



Wichita-Sedgwick County Metropolitan Area Planning Department

March 16, 2022

Hunter Health Clinic
Attn: Amy Feimer
2318 E. Central Ave.
Wichita, KS 67214

Baughman Company, P.A.,
Attn: Phil Meyer
315 Ellis St.
Wichita, KS 67214

RE: VAC2022-00033 – A request in the City to vacate a platted alley right-of-way abutting property zoned GO General Office District and TF-3 Two-Family Residential District; Generally located northeast of East Central Avenue and North Grove Street.

Dear Applicant;

At its regular meeting on **Tuesday, March 7th**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE the vacation request.** A copy of the recorded vacation order is enclosed.

If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

A handwritten signature in blue ink that reads 'E. Ebach'.

Eryn Ebach
Associate Planner



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

November 17, 2022

Baughman Company, P.A.
Attn: Phil Meyer
315 Ellis St.
Wichita, KS 67214

Ref: VAC2022-00033: A request in the City to vacate a platted alley right-of-way abutting property zoned GO General Office District and TF-3 Two-Family Residential District, generally located northeast of East Central Avenue and North Grove Street.

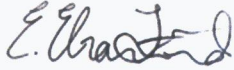
Phil,

At the **Thursday, November 17, 2022**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Abandonment or relocation/reconstruction of any/all utilities made necessary by the vacation of the platted utility easements shall be to City Standards and shall be the responsibility and at the expense of the applicant. As needed provide approval from franchised utilities for the relocation of franchised utilities. All to be provided to the Planning Department prior to this case going to City Council for final action.
- (2) As needed provide Planning with dedications of easements by separate instruments with original signatures to go with the Vacation Order to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds. All to be provided to the Planning Department prior to this case going to City Council for final action.
- (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. Provide an approved project number(s) to Planning prior to the case going to City Council for final action.
- (4) All improvements shall be according to City Standards and at the applicants' expense.
- (5) Provide Planning with a legal description of the vacated platted utility easement on a Word document via E-mail that can be used on the Vacation Order. This must be provided to the Planning Department prior to this case going to City Commission for final action.
- (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.

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 01, 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,



Eryn Ebach-Freund
Associate Planner

EE:kw

cc: Hunter Health Clinic Inc, Amy Feimer, 2318 E Central, Wichita KS 67214



Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30226203

Receipt #: 2371780
Pages Recorded: 2

Recording Fee: \$0.00

Cashier: kmilligan
Authorized *Tonya Buckingham*
Date Recorded: 03/13/2023 02:20:15 PM
[Barcode]

BEFORE THE CITY COUNCIL OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE VACATION OF AN
ALLEYWAY

GENERALLY LOCATED NORTHEAST
OF EAST CENTRAL AVENUE AND NORTH GROVE
STREET

VAC2022-00033

MORE FULLY DESCRIBED BELOW

VACATION ORDER

NOW on this 7th day of March, 2023, comes on for hearing the petition for vacation filed by Hunter Health Clinic (owner), praying for the vacation of described alley right-of-way, to wit:

A portion of a 15.00 foot wide Dedicated Public Alley in Stites Bro's Second Addition to Wichita, Sedgwick County, Kansas as prepared by Baughman Company, P.A., State of Kansas, County of Sedgwick, described as Beginning at the northeast corner of Lot 32, on Spruce Street, in said Stites Bro's Second Addition; thence on an assumed bearing of N88°34'59"E, 15.00 feet to the northwest corner of Lot 31, on Stites (Now Grove Street), in said Stites Bro's Second Addition; thence S00°55'35"W, coincident with the west lines of Lots 31, 29, 27, 25, 23, and 21, all on Stites (Now Grove Street), in said Stites Bro's Second Addition, 150.00 feet the southwest corner of said Lot 21 on Stites (Now Grove Street), in said Stites Bro's Second Addition; thence S88°35'13"W, 15.00 feet the southeast corner of Lot 22, on Spruce Street, in said Stites Bro's Second Addition; thence N00°55'35"W, coincident with the east line of Lots 22, 24, 26, 28, 30, and 32, on Spruce Street, in Stites Bro's Second Addition 150.00 feet to the point of beginning.

and

The Dedicated Public Alley in Hunter Health Clinic 2nd Addition, Wichita, Sedgwick County, Kansas as prepared by Baughman Company, P.A., State of Kansas, County of Sedgwick, described as Commencing at the northwest corner of Reserve "A", in said addition; thence on an assumed bearing of S00°57'12"W, coincident with the west line of said Reserve "A", 22.81 feet to the southwest corner of said Reserve "A" and to the northwest corner of a Public Alley and for a point of beginning; thence N89°02'48"E, coincident with the south line of said Reserve "A" and the north line of said Public Alley, 117.99 feet to the point of curvature of a curve to the left; thence northeasterly coincident

with said curve, through a central angle of 89°58'23" and a radius of 10.00 feet, an arc distance of 15.70 feet, (having a calculated chord length of 14.14 feet bearing N44°03'36"E); thence N00°55'35"W, coincident with the east line of said Reserve "A" and the west line of said Public Alley, 13.84 feet to the northeast corner of said Reserve "A"; thence N88°35'13"E, coincident with the north line of said Public Alley, 15.00 feet to a deflection corner in the north line of Lot 1, Block 1, in said Hunter Health 2nd Addition; thence S00°55'35"E, coincident with a segment of the west line of said Lot 1 and the east line of said Public Alley, 47.96 feet; thence S89°02'48"W, coincident with a segment of the north line of said Lot 1 and the south line of said Public Alley, 142.98 feet to the northwest corner of said Lot 1; thence N00°57'12"W, coincident with the west line of said Public Alley, 24.00 feet to the point of beginning.

