



Wichita-Sedgwick County Metropolitan Area Planning Department

May 20, 2022

Baughman Company, P.A.
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

Ref: VAC2022-00011: City Vacation of a portion of a platted setback to permit parking (associated with CON2022-00007 for ancillary parking) on property zoned SF-5 Single-Family Residential; generally located on the north side of West 45th Street North and within one-quarter mile west of North Hoover Road.

Phil,

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 current portion of front building setback of Lot 47, Block A, and provide Planning Staff with revised legal description for a 3-foot building setback on a Word document, via e-mail, to be used on the Vacation Order and Vacation Petition. All provided to Planning prior to the case going to the Wichita City Council for final action.
- (2) Abandonment or relocation/reconstruction of any/all utilities made necessary by the development of the property shall be to City Standards and shall be the responsibility and at the expense of the applicant. As needed provide approval from franchised utilities for the relocation of franchised utilities. All to be provided to the Planning Department prior to this case going to City Council for final action.
- (3) Provide any needed easements for utilities. 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.
- (4) All improvements shall be according to City Standards and at the applicant's 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 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,

A handwritten signature in black ink, appearing to read "Stephen M. Banks". The signature is fluid and cursive, with the first name "Stephen" being the most prominent.

Stephen Banks
Senior Planner

SB:kw

cc: [Castaway LLC, Jay Russell, PO Box 75337, Wichita KS 67275](#)