Wichita-Sedgwick County Metropolitan Area Planning Department

September 7, 2022

Cameron Kasel & Carolyn Moore
6332 East English Street
Wichita, Kansas, 67218

RE: VAC2022-00005: Request in the City to vacate a portion of a platted street side yard building setback on SF-5 Single-Family Residential zoned property generally located south of East Douglas Avenue, on the northwest corner of South Woodlawn Boulevard & East English Street.

Levi & Ashley

At its regular meeting on Tuesday September 6, 2022, the Wichita City Council approved VAC2022-00005 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

Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30191461
Receipt #: 2344000 Recording Fee: $21.00
Pages Recorded: 1
Authorized By: Tonya Buckingham
Cashier: ghunt
Date Recorded: 09/09/2022 03:50:09 PM

DEDICATION OF COMPLETE ACCESS CONTROL

KNOW ALL MEN BY THESE PRESENT:

That for and in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Cameron Kasel & Carolyn Moore, being the owners of the following described real estate in Wichita, Sedgwick County, Kansas, to wit:

Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village

As a condition of Vacation Case VAC2022-00005, do hereby transfer and convey to the City of Wichita, complete access control over the 185 feet of South Woodlawn Boulevard frontage located on the east property line of Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village.

Executed this 17 day of June, 2022.

{Cameron Kasel & Carolyn Moore }

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

BE IT REMEMBERED, that on this 17th day of June, 2022 before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Cameron Kasel & Carolyn Moore, who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

SEAL

BRADLEY WARING
Notary Public, State of Kansas
My Appointment Expires
01/30/2024

Notary Public

My Commission Expires: 01/30/2024

UNOFFICIAL COPY

Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30191462
Receipt #: 2344000
Pages Recorded: 2
Recording Fee: $38.00
Cashier: ghunt
Authorized By: Tonya Buckingham
Date Recorded: 09/09/2022 03:50:10 PM

UTILITY EASEMENT

THIS EASEMENT made the 17 day of June, 2022, by and between Cameron Kasel & Carolyn Moore party of the first part (Owners - Grantor) and the City of Wichita, Sedgwick, County, Kansas, party of the second part (a Municipal Corporation – Grantee).

Witness: That the Grantor, in consideration of the sum of One Dollars ($1.00) and other valuable considerations, the receipt whereof is hereby acknowledged, does hereby grant, and convey unto the Grantee a perpetual easement for the location of all utilities over the following-described real estate situated in Wichita, Sedgwick County, Kansas, to wit:

Dedication of a two-foot wide utility easement, created by Vacation Case VAC2022-00005, located on and running north – south and parallel the east side of Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village and running parallel to the platted 8-foot wide easement running north to south and parallel to the east property line of Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village, all in Wichita, Sedgwick County, Kansas.

And the right is herby granted for the Grantee and franchised and public utilities to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing said utilities.

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

Cameron Kasel & Carolyn Moore, Owners - Grantor

Date this 17 day of June, 2022

STATE OF KANSAS)
SEDGWICK COUNTY) SS:

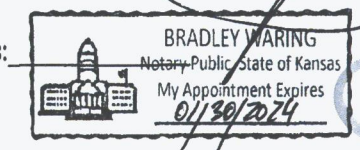
UNOFFICIAL COPY

BE IT REMEMBERED, that on this 17th day of June, 2022, came before me, Bradley Waring, the undersigned, a Notary Public, in and for the County and State aforesaid, came Cameron Kasel & Carolyn Moore who are personally known to me to be the same person(s) who executed the within instrument of writing and such person(s) duly acknowledged the execution of the same, for and on behalf of the corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

Notary Public

My Commission Expires:



UNOFFICIAL COPY

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

April 21, 2022

Hagan Construction, Inc.
Attn: Chris Hagan
15050 E. 24th St N.
Wichita, KS 67228

Ref: **VAC2022-00005:** Request in the City to Vacate a portion of a platted street side yard setback on SF-5 Single Family zoned property generally located two-blocks south of East Douglas Avenue on the northwest corner of South Woodlawn Boulevard & East English Street (6332 E English).

