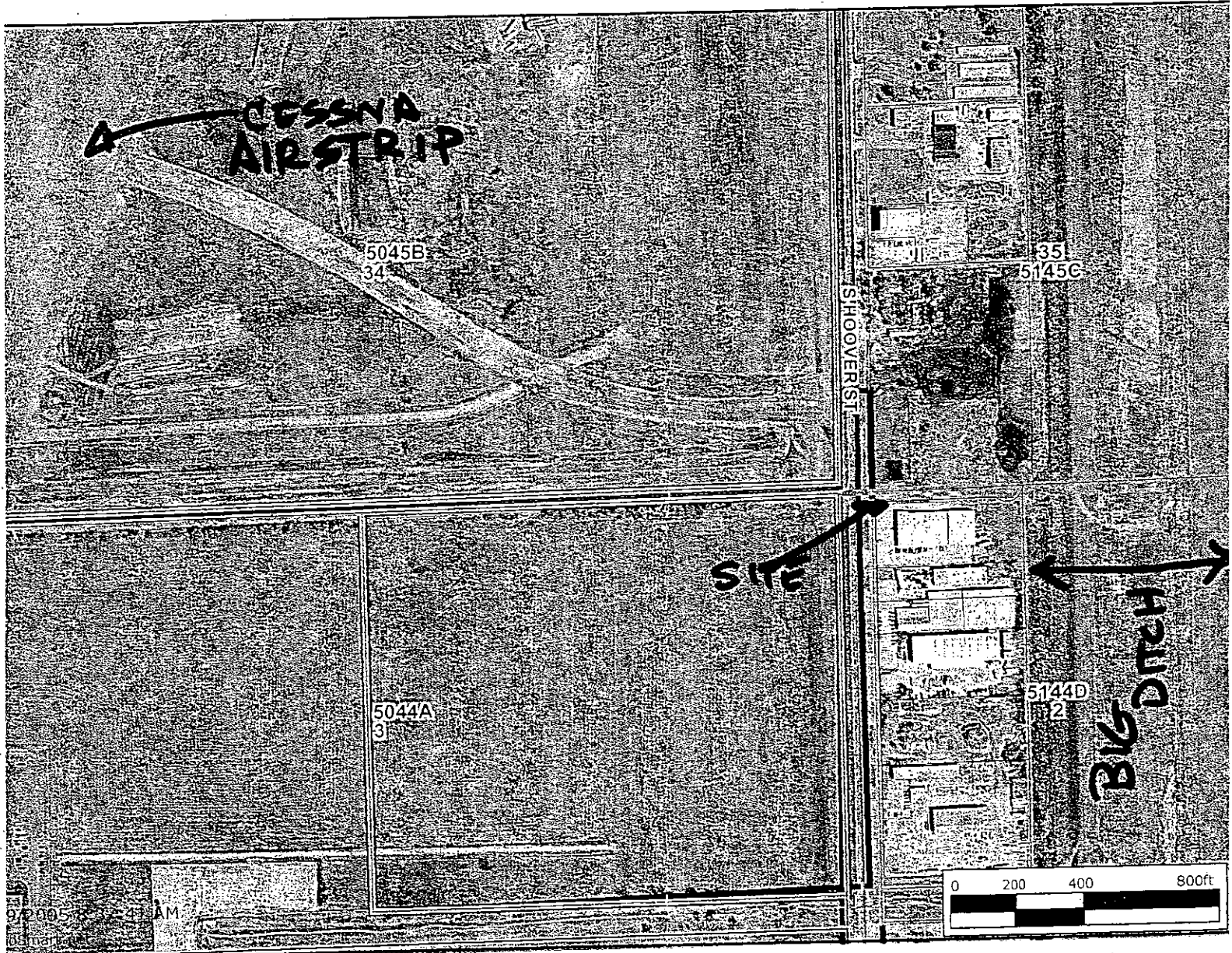
- (1) Retain the vacated ROW as an access – utility – drainage easement.
- (2) Dedicate 10-foot of ROW along the northern and southern properties' Hoover frontage. Retain the west 10-foot of the vacated ROW.
- (3) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicants.
- (4) All improvements shall be according to City Standards, including any driveways from private property onto public ROW.
- (5) Per MAPC Policy Statement #7, all conditions to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation request are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds

