



Wichita-Sedgwick County Metropolitan Area Planning Department

May 23, 2022

Kevin Hoelker
5501 N. Salina Ave.
Wichita, KS 67204

Ref: VAC2022-00008: Request in the City a portion of platted street right-of-way, generally located east of North Seneca Avenue, abutting the west side of North Salina Avenue, and the north and south sides of SF-5 Single-Family Residential zoned properties. (5501 North Salina).

Mr. Hoelker,

At the **Thursday, May 19, 2022**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Vacate the platted 30-foot wide (x) 169.3-foot long portion of undeveloped West 54th Street North public street ROW that abuts the south side of Lot 6, Block A, A Replat of Lots 12 & 13, Interurban Place Addition, the west side of its intersection with North Salina Avenue, that dead ends on its west side against the undeveloped SF-5 Single-Family Residential zoned South 99 feet of Lot 5, Interurban Place Addition and the north side of 30-foot wide undeveloped portion of West 54th Street North.
- (2) As needed dedicate utility easement(s) by separate instrument(s), with original signatures, to cover the to cover utilities, located in the vacated 30-foot wide by 169.3-foot long portion West 54th Street North public street right-of-way. These 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) Provide Planning with an approved legal description of the vacated West 54th Street North on a Word document by E-mail that can be copied and used on the Vacation Order. This must be provided to Planning prior to the vacation case going to City Council for final action.
- (6) Provide a restrictive covenant, with original signatures, binding and tying the described vacated portion of West 54th Street North public street 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.

- (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 **June 2, 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,



Bill Longnecker
Senior Planner

WL:kw