



Wichita-Sedgwick County Metropolitan Area Planning Department

January 7, 2021

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

Ref: VAC2020-00051: City Vacation of a portions of platted utility easements and a portion of a platted building setback to allow for redevelopment of the site on property zoned PUD Planned Unit Development #38; generally located one block east of North Meridian Avenue and one block south of West 13th Street North.

Phil,

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) Vacate the 30 foot platted street side yard building setback on lot 2 of the site. Also, per the approval of Public Works, vacate the portion of the 10 foot utility easement located on the west side of lots 4 and 5 of the site, and the portion of the 16 foot utility easement located in the middle of the site on the common line of lots 3 and 4; within Block 1, Indian Hills 2nd Addition, Wichita, Sedgwick County, Kansas.
- (5) Provide Planning with a legal description of the portions of vacated platted utility easements and the portion of the 30 foot platted street side yard building setback 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, appearing to read "Stephen M. Banks". The signature is fluid and cursive, with the first name "Stephen" being the most prominent.

Stephen Banks
Senior Planner

SB:kw

cc: [Augusta Partners LLC, Phil Bundy, 1223 N Rock Rd, Suite G300, Wichita KS 67206](#)
[Augusta Partners LLC, Phil Bundy, 1238 N Burning Tree Dr, Wichita KS 67230](#)