**SUBDIVISION COMMITTEE'S RECOMMENDED ACTION:**

The Subdivision Committee recommends approval subject to the following conditions:

- (1) Retain the vacated ROW as an access – utility – drainage easement.
- (2) Retain the west 10-foot of the vacated ROW.
- (3) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicants.
- (4) All improvements shall be according to City Standards, including any driveways from private property onto public ROW.
- (5) Per MAPC Policy Statement #7, all conditions to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation request are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds

vac2005-09

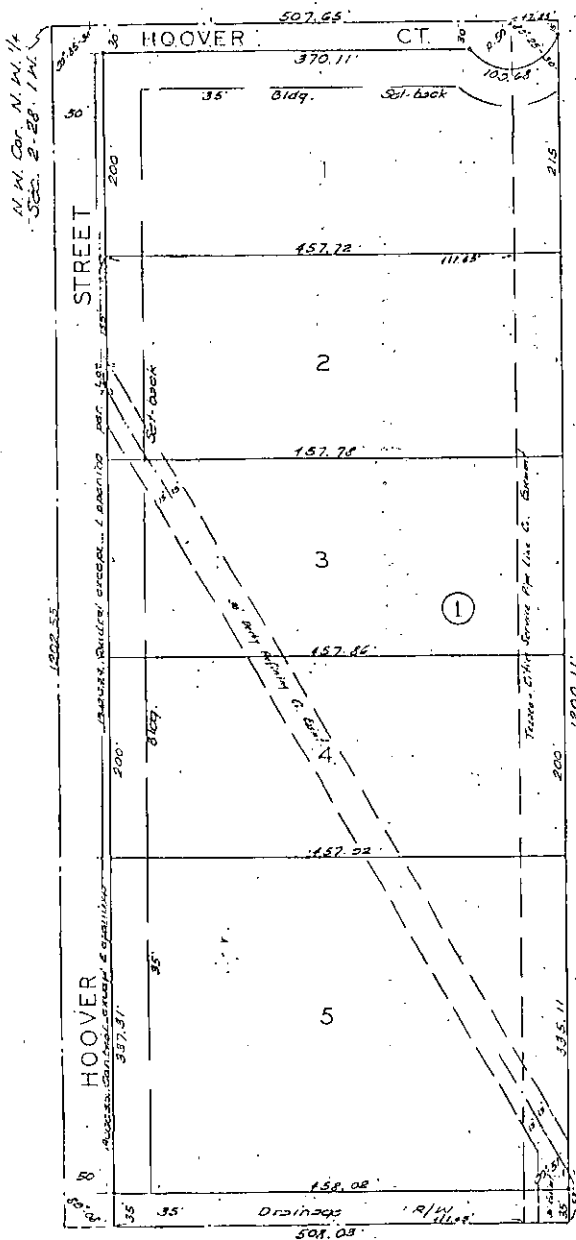


Every reasonable effort has been made to assure the accuracy of the maps and associated data provided herein. This information is provided with the understanding that the data are susceptible to a  
conclusions drawn from such information are the responsibility of the reader. The City of Wichita makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness  
provided herein. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita. The City of Wichita shall  
or any decisions made or actions taken or not taken by the reader in reliance upon any information or data furnished hereunder. The user should consult with the appropriate departmental staff members  
Parks & Recreation, etc. to confirm the accuracy of information appearing in the visual presentations accessible through these web pages.

# W. B. CARTER ADDITION

WICHITA KANSAS

VAC 2005-09



WICHITA-VALLEY CENTER FLOODWAY CASE A - 31849

State of Kansas } s.s. We, Baughman Company  
Sedgwick County) Surveyors in aforesaid county and state do  
hereby certify that we have surveyed and  
platted "W. B. CARTER ADDITION" Wichita  
Kansas, and that the accompanying plat is a  
true and correct exhibit of the property sur-  
veyed described as the N.W. 1/4 of the N.W. 1/4  
of Sec. 2, Twp. 28-S; R-1-W; lying west of the  
Wichita-Valley Center Floodway (Case A-31849)  
except the south 100 feet thereof.

