



Wichita-Sedgwick County Metropolitan Area Planning Department

June 10, 2020

Garver
Attn: Will Clevenger
8535 E. 21st St. N., Ste 130
Wichita, KS 67206

Ref: VAC2020-00014: City vacation of north/south alley and east/west alley to allow for a commercial parking lot; generally located west of S. Sycamore Street on the south side of West Texas Ave (613-619-625 W. Texas Ave) Delano Overlay Associated with ZON2020-14.

At the Thursday, June 4, 2020, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Prior to construction, the property owner shall grant easement over the proposed alley vacations, or guarantee the removal or abandonment of the existing utilities located within the alleys.
- (2) Provide restrictive covenants, with original signatures, binding and tying the vacated described alley right of way to the abutting properties. This must be provided to Planning prior to the case going to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (3) As needed, provide utilities with any needed project plans for the relocation of utilities for review and approval. Any relocation/reconstruction of utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number(s) to Planning prior to the case going to City Council for final action.
- (4) All improvements shall be according to City Standards and at the applicants' expense.
- (5) 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 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 June 18, 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,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP
Associate Planner

PZ:kw

cc: City of Wichita, Paul Gunzelman, 455 N Main – 7th Floor, Wichita KS 67202 MAILSTOP 1-71
City of Wichita, John Philbrick, 455 N Main – 13th Floor, Wichita KS 67202 MAILSTOP 1-135