CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

September 7, 2022

Levi & Ashley Hobart
2327 N. Vinegate Circle
Wichita, Kansas, 67226

RE: VAC2022-00012: Request in the City to vacate a portion of a platted front yard building setback on SF-5 Single-Family Residential zoned property generally located north of East 21st Street North, east of North Webb Road, south of Clubhouse Street.

Levi & Ashley

At its regular meeting on Tuesday September 6, 2022, the Wichita City Council approved VAC2022-00012 subject to the recommendation of the Wichita–Sedgwick County Metropolitan Area Planning Commission. A copy of the recorded Vacation Order will be sent to you when the MAPD receives it. Should you have any questions, please feel free to call me at 268-4490

Sincerely,

Bill Longnecker
Senior Planner

BL/kw

FILE COPY

CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

August 5, 2022

Levi Hobart
2327 N. Vinegate Circle
Wichita, KS 67226

Ref: VAC2022-00012: Request in the City to Vacate a portion of a platted setback on SF-5 Single-Family Residential zoned property, generally located north of East 21st Street North, east of North Webb Road, south of East Clubhouse Street, on the south side of North Vinegate Circle (2327 North Vinegate Circle).

Mr. Hobart,

At the Thursday, August 4, 2022, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

(1) Vacate the 7.5 feet of the south 38 feet of the platted 25-foot front yard building setback on lot 20 Block 1, Tallgrass East 5th Addition. Provide planning staff with legal descriptions of the approved vacated portion of the platted setback 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 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. 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 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 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 18, 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