The City Council, after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, makes the following findings:

1. That due and legal notice has been given by publication, as required by law, in The Wichita Eagle on October 27, 2022, which was at least 20 days prior to the public hearing.
2. No private rights will be injured or endangered by the vacation of the described alley right-of-way and the public will suffer no loss or inconvenience thereby.
3. In justice to the petitioner(s), the prayer of the petition ought to be granted.
4. No written objection to said vacation has been filed with the City Clerk by any owner or adjoining owner who would be a proper party to the petition.
5. The vacation of the described alley right-of-way should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 7th day of March, 2023, ordered that the described alley right-of-way is hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order to the Register of Deeds of Sedgwick County.

CITY OF WICHITA, KANSAS

Brandon J. Whipple, Mayor

ATTEST:

Jamie Buster, City Clerk

Approved as to Form:

Jennifer Magana, City Attorney and Director of Law



March 7, 2023
VAC2022-00033

UTILITY EASEMENT

THIS EASEMENT made this 9th day of February, 2023, by and between, Hunter Health Clinic, Inc., a Kansas Not For Profit Corporation, Grantor, and the City of Wichita, Kansas, a municipal corporation, Grantee.

WITNESSETH: That the Grantor, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the Grantee or the franchised utility entity, a perpetual easement for the purpose of constructing, operating, maintaining, and repairing all other public and/or franchised utilities, and any appurtenances thereto, over, along, and under the following described real estate situated in Sedgwick County, Kansas, to-wit:

See **EXHIBIT A** for legal descriptions.

And said Grantee and/or agents of the franchised utilities are hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such utility, and any appurtenances thereto.

IN WITNESS WHEREOF: The said Grantor has signed this document the day and year first written.

HUNTER HEALTH CLINIC, INC.

By: 

Printed Name: Amy Feiner

Title/Capacity: CEO

Utility Easement
Page 2

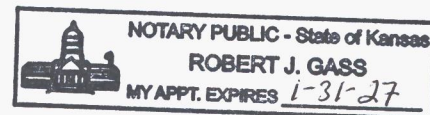
STATE OF KANSAS)
COUNTY OF SEDGWICK) SS:

This instrument was acknowledged before me on Feb. 9,
2023, by Amy Feimer, as CEO
of Hunter Health Clinic, Inc., a Kansas Not For Profit Corporation.

Robert J. Gass
Notary Public

(seal)

My Appointment Expires: Jan. 31, 2027



Reviewed and approved by the City Engineer:

