



Wichita-Sedgwick County Metropolitan Area Planning Department

December 17, 2020

Baughman Company, PA
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

Ref: VAC2020-00048: County Vacation of front building setback and a drainage and utility easement to create a buildable parcel, generally located within one quarter mile South of West US-54 and within one half mile East of South 263rd St West.

Phil,

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) Vacate that portion of the platted drainage reserve, as approved by County Public Works and Everygy. Provide Planning Staff with a legal description of the approved vacated portion of the platted drainage reserve 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 the BoCC for final action.
- (2) Vacate the described portion of the platted front setback. Provide planning staff with legal descriptions 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 the BoCC for final action.
- (3) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicants and at the applicants' expense. Dedication of any easements for utilities shall be submitted to Planning prior to this case being scheduled for final action by the Wichita City Council.
- (4) All improvements shall be according to County Standards and at the applicant's expense.
- (5) 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.

VAC2020-00048: County Vacation of front building setback and a drainage and utility easement to create a buildable parcel, generally located within one quarter mile South of West US-54 and within one half mile East of South 263rd St West.

December 17, 2020

Page 2

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: [Donald D Yoder, 1842 Cub Lane Cir, Garden Plain KS 67050](#)
[Kevin McCollam, 14205 W Remington Ln, Wichita KS 67235](#)
[Brian Dierks, 517 N Elm St, Goddard KS 67052](#)
[Zachary Steffen, 1610 S Bonanza Cir, Garden Plain, KS 67050](#)
[Jeremy Schrag, 1830 S Bonanza Cir, Garden Plain, KS 67050](#)