



**Wichita-Sedgwick County Metropolitan Area Planning Department**

March 18, 2021

Professional Engineering  
Consultants, PA  
Attn: Rebecca Mellies  
303 S. Topeka  
Wichita, KS 67202

**Ref: VAC2021-00007:** City Vacation of platter's text to allow a portion of Reserve E to be transferred to an adjacent property without Reserve E's restrictions; generally located south of East 21st Street and west of North Greenwich Road (northeast of property addressed 10622 East Glengate Circle).

Rebecca,

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

- (1) Vacate the plattor's text of the revised described portion of Reserve E, Glenview Addition. Provide Planning with a revised legal description of the vacation area reducing the width by 15 feet on the west end.
- (2) Dedicate a 20-foot utility easement, by separate instrument, with the center line being the public sewer line that traverses the western side of the subject portion of Reserve E. This easement shall be provided to Planning prior to this case proceeding to City Council for final action.
- (3) Dedicate a 5-foot utility easement, by separate instrument, along the north line of the revised described portion of Reserve E. This easement shall be provided to Planning prior to this case proceeding to City Council for final action.
- (4) Provide City Stormwater with any development plans; and as needed, prepare and submit any new drainage plans for review and approval. These plans shall be reviewed and approved prior to the issuance of any building permits.
- (5) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. Provide Planning with any needed easements

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[www.wichita.gov](http://www.wichita.gov)

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Page 2

dedicated by separate instrument with original signatures. These conditions must be completed prior to the case going to Council for final action.

- (6) All improvements shall be according to City Standards and at the applicants' expense.
- (7) 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 **April 01, 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,



Philip Zevenbergen, AICP  
Associate Planner

PZ:kw

cc: Oak Creek Masters Association Inc, Butch Nuss, 727 Waco, Suite 400, Wichita KS 67203