



Wichita-Sedgwick County Metropolitan Area Planning Department

November 9, 2020

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

Ref: VAC2020-00040: City Vacation of a platted front setback on Reserve L to permit parking for a neighborhood swimming pool on property zoned SF-5 Single Family Residential and generally located one-third mile west of North 127th Street East and one-quarter mile south of East 29th Street North.

Phil,

At the Thursday, November 5, 2020, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Vacate only the portion of the platted setback in which the parking encroaches. Provide planning staff with revised legal description of the approved vacated portion of the platted setback on 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 City Council for final action.
- (2) If any sidewalk is constructed abutting the proposed parking area that sidewalk shall be constructed with a six-foot width. Provide staff with a revised site plan showing any proposed sidewalk for review and approval by the Planning Director. The site plan must be approved prior to the case going to City Council for final action.
- (3) 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.
- (4) All improvements shall be according to City Standards and at the applicant's expense.

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- (5) 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 19, 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: Firefly Owners' Association, Kevin M Mullen, 8100 E 22nd St N, Bldg #1000, Wichita KS 67226