



## Wichita-Sedgwick County Metropolitan Area Planning Department

May 23, 2022

Professional Engineering Consultants P.A.  
Attn: Rebecca Mellies  
303 S. Topeka  
Wichita, KS 67202

**Ref: VAC2022-00002:** Request in the City to vacate portions of platted complete access control on OW Office Warehouse zoned property generally located south of West 21<sup>st</sup> Street North on the east side of North Hoover Road

Rebecca,

At the [Thursday, March 3, 2022](#), meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

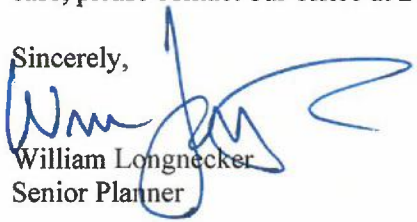
- (1) Per the approval of the Traffic Engineer, vacate the described portions of platted complete access control. Provide Planning Staff with a legal description of the approved vacated portions of the platted complete access control on a Word document, via e-mail, to be used on the Vacation Order. This must be provided to Planning prior to the case going to Council for final action.
- (2) All improvements shall be according to City Standards and at the applicant's expense, including, but not limited to the construction of the two new driveways from the site onto North Hoover Road. Provide Public Works and utilities with a guarantee (approved project/plans) to ensure that this and any other associated improvements will be made. If the two driveways are not being immediately constructed, provide a drive approach certificate, which will be recorded with the Register of Deeds. Either the guarantee(s) and/or the drive approach certificate must be provided to Public Works (guarantee) or Planning (drive approach certificate) prior to the case going to Council for final action.
- (3) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. All improvements shall be according to City Standards and will be at the applicant's expense. Approval of plans for the relocation of any and all utilities by Public Works and/or franchised utilities must be completed prior to the case going to City Council for final action. Provide Planning with letters of approval or E-mails of approval.
- (4) Provide Planning with any required easement(s) dedicated by separate instrument(s) with original signatures for recording with the Register of Deeds. All original dedications will go with the Vacation Order to City Council for final action and filing with the Sedgwick County Register of Deeds.
- (5) If the existing driveway located south of the proposed south most driveway is still in existence, provide a drive closure certificate and dedicate complete access control on that portion of the plat,

which currently allows one driveway at this location. The drive closure certificate must be provided to Planning prior to the request proceeds to City Council for final action. Closure of the driveway will be per City Standards and at the applicant's expense. The dedication of complete access control must be provided to Planning and will go with the Vacation Order to City Council for final action and filing with the Sedgwick County Register of Deeds.

- (6) ROW trees removed for the proposed driveway will be replaced at the applicant's expense with trees recommended by the Landscape Ordinance as shown on a plan showing the replaced trees as provided to Planning.
- (7) 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 **March 17, 2022** (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,

  
William Longnecker  
Senior Planner

WL:kw

cc: John Philbrick, City of Wichita-Property Management, 455 N. Main -13 Fl **MAILSTOP 1-135**