



Wichita-Sedgwick County Metropolitan Area Planning Department

February 21, 2020

K.E. Miller Engineering, P.A.
Attn: Kirk Miller
117 E. Lewis St
Wichita, KS 67202

Ref: VAC2020-00003: City Vacation of a portion of a drainage easement to permit new construction on property zoned LC Limited Commercial generally located on the southwest corner of North Oliver Street and East 45th Street North.

Kirk,

At the Thursday, February 20, 2020, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Vacate the described, platted drainage easements. Dedicate a 20-foot drainage easement, by separate instrument on Lot 1. This easement shall be provided to Planning prior to this case going before City Council for final action.
- (2) If any utility services are found to be located within the area of the proposed Vacation, these services shall be relocated at the owner's expense, to city standards, and the applicant shall provide Planning with the dedication of utility easements by separate instruments to go with the Vacation Order to be filed with the Register of Deeds. If relocation is not possible then this Vacation shall be rendered void as the current easement must remain in place.
- (3) 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

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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 5, 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,



Philip Zevenbergen, AICP
Associate Planner

PZ:kw

cc: Barakeh Property LLC, Thafer Ghieth, 10210 E Peppertree St, Wichita KS 67226