



Wichita-Sedgwick County Metropolitan Area Planning Department

October 22, 2020

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

Ref: VAC2020-00036: City Vacation to revise the text for permitted uses of a reserve to allow development of a neighborhood pool, generally located within one half mile South of West 29th Street North and within one quarter mile East of North Hoover 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 plattor's text of the platted Reserve F, Sandcrest 3rd Addition, to permit " parking with a zero-foot building setback along street right-of-way, swimming pools and related appurtenances" while retaining the existing language.
- (2) As needed provide easements for public and franchised utilities. As needed provide letters/conformation from franchised utility representatives stating that their utilities are protected by the appropriate easements. Easements for public utilities, with original signatures, must be provided to Planning prior to this case proceeding to the City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (3) All improvements shall be according to City Standards and at the applicants' expense.
- (4) 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 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,



Philip Zevenbergen, AICP
Associate Planner

PZ:kw

cc: Sandcrest LLC, Jay Russell, PO Box 75337, Wichita KS 67211

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