



Wichita-Sedgwick County Metropolitan Area Planning Department

January 10, 2022

Baughman Company, P.A.
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

Ref: VAC2021-00052: Request in the City to vacate platted street right-of-way generally located between North Oliver Avenue & North Woodlawn Boulevard, north of East 13th Street North, between North Fairfield Lane & North Ridgewood Lane (reprocessing of VAC2006).

Russ,

At the **Thursday, January 6, 2022**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Dedicate utility easement(s) by separate instrument, with original signatures, to cover the to cover utilities located in the subject vacated East Farmview Lane public street right-of-way. These must be provided to Planning prior to the case going to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (2) Provide restrictive covenants, with original signatures, binding and tying the described vacated portion of East Farmview Lane public street right-of-way to the abutting properties. This must be provided to Planning prior to the case going to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (3) As needed provide utilities with any needed project plans for the relocation of utilities for review and approval. Any relocation/reconstruction of utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. If needed apply for an easement encroachment agreement with Public Works to resolve the approximately 13.5-foot (x) 22-foot building being located entirely in the vacated East Farmview Lane ROW turned easement. Provide an approved project number(s) to Planning prior to the case going to City Council for final action.
- (4) Provide Planning with an approved legal description of the vacated portion of East Farmview Lane on a Word document by E-mail that can be copied and used on the Vacation Order. The approved legal may remove some structural encroachment(s). This must be provided to Planning prior to the vacation case going to City Council for final action.
- (5) All improvements shall be according to City Standards and at the applicants' expense, including (as needed) turnarounds at the north ends of North Fairfield Lane and North Ridgewood Lane, as approved by the City Engineer and City Fire. As need provided guarantees for the construction of those turnarounds.
- (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.

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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 **January 20, 2022** (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: Madeline Hill Akers, 1600 N Ridgewood Lane, Wichita KS 67208
Schuyler M Jones & Loraine C Da'Luz Viera-Jones, 1570 N Ridgewood Lane, Wichita KS 67208