



Wichita-Sedgwick County Metropolitan Area Planning Department

December 17, 2020

K & R Hospitality Inc.
Attn: Hemang Patel
8302 E. Kellogg Dr.
Wichita, KS 67207

Ref: VAC2020-00047: City Vacation of a portion of platted Bonnie Brae Street right-of-way in between properties zoned LC Limited Commercial; generally located on the north side of East Kellogg Drive and approximately one-half mile east of South Rock Road (8302 E Kellogg).

Hemang,

At the Thursday, December 17, 2020, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Provide a covenant, with original signatures, binding and tying the described vacated public street right-of-way to the applicants' abutting property. This must be provided to Planning prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (2) Dedicate a utility easement for the entire right-of-way being vacated, by separate instrument. This easement shall be submitted to Planning prior to this case going before City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (3) All applicable screening and landscaping requirements shall be installed and maintained per Section IV-B of the Unified Zoning Code and the Wichita Landscape Ordinance. The applicant shall construct an 8-foot screening fence along the north property line of the subject area within 60 days of approval of the vacation request.
- (4) As needed provide utilities with any needed project plans for the relocation of utilities for review and approval. Any relocation/reconstruction of utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number(s) to Planning prior to the case going to City Council for final action.
- (5) All improvements shall be according to City Standards and at the applicants' expense.

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- (6) 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 **December 31, 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: Kris Haverkamp & Melissa Haverkamp, 405 S Bonnie Brae St, Wichita KS 67207
John O Kent & Margery M Kent, 8407 E Peach Tree, Wichita KS 67207
Sam Lindeman, Bonnie Brae HOA, 801 Morning Side, Wichita KS 67207
Shawn Crandall, 315 S Bonnie Brae, Wichita KS 67207
Ron Hole, 8315 E Peach Tree, Wichita KS 67207