



Wichita-Sedgwick County Metropolitan Area Planning Department

November 21, 2019

Evans Building Company
Attn: Bill Johnson
7700 W. 53rd St N
Maize, KS 67101

Ref: VAC2019-00037: City Vacation of front building setback to allow building addition on property zoned LI Limited Industrial generally located 500 feet west of South Hoover Street, 1875 feet south of West Harry Street (1831 S Hoover).

Dear Mr. Johnson,

At the Thursday, November 21, 2019, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Vacate the southwest 23 feet of the 35-foot building setback on Lot 8, together with the northwest 20 feet of the 35-foot building setback of Lot 9, together with the northeast 35 feet of the platted 50-foot setback of Lot 11, Block 2, Airport Industrial Park Addition. Provide Planning Staff with legal descriptions of the approved vacated portions of the setbacks 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. Provide Planning with any needed easements dedicated by separate instrument with original signatures. These conditions must be completed prior to the case going to Council for final action.
- (3) All improvements shall be according to City Standards and at the applicant's expense.
- (4) 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

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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 December 05, 2019 (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
Associate Planner

PZ:kw

cc: Contrail Development, 1831 S Hoover Ct, Wichita KS 67209
Eck Leasing LLC, 1651 N 215th W, Goddard KS 67052
Brookover Land Enterprises LP, 50 Grandview Dr., Garden City KS 67846
Wichita Airport Authority, 2173 Air Cargo Rd, Wichita KS 67209 **MAIL STOP 10**