



Wichita-Sedgwick County Metropolitan Area Planning Department

March 18, 2021

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

Ref: VAC2021-00009: City Vacation of part of a building setback on property zoned LC Limited Commercial; generally located on northeast corner of South Webb Road and East Harry Street (1544 South Webb).

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) Abandonment or relocation/reconstruction of any/all utilities made necessary by the vacation of the described portion of the building setback 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 described portion of building setback on the east and south sides of Lot 1, Block 1, Park Meadow Estates Addition, Wichita, Sedgwick County, Kansas.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

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- (5) Provide Planning with a legal description of the portion of vacated 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 **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,



Stephen Banks
Senior Planner

SB:kw

cc: Intrust Bank N. A., Chad DePew, PO Box 1, Wichita KS 67201
Intrust Bank N.A., 105 N Main, Wichita KS 67202