



Wichita-Sedgwick County Metropolitan Area Planning Department

March 18, 2021

K.E. Miller Engineering, P.A.
Attn: Kirk Miller
117 E. Lewis St
Wichita, KS 67202

Ref: VAC2021-00008: City Vacation of access control on South Webb Road to allow egress onto South Webb Road for a retail car wash on LC Limited Commercial zoned lot within 200 feet of residential zoning; generally located one-half mile south of Kellogg/US Hwy 54 on the east side of South Webb Road.

Kirk,

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) The approval of VAC2021-00008 is contingent upon the approval of CON2021-00007— Conditional Use application to amend Protective Overlay #3 and Conditional Use to permit a carwash. If this case is not approved, than this vacation application shall be considered null and void.
- (2) Vacate the south 30 feet of the north 48.02 feet of platted complete access control located on and running parallel with the west property line of Lot 1, Harrison Park 3rd Addition. The new drive access shall be constructed as a right-in/right-out only driveway.
- (3) Provide Planning with a dedication of access control, by separate instrument 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.
- (4) 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.
- (5) All improvements shall be according to City Standards and at the applicants' expense.

VAC2021-00008: City Vacation of access control on South Webb Road to allow egress onto South Webb Road for a retail car wash on LC Limited Commercial zoned lot within 200 feet of residential zoning; generally located one-half mile south of Kellogg/US Hwy 54 on the east side of South Webb Road.

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- (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 **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: SPDR Webb LLC, Randy Thomas, PO Box 16944, Wichita KS 67216
Sedgwick County, 525 N Main St, Ste 135, Wichita KS 67203