for Matt Janzen 2/15/23
Gary Janzen, PE

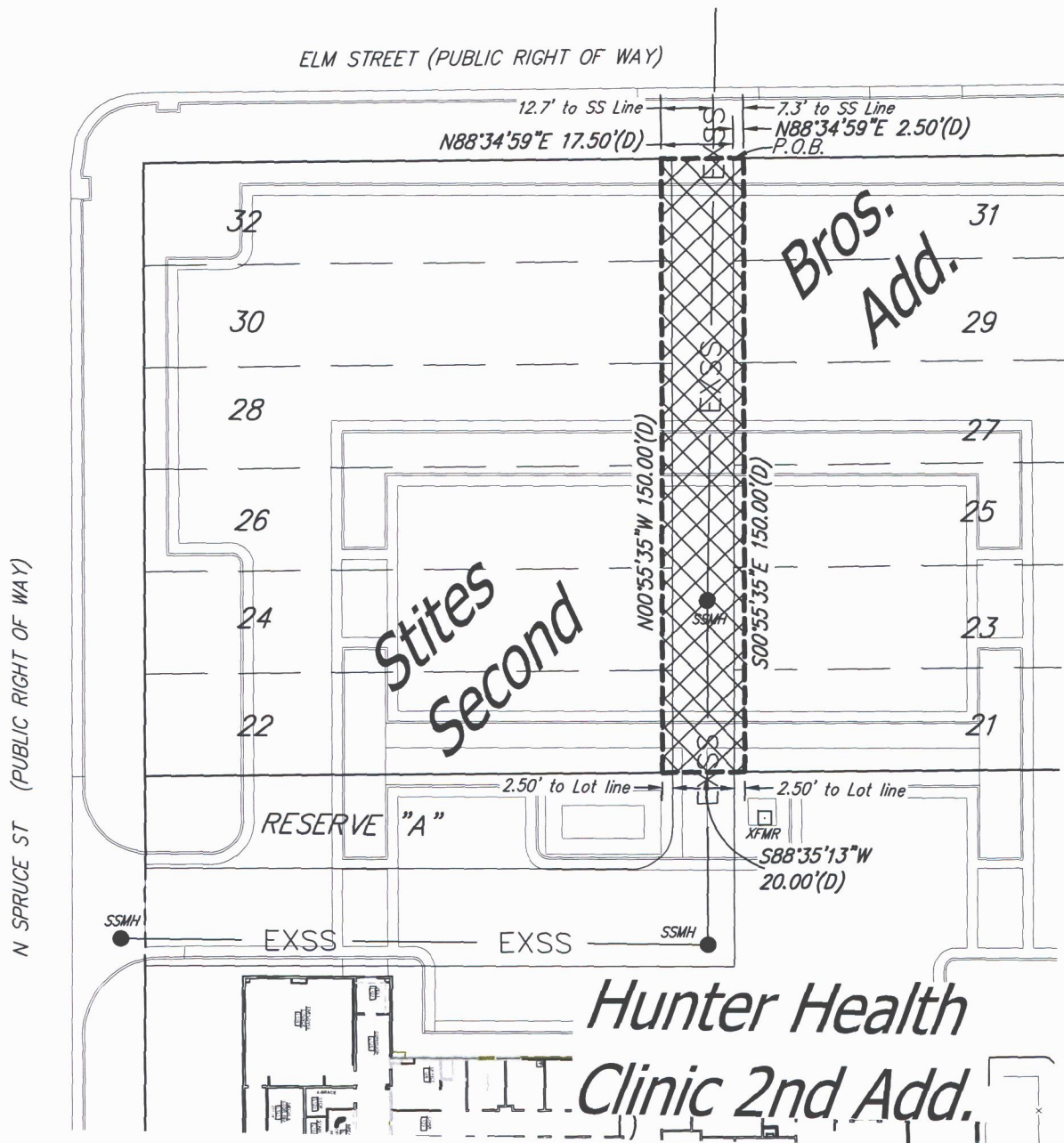
EXHIBIT A

A 20.00 foot Utility Easement in Stites Bro's Second Addition to Wichita, Sedgwick County, Kansas as prepared by Baughman Company, P.A., State of Kansas, County of Sedgwick, described as Beginning at the northwest corner of Lot 31, on Stites (Now Grove Street), in said Stites Bro's Second Addition; thence on an assumed bearing of N88°34'59"E, coincident with the north line of said Lot 31, 2.50 feet; thence S00°55'35"E, parallel with the west lines of Lots 31, 29, 27, 25, 23, and 21, all on Stites (Now Grove Street), in said Stites Bro's Second Addition, 150.00 feet to the south line of said Lot 21, said line also being a segment of the north line of Lot 1, Block 1, Hunter Health Clinic 2nd Addition; thence S88°35'13"W, coincident with the south line of said Lot 21, 20.00 feet to a point on the south line of Lot 22, on Spruce Street, in said Stites Bro's Second Addition, said point being 2.50 feet west of the southeast corner of said Lot 22; thence N00°55'35"W, parallel with the east line of Lots 22, 24, 26, 28, 30, and 32, on Spruce Street, in Stites Bro's Second Addition 150.00 feet to the north line of said Lot 32, said point being 2.50 feet west of the northeast corner of said Lot 32; thence N88°34'59"E, coincident with the north line of said Lot 32, 17.50 feet to the point of beginning.

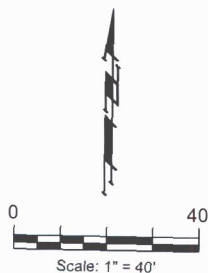
and

A 20.00 foot Utility Easement in Hunter Health Clinic 2nd Addition, Wichita, Sedgwick County, Kansas as prepared by Baughman Company, P.A., State of Kansas, County of Sedgwick, described as Beginning at the northwest corner of Lot 1, Block 1, in said Hunter Health Clinic 2nd Addition; thence on an assumed bearing of N89°02'48"E, coincident with the north line of said Lot 1, 145.48 feet; thence N00°55'35"W, parallel with a segment of the north line of said Lot 1, 47.98 feet to the north line of said Lot 1, said north line also being the south line of Lot 21, Stites (Now Grove Ave), Stites Brothers 2nd Addition to Wichita, Sedgwick County, Kansas; thence S88°35'13"W, coincident with a segment of the north line of said Lot 1 and continuing on the westerly extension of said segment, 20.00 feet to a point on the north line of Reserve "A", in said Block 1; thence S00°55'35"E, parallel with the east line of said Reserve "A", 27.82 feet to a point 4.00 feet normally distant south of the south line of said Reserve "A"; thence S89°02'48"W, parallel with the south line of said Reserve "A", 125.49 feet to the west line of said Block 1; thence S00°57'12"E, coincident with the west line of said Block 1, 20.00 feet to the point of beginning.

EXHIBIT
20' Utility Easement
Stites Bro's Second Addition
Wichita, Sedgwick County, Kansas



INDICATES AREA OF
 UTILITY EASEMENT



BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com

FEB 7, 2023



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	337863	Print Legal Ad-IPL00953900 - IPL0095390	OCA 150004	\$211.36	3	84 L

Attention: MANDY HEBERT
CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

LEGAL PUBLICATION

OCA 150004
Published in The Wichita Eagle on October 27, 2022
(One Time Only)

MAPC/BZA November 17, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, November 17, 2022, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.

CUP2022-00049: Request in the City for a minor amendment to Parcels 29 & 30 of the Ridge Plaza CUP DP-37 (with ZON2022-00059 for OW Office Warehouse) on property zoned LC Limited Commercial; generally located north of W. Kellogg, one-quarter mile west of S. Eisenhower Pkwy, between S. Woodchuck and S. Holland.

DER2022-00008: Community Investments Plan Update of population forecast, Wichita Future Growth Concept Map, and financial forecast.

DER2022-00009: Amendment to the Wichita-Sedgwick County Unified Zoning Code regarding the definitions of a "Day Care, General" and "Day Care, Limited", and number of pupils, employees and loading spaces to conform to state regulations.

PUD2022-00021: Zone change request in the City from LC Limited Commercial, GO General Office, and TF-3 Two-Family Residential to create the Hunter Health Planned Unit Development to expand the existing medical use; generally located on the northwest corner of East Central Avenue and North Grove Street.

VAC2022-00032: Reprocessing a request in the City to vacate an alley right-of-way abutting property zoned LC Limited Commercial District, generally located northeast of North Meridian Avenue and Kellogg.

VAC2022-00033: Request in the City to vacate a platted alley right-of-way abutting property zoned GO General Office District and TF-3 Two-Family Residential District; generally located on the northeast corner of East Central Avenue and North Grove Street.