Mr. Hagan,

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

(1) The SF-5 zoned Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village's South Woodlawn Boulevard street frontage is considered the street side yard setback of 15 feet.

(2) Provide Planning staff with an approved legal description of the vacated west 15 feet of the platted 30-foot setback running parallel to Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village's South Woodlawn Boulevard frontage. This results in a 15-foot street side yard setback. Provide the approved legal 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 City Council for final action.

(3) Dedicate complete access control onto South Woodlawn Boulevard along the east 185 feet of Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village. This must be provided to Planning prior to the case going to City Council for final action.

(4) Dedicated two-feet of sewer easement to the platted eight-foot sewer easement running parallel to the east side of Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village. This must be provided to Planning prior to the case going to City Council for final action.

(5) Provide a revised site plan reflecting the conditions of approval, including the location of the proposed garage. This must be provided to Planning prior to the case going to City Council for final action.

(6) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. All improvements shall be according to City Standards and will be at the applicant's expense. 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.

(7) Provide Planning with any required easement(s) dedicated by separate instrument(s) 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.

(8) 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 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 **May 05, 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: Cameron Kasel & Carolyn Moore, 6332 E English St, Wichita KS 67218

Register of Deeds Sedgwick County
Deeds - Tonya Buckingham
Doc. #/Flm-Pg: 30191463
Receipt #: 2344000 Recording Fee: $0.00
Pages Recorded: 2
Authorized By: Tonya Buckingham
Cashier: ghunt
Date Recorded: 09/09/2022 03:50:11 PM

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

IN THE MATTER OF THE VACATION OF A PORTION OF A PLATTED STREET SIDE YARD BUILDING SETBACK	)	
GENERALLY LOCATED SOUTH OF EAST DOUGLAS AVENUE, ON THE NORTHEAST CORNER OF SOUTH WOODLAWN BOULEVARD AND EAST ENGLISH STREET	)	**VAC2022-00005**

MORE FULLY DESCRIBED BELOW

VACATION ORDER

NOW on this 6th day of September, 2022, comes on for hearing the petition for vacation filed by Cameron Kasel and Carolyn Moore (owners) praying for the vacation of a portion of a platted street side yard building setback, to wit:

The west 18 feet of the platted 30-foot street side yard building setback located on Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village's and running parallel to east property line of Lot 6 and parallel to the abutting South Woodlawn Boulevard, Wichita, Sedgwick County, Kansas.

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 March 31, 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 portion of the platted street side yard building setback and the public will suffer no loss or inconvenience thereby.

3. A Dedication of Complete Access Control and a Dedication of a Utility Easement will be filed for recording at the Sedgwick County Register of Deeds with this Vacation Order.

4. In justice to the petitioner(s), the prayer of the petition ought to be granted.

5. 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.

6. The vacation of the described portion of the platted front yard building setback should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 6th day of September, 2022, ordered that the above-described portion of the platted street side yard building setback is hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order, the Dedication of Complete Access Control, and the Dedication of a Utility Easement to the Register of Deeds of Sedgwick County for recording.

Brandon J. Whipple, Mayor, City of Wichita

THE CITY OF WICHITA SEDGWICK COUNTY, KANSAS

ATTEST:

Jamie Buster, City Clerk

Approved as to Form:

Jennifer Magana, City Attorney and Director of Law

September 6, 2022
VAC2022-00005

McClatchy

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	237717	WIC-3-31-2022	OCA 150004	$109.20	1	13.00 in

Attention: Betsy Pagán

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

Copy of ad content
is on the next page

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

No. of Insertions: 1

Beginning Issue of: 03/31/2022

Ending Issue of: 03/31/2022

STATE OF KANSAS)
SS
County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth 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 03/31/2022 to 03/31/2022.

M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 04/07/2022

Stefani Beard

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

STEFANI SCOTT BEARD
My Notary ID # 131788951
Expires October 23, 2022

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

LEGAL PUBLICATION

Email	[redacted]
Mailing Address	[redacted]
Phone	[redacted