



**Wichita-Sedgwick County Metropolitan Area Planning Department**

July 21, 2022

Baughman Company, P.A.  
Attn: Phil Meyer  
315 Ellis  
Wichita, KS 67211

**Ref: VAC2022-00020:** Request in the City to vacate a portion of a platted setback on LI Limited Industrial zoned property located 700 feet south of the West Harry Street – South Hoover Road intersection, on the northwest corner of South Hoover Road and South Hoover Court

Phil,

At the **Thursday, July 21, 2022**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Vacate the north 30 feet of the platted 50-foot street side yard setback located on Lot 15, Parcel A, Block 2, Airport Industrial Park Addition and as described in an approved legal description. Provide Planning with the approved legal description on a Word document via E-mail for use on the Vacation Order. This must be completed prior to the case going to City 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. 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. All improvements shall be according to City Standards and will be at the applicant's expense.
- (3) Provide Planning with any needed easements with original signatures to be recorded with the Vacation Order at the Register of Deeds. These documents must be provided to planning prior to the case going to City Council for final action
- (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 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 Sedgwick County 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 04, 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,



William Longnecker  
Senior Planner

WL:kw

cc: Donham Properties LLC, Kelly Donham, 1631 S Hoover Ct, Wichita KS 67209  
RAW Investments Inc., Allen Williams, 2008 W Harry Ct, Wichita KS 67213