ZON2022-00057: Zone change request in the City to amend Protective Overlay PO #257 to permit duplexes on property zoned B Multi-Family Residential; generally located North of West Maple Street and South of West Douglas Avenue, on the east side of South Anna Street (230 South Anna Street).

ZON2022-00058: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District; generally located within one-half mile west of North Arkansas Ave, within one block north of West 21st Street North (2331 North Burns).

ZON2022-00059: Zone change request in the City from LC Limited Commercial to OW Office Warehouse (with CUP2022-00049 to amend CUP DP-37) on property generally located north of West Kellogg, within one-half mile west of South Eisenhower Pkwy, between South Woodchuck Lane and South Holland Lane.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate (see below):

- 1) Participate virtually
- 2) Attend in-person at the Ronald Reagan Building
- 3) Submit comments ahead of time

Participate Virtually
Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/651544141>

You can also dial in using your phone.

United States: +1 (571) 317-3112

Access Code: 651-544-141

Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or inroomlink.goto.com

Meeting ID: 651 544 141

Or dial directly: 651544141 @ 67.217.95.2 or 67.217.95.2##651544141

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/651544141>

Attend In-Person

You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2684464) by 5pm, 3 days prior to the meeting.

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email Planning@wichita.gov

Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department

Attn: Scott Wadle

271 W. 3rd Street - Suite 201

Wichita, KS 67202

Phone 316.268.4421

Fax 316.858.7764

WITNESS MY HAND on October 27, 2022

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0095390

Oct 27 2022

In The STATE OF KANSAS
In and for the County of Sedgwick

No. of Insertions: 1

Beginning Issue of: 10/27/2022

Ending Issue of: 10/27/2022

STATE OF KANSAS)

SS

County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 10/27/2022 to 10/27/2022.

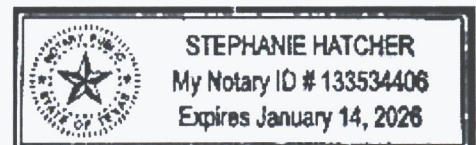
M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 10/27/2022

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in
Dallas County



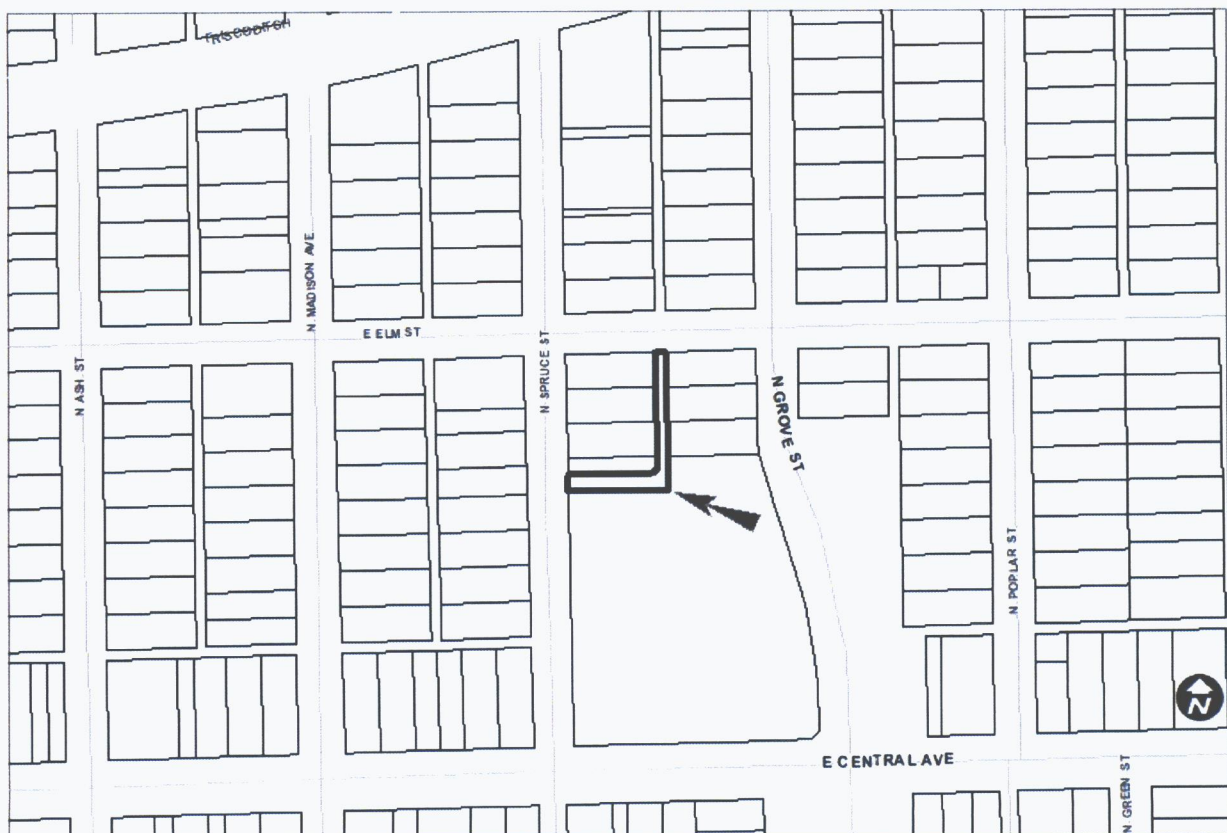
Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA REPORT NO.
November 10, 2022**

