



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

January 24, 2020

Tom Binyon  
1235 N. Coachhouse Ct  
Wichita, KS 67235

**Ref: VAC2019-00047:** City Vacation of a portion of a platted utility easement to permit the construction of an in-ground pool on property zoned SF-5 Single Family Residential and generally located on the west side of North Oliver Avenue and one block south of East 45th Street North (4714 E Eagles Landing Ct).

Dear Tom,

At the Thursday, January 23, 2020, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) If any utility services are found to be located within the area of the proposed Vacation, these services shall be relocated at the owner's expense, to city standards, and the applicant shall provide Planning with the dedication of utility easements by separate instruments to go with the Vacation Order to be filed with the Register of Deeds. If relocation is not possible then this Vacation shall be rendered void as the current easement must remain in place.
- (2) Provide Public Works with a Private Project for the sewer line located in the current 25-foot platted utility easement. This must be provided to Public Works prior to the case going to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (3) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests 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

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franchised utilities and the necessary documents have been recorded with the Register of Deeds.

When all of the above conditions have been completed and there are no other documents requested; this case will be scheduled for final action by the Wichita City Council at the first appropriate date after February 6, 2020 (end of the two-week protest period). This letter also serves as a reminder that the vacation notification signs should now be removed from the property. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,



Philip Zevenbergen, AICP  
Associate Planner

PZ:kw

cc: RJ & Melinda Hock Trust, 4714 Eagles Landing Ct, Wichita KS 67220