



Wichita-Sedgwick County Metropolitan Area Planning Department

November 18, 2021

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Rd
Wichita, KS 67206

Ref: VAC2021-00043: City request to vacate portions of platted front and street side yard building setbacks on LI Limited Industrial zoned property generally located a block west of South Hydraulic Avenue, north of I-35, on the northwest corner of East 49th Street South and South Victoria Street.

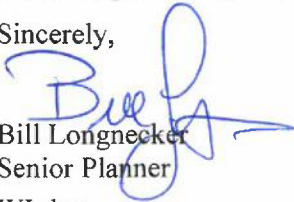
Brian,

At the **Thursday, November 18, 2021**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Vacate all of the platted 35-foot street side yard setback located on the south side of Lot 1, Overholt Addition (owner's portion of said lot/subject site), running parallel to its East 49th Street South's frontage but out of the vehicular traffic visibility triangle. Provide Planning with the approved legal description on a Word document via E-mail for use on the Vacation Order. This must be completed prior to the case going to City Council for final action.
- (2) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. Approval of plans for the relocation of any and all utilities by Public Works and/or franchised utilities must be completed prior to the case going to City Council for final action. Provide Planning with letters of approval or E-mails of approval of plans by those utilities. All improvements shall be according to City Standards and will be at the applicant's expense.
- (3) Provide Planning with any needed easements with original signatures to be recorded with the Vacation Order at the Register of Deeds. These documents must be provided to planning prior to the case going to City Council for final action
- (4) 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 Sedgwick County 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 2, 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,


Bill Longnecker
Senior Planner

WL:kw

cc: Toon Investments LLC, Edward Toon, 4030 S 151st St W, Wichita KS 67227
QuikTrip Corporation, Jessica Glavas, 5725 Foxridge Drive, Mission KS 66202