



Wichita-Sedgwick County Metropolitan Area Planning Department

January 7, 2021

Stuhlsatz Holdings, LLC
Attn: Mark Kiefer
4601 E. Douglas Ave.
Wichita, KS 67218

Ref: VAC2020-00050: City vacation of 10-foot utility easement on property zoned LI Limited Industrial located on the north side of West Harry Street, 1770 feet west of South Tyler Road (9440 West Harry Street).

Mr. Kiefer,

At the Thursday, January 7, 2021, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Abandonment or relocation/reconstruction of any/all utilities made necessary by the vacation of the described portion of the utility easement shall be to City Standards and shall be the responsibility and at the expense of the applicant. As needed provide approval from franchised utilities for the relocation of franchised utilities. All to be provided to the Planning Department prior to this case going to City Council for final action.
- (2) As needed provide Planning with dedication of easements by separate instruments with original signatures to go with the Vacation Order to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds. All to be provided to the Planning Department prior to this case going to City Council for final action.
- (3) All improvements shall be according to City Standards and at the applicants' expense.
- (4) Per the approval of Public Works, vacate the platted 10 foot utility easement located on Lot 5, Block A, Osbeck Addition, Wichita, Sedgwick County, Kansas.
- (5) Provide Planning with a legal description of the vacated platted utility easement on a Word document via E-mail that can be used on the Vacation Order. This must be provided to the Planning Department prior to this case going to City Council for final action.
- (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 **January 21, 2021** (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 black ink that reads "Stephen M. Banks". The signature is written in a cursive, flowing style.

Stephen Banks
Senior Planner

SB:kw

cc: [Stuhlitz Holdings LLC, 9201 Suncrest, Wichita KS 67212](#)
[Betty J Patterson, c/o John Nodgaard, 300 W Douglas, Suite 330, Wichita KS 67202](#)
[City of Wichita, Jeff Vanzandt, 455 N Main, 13th floor, Wichita KS 67202 MAIL STOP 1-132](#)
[Douglas Alan Call & Tina Marie Call, 1754 W Driftwood Ct, Wichita KS 67204](#)
[Betty J Patterson & Lloyd H Patterson, 9310 W Harry, Wichita KS 67209](#)