



Wichita-Sedgwick County Metropolitan Area Planning Department

July 22, 2021

David & Melissa Nelson
7926 W Meadow Park Ct
Wichita, KS 67205

Kelley & Jennifer Arnold
7918 W Meadow Park Ct.
Wichita, KS 67205

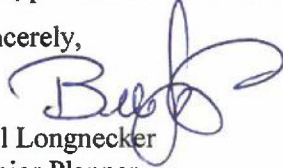
Ref: VAC2021-00025: City Vacation of portions of a platted wall easement, a platted utility easement and a drainage easement dedicated by separate instrument to allow for pool installation on property zoned SF-5 Single-Family Residential; generally located on the south side of West 29th Street North and Midway between North Tyler Road & North Ridge Road.

At the **Thursday, July 22, 2021**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Provide Planning staff with an approved legal descriptions, prepared by a licensed surveyor, of the vacated portions of the platted utility easement, wall easement and the drainage easement dedicated by separate instrument on a Word document, via e-mail, to be used on the Vacation Order. This must be provided to Planning prior to the case going to 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. All improvements shall be according to City Standards and will be at the applicant's expense. 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.
- (3) Contact Stormwater's Joe Hickle, to resolve possible drainage issues onto the unplatted, west abutting SF-20 zoned property, which has a detention pond located on it. Any issues must be resolved prior to the vacation request proceeds to City Council for final action.
- (4) Provide Planning with a letter from the HOA giving their approval of the vacation of the platted wall easement prior to the case going to City Council for final action.
- (5) A five (5) foot rear yard setback will be established on Lot 20 plus the north 26 feet of Lot 21 (one property) & Lot 18, all in Block 1, The Reflection Ridge 8th Addition.
- (6) Provide Planning with an approved site plan showing the location of the proposed pools.
- (7) Provide Planning with any required easement(s) dedicated by separate instrument(s) with original signatures for recording with the Register of Deeds. All original dedications will go with the Vacation Order to City Council for final action and filling with the Sedgwick County Register of Deeds.
- (8) 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 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 **August 5, 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 blue ink, appearing to read "Bill Longnecker", with a large, stylized flourish extending from the end of the signature.

Bill Longnecker
Senior Planner

WL:kw