



Wichita-Sedgwick County Metropolitan Area Planning Department

April 21, 2022

Hagan Construction, Inc.
Attn: Chris Hagan
15050 E. 24th St N.
Wichita, KS 67228

Ref: VAC2022-00005: Request in the City to Vacate a portion of a platted street side yard setback on SF-5 Single Family zoned property generally located two-blocks south of East Douglas Avenue on the northwest corner of South Woodlawn Boulevard & East English Street (6332 E English).

Mr. Hagan,

At the **Thursday, April 21, 2022**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) The SF-5 zoned Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village's South Woodlawn Boulevard street frontage is considered the street side yard setback of 15 feet.
- (2) Provide Planning staff with an approved legal description of the vacated west 15 feet of the platted 30-foot setback running parallel to Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village's South Woodlawn Boulevard frontage. This results in a 15-foot street side yard setback. Provide the approved legal 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 City Council for final action.
- (3) Dedicate complete access control onto South Woodlawn Boulevard along the east 185 feet of Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village. This must be provided to Planning prior to the case going to City Council for final action.
- (4) Dedicated two-feet of sewer easement to the platted eight-foot sewer easement running parallel to the east side of Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village. This must be provided to Planning prior to the case going to City Council for final action.
- (5) Provide a revised site plan reflecting the conditions of approval, including the location of the proposed garage. This must be provided to Planning prior to the case going to City Council for final action.
- (6) 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.
- (7) 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 filling with the Sedgwick County Register of Deeds.

- (8) Per MAPC Policy Statement #7, all conditions shall 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 **May 05, 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: Cameron Kasel & Carolyn Moore, 6332 E English St, Wichita KS 67218