1st. 1970

*William L. Kerber* Surveyor  
William L. Kerber



Know all men by these  
presents that we W. B. Carter Construction  
Co. Inc. a corporation by George D. Franco,  
President and Jack K. Stamp, Secretary,  
have caused the land described in the sur-  
veyors certificate to be platted into a block  
lots, street and court to be known as "W. B.  
CARTER ADDITION" Wichita, Kansas. Eas-  
ements are hereby granted where indicated  
for the construction and maintenance of all  
public utilities. The drainage right of way is  
hereby dedicated for drainage purposes.  
The street and court are hereby dedicated  
to and for the use of the public. All abutters  
rights of access to or from Hoover St. over  
and across the west lines of Lots 1 thru 5  
are hereby granted to the appropriate govern-  
ing body; provided however that lot 5 shall  
have access to Hoover at 2 points and Lots  
1-2-3-4 shall have access to Hoover at  
1 point, each as shall be determined by  
the appropriate governing body. A minimum  
building pad Elev. of 1298.1, sea level shall be  
observed.

W. B. Carter Construction Co. Inc.

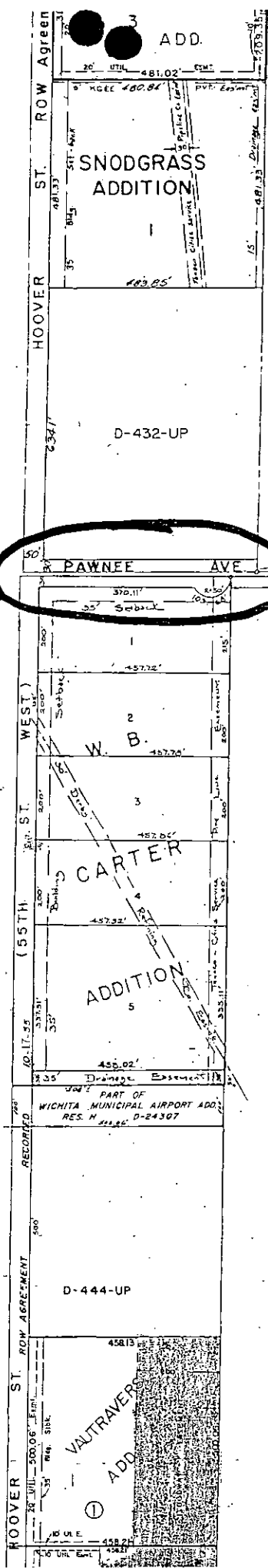
*George D. Franco* President  
George D. Franco  
*Jack K. Stamp* Secretary  
Jack K. Stamp

State of Kansas } s.s. Be it remembered that on  
Sedgwick County) this 13 day of MARCH 1970, before me a not-  
ary public in aforesaid county and state came  
George D. Franco, President and Jack K. Stamp  
Secretary of W. B. Carter Construction Co. Inc.  
to me known to be the same persons who ex-  
ecuted the foregoing instrument of writing  
and duly acknowledged the execution of the

1" = 100'  
Iron  
Min. Pad Elev.  
1298.1 3.4

VAC2005-09

Proposed  
VACATED  
ROW



MAP STATUS • DATE  
 Dig. Streets (10/15)  
 Dig. Boundaries (10/15)  
 Dig. Parcels (10/15)

BIG SLOUGH COWSKIN C

BIG

CONDEMNATION CASE

INTERSTATE

BITCH

BIG

COWSKIN FLOODWAY  
CONDEMNATION CASE  
A-31849

Condemnation  
A -

HIGHWAY

WICHITA F.E.  
R.R. MAP 53, PARCELS 6

Walter M. Keeler Co.

2256.4  
2256.3