



Wichita-Sedgwick County Metropolitan Area Planning Department

October 22, 2020

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

**Ref: VAC2020-00035:** City Vacation of a five foot building setback to allow development of a neighborhood pool, generally located within one half mile South of East 31st Street South and within one half mile East of South Rock Road.

Phil,

At the Thursday, October 22, 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 portion of the platted front setback. Provide planning staff with revised legal description stating the vacation area to be only that portion related to the parking area of the platted setback in 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) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. Provide Planning with any needed easements dedicated by separate instrument with original signatures. These conditions must be completed prior to the case going to Council for final action.
- (3) All improvements shall be according to City Standards and at the applicant's expense.
- (4) 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 November 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,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP  
Associate Planner

PZ:kw

cc: Rocky Ford, LLC, Jay W Russell, PO Box 75337, Wichita KS 67275