STAFF REPORT

- CASE NUMBER:** VAC2022-00033- A request in the City to vacate a platted alley right-of-way abutting property zoned GO General Office District and TF-3 Two-Family Residential District, generally located northeast of East Central Avenue and North Grove Street.
- APPLICANTS:** Hunter Health Clinic, Inc. (applicant/owner); Baughman Company, PA (agent).
- LEGAL DESCRIPTION:** Generally described as vacating a portion of a 15-foot platted alley as dedicated in Sites Bro's Second Addition to Wichita, Sedgwick County, Kansas and Hunter Health Clinic 2nd Addition to Wichita, Sedgwick County, Kansas (see attached legal).
- LOCATION:** Generally located on the northeast of East Central Avenue and North Grove Street (2300 East Central Avenue).
- REASON FOR REQUEST:** To permit expansion of existing medical clinic.
- CURRENT ZONING:** LC Limited Commercial District, GO General Office District, and TF-3 Two-Family Residential District. A request to rezone this area to PUD Planned Unit Development to create the Hunter Health Planned Unit Development (PUD #106) is being processed concurrently with this vacation request.



The applicant has requested the vacation of alley rights-of-way to expand the Hunter Health Central Clinic campus at East Central Avenue and North Grove Street. All properties located between East Central Avenue and East Elm Street, and North Grove Street and North Spruce Street are owned by the applicant, who plans to develop them as one parcel. A request to rezone this area to PUD Planned Unit Development to create the Hunter Health Planned Unit Development (PUD #106) is being processed concurrently with this vacation request. Both cases are scheduled to be heard by the Metropolitan Area Planning Commission on Thursday, November 17th, and the approval of the vacation request would permit cohesive redevelopment of the site.

The applicant requests to vacate two alley rights-of-way which connect at a right angle on the northeast portion of their property (See attachment #1, Aerial Map). The 15-foot wide platted alley bisects the north portion of the property running from East Elm Street to where it meets the 24-foot platted alley that runs west to North Spruce Street. Currently, the platted 24-foot alley abuts the property developed with parking for the Hunter Health Clinic. The residential structures developed on the property abutting the platted 15-foot alley have been razed.

In 1888, the subject area was platted as Sites Bro's Second Addition to Wichita, Sedgwick County, Kansas, and the 15-foot subject alley was dedicated. At the time of platting, the alley bisected lots 1-32, Blocks A and B, and ran south from East Elm Street to a platted 15-foot east/west alley (See attachment #2, excerpt from Sites Bro's Second Addition).

In 2000, the south portion of the subject property, developed with the original Central Clinic, was plat as the Hunter Health Clinic Addition to Wichita, Sedgwick County, Kansas. The Addition dedicated two lots separated by the existing platted 15-foot north/south alley and the east portion of the 15-foot east/west alley (See attachment #3, Excerpt of Hunter Health Clinic Addition). At this time, the west 128 feet of the platted 15-foot east/west alley was vacated and dedicated as a utility easement.

Hunter Health acquired additional properties to the north and east, and in 2007, the Hunter Health Second Addition was recorded, combining them with those in the first Hunter Health Clinic Addition (See attachment #4, Excerpt of Hunter Health Clinic Second Addition). At that time, the 24-foot subject alley was dedicated to preventing the dead-end of the remaining portion of the platted 15-foot north/south alley.

No property will be denied access to public street right-of-way if the vacation is approved. The applicant plans to develop the lots as one parcel with multiple access points from North Grove Street and North Spruce Street (See attachment #5, Proposed PUD Drawing).

The City and franchise utilities have existing equipment in the requested area of vacation. A sewer line runs down the center of both alleys. Every poles run in the platted 15-foot alley, connecting to those in the alley north of East Elm Street. The approval of this request would require the applicant/owner to dedicate easements covering the utilities or have them relocated at their expense.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, Fire, franchised utility representatives, and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portions of the platted utility easements.

Conditions (but not limited to) associated with the request:

1. Abandonment or relocation/reconstruction of any/all utilities made necessary by the vacation of the platted utility easements shall be to City Standards and shall be the responsibility and at the expense of the applicant. As needed provide approval from franchised utilities for the relocation of franchised utilities. All to be provided to the Planning Department prior to this case going to City Council for final action.
2. As needed provide Planning with dedications of easements by separate instruments with original signatures to go with the Vacation Order to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds. All to be provided to the Planning Department prior to this case going to City Council for final action.
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

November 10, 2022

Page 3

responsibility and at the expense of the applicants. Provide an approved project number(s) to Planning prior to the case going to City Council for final action.

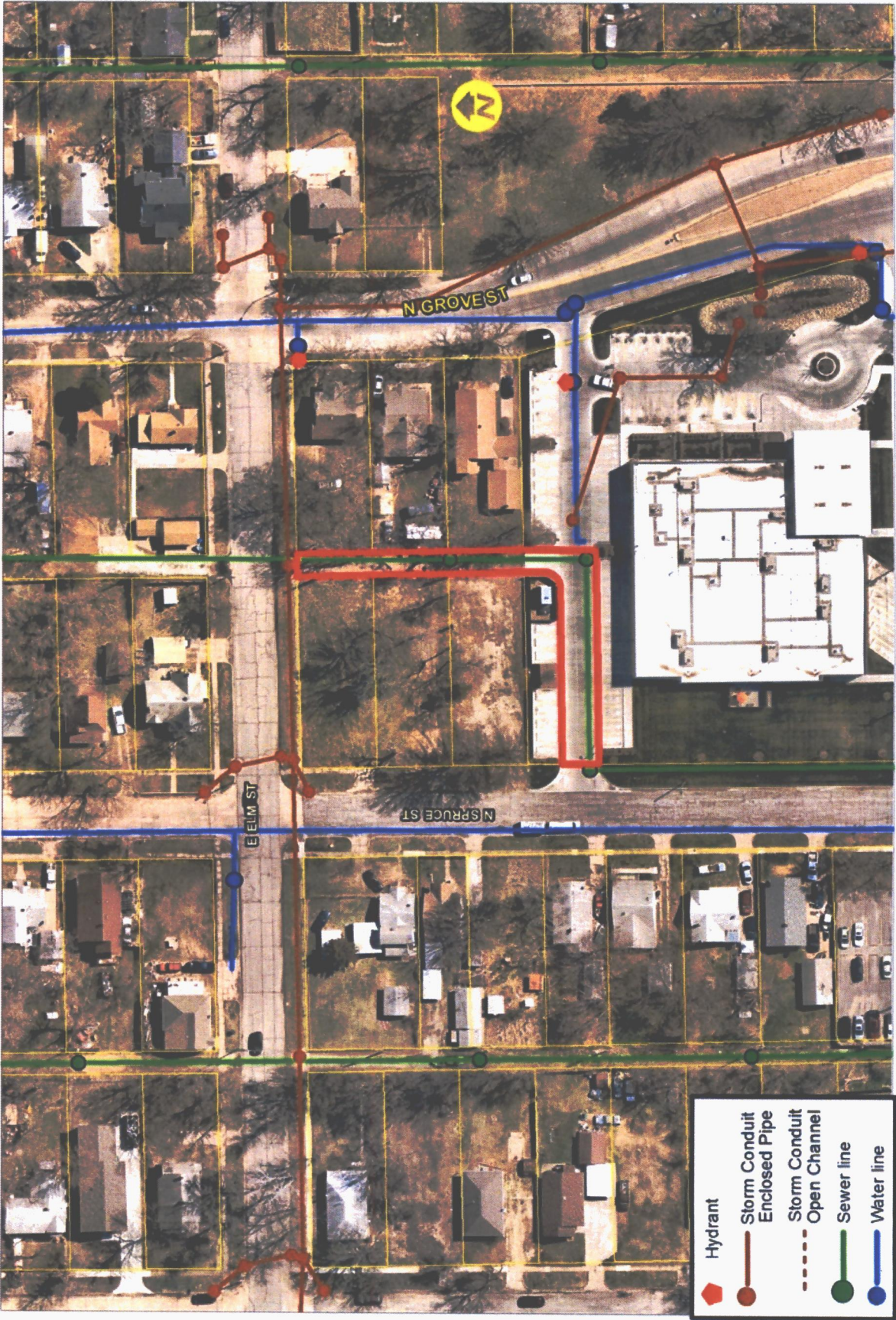
4. All improvements shall be according to City Standards and at the applicants' expense.
5. Provide Planning with a legal description of the vacated platted utility easement on a Word document via E-mail that can be used on the Vacation Order. This must be provided to the Planning Department prior to this case going to City Commission for final action.
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.

Attachments:

1. Aerial Map
2. Excerpt of Sites Bro's Second Addition
3. Excerpt of Hunter Health Clinic Addition
4. Excerpt of Hunter Health Clinic Second Addition
5. Proposed PUD #106 Drawing
6. Site Photos
7. Legal Description

VAC2022-00033- A request in the City to vacate a platted alley right-of-way abutting property zoned GO General Office District and TF-3 Two-Family Residential District, generally located northeast of East Central Avenue and North Grove Street.
November 10, 2022
Page 4

Aerial Map

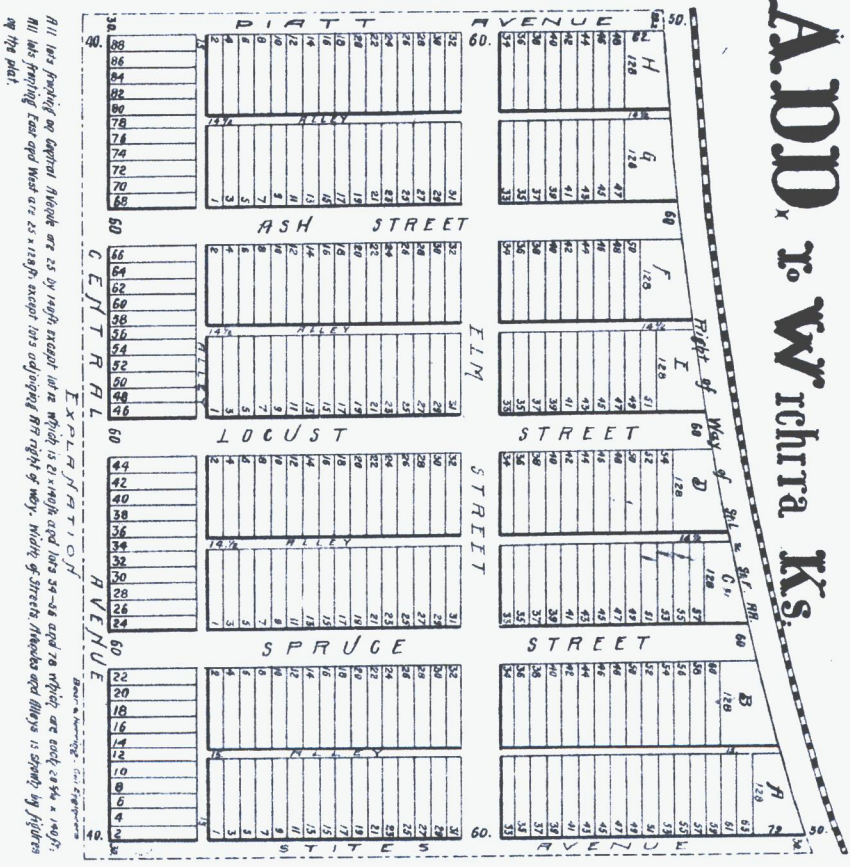


Excerpt of Sites Bro's Second Addition

53 3-3

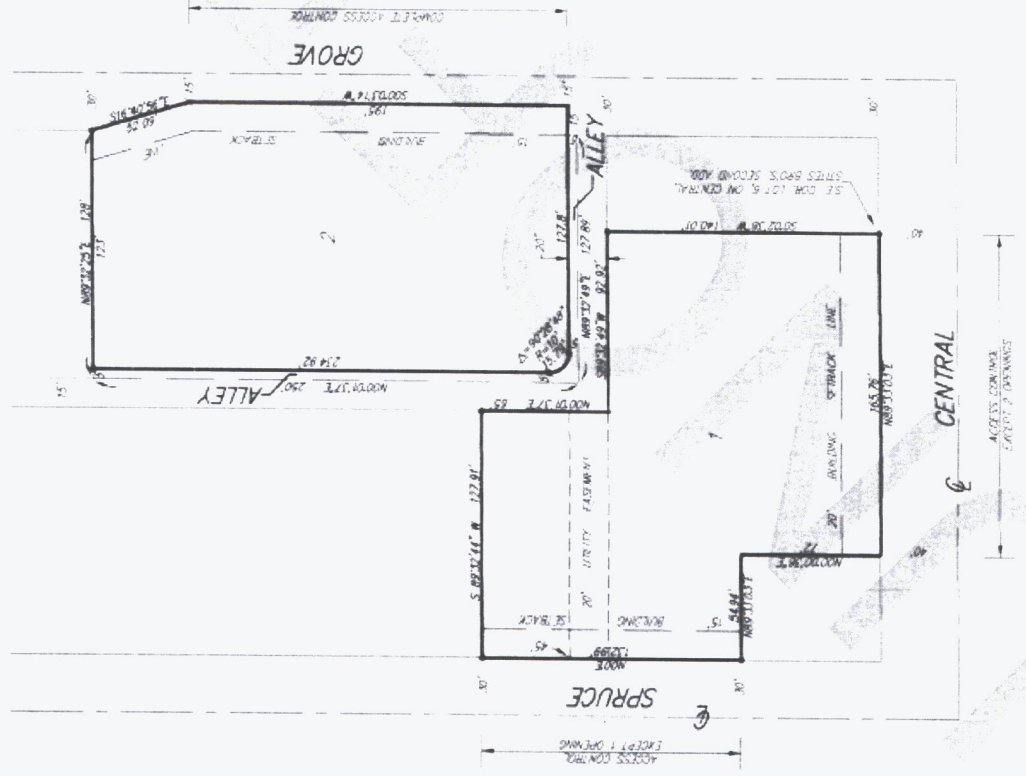
STITES BROS. SECOND

ADD. to Wichita, KS.

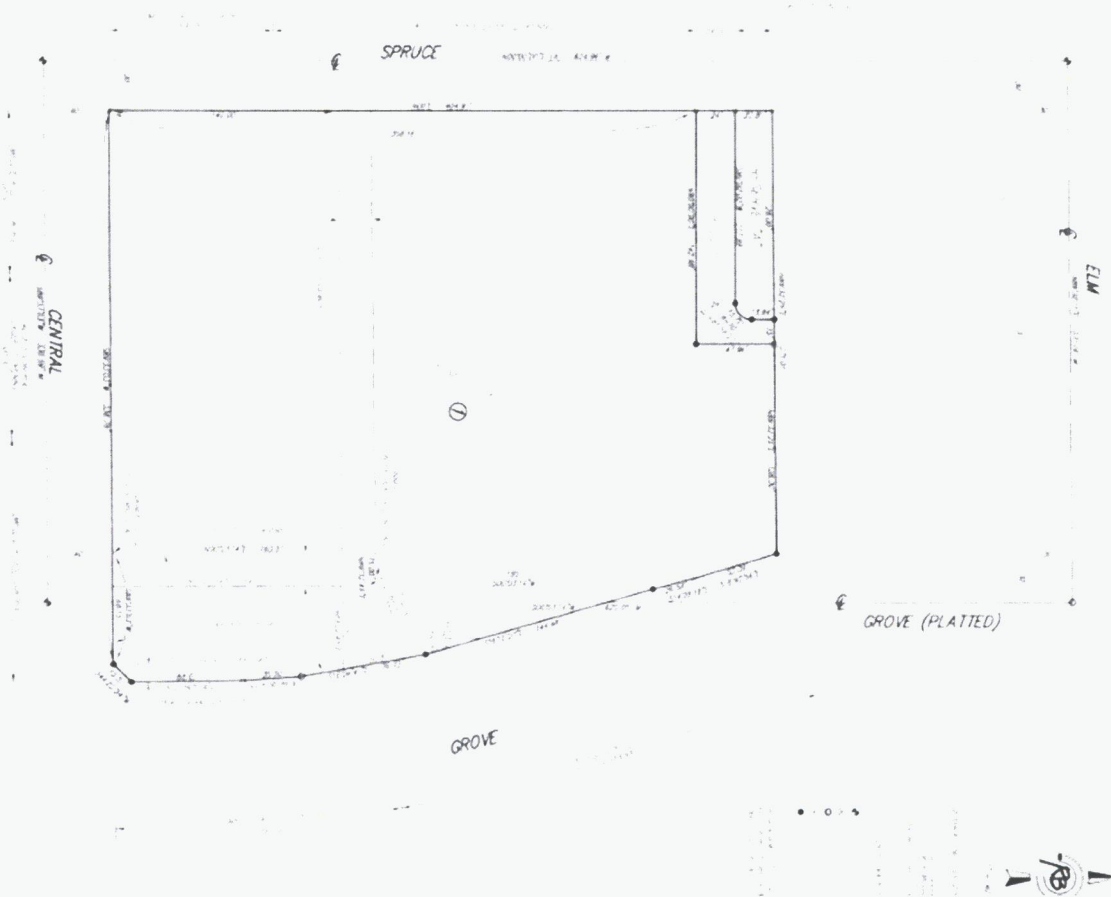


All lots fronting on Central Avenue are 25 by 125 ft except where noted. All lots fronting on Elm Street are 25 by 125 ft except where noted. All lots fronting on Locust Street are 25 by 125 ft except where noted. All lots fronting on Spruce Street are 25 by 125 ft except where noted. All lots fronting on Olive Avenue are 25 by 125 ft except where noted.

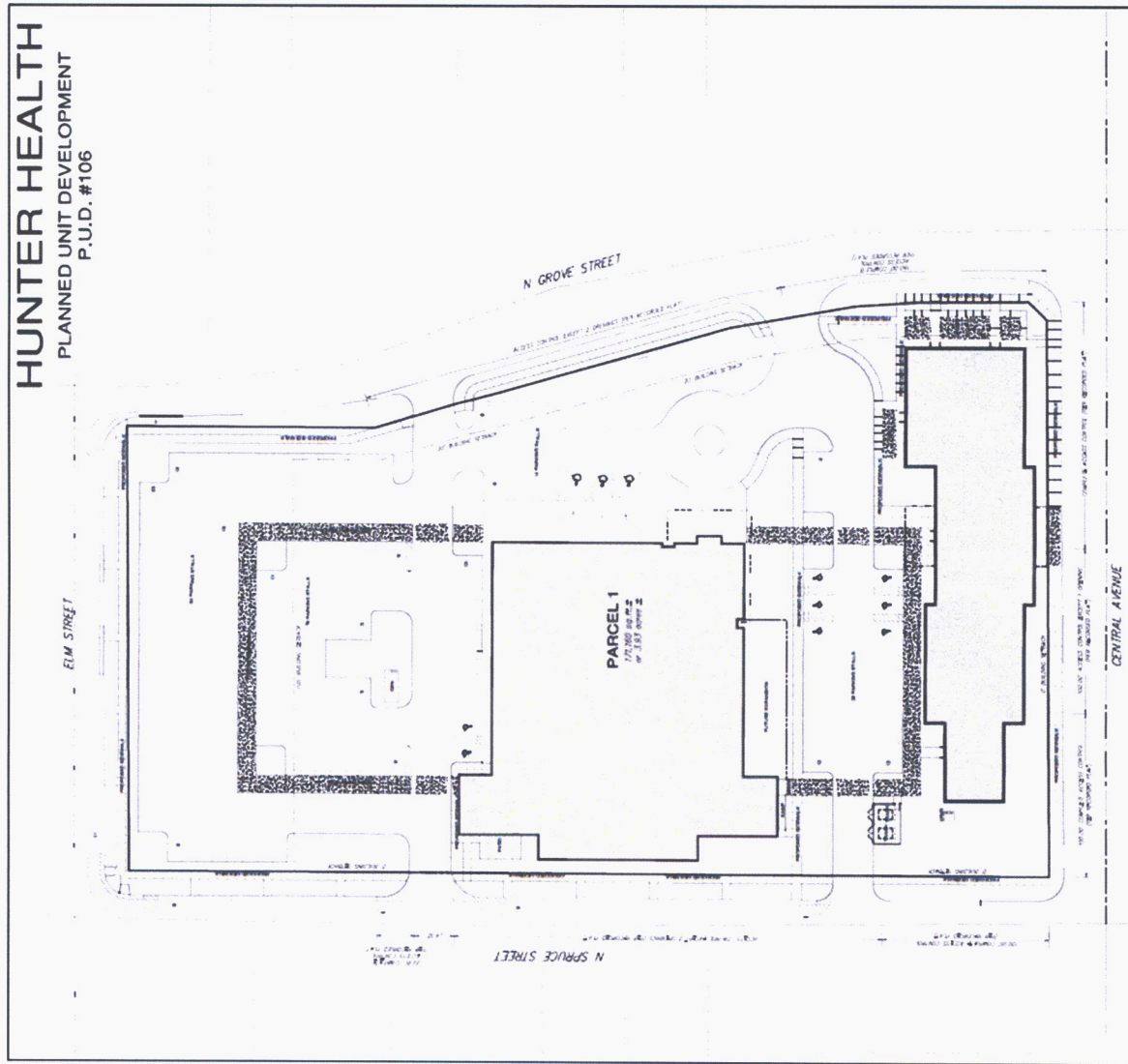
Excerpt of Hunter Health Clinic Addition



Excerpt of Hunter Health Clinic Second Addition



Proposed PUD #106 Drawing



Site Photos





LEGAL DESCRIPTION OF APPLICATION AREA FOR VACATION OF ALLEY

Lot 1, Block 1, and Reserve A, Hunter Health Clinic 2nd Addition, Wichita, Sedgwick County, Kansas, TOGETHER with Lots 22, 24, 26, 28, 30, and 32, Spruce Street, Stites Bros. Second Addition to Wichita, Sedgwick County, Kansas, TOGETHER with Lots 21, 23, 25, 27, 29, and 31, Stites now Grove Avenue, Stites Bros. Second Addition to Wichita, Sedgwick County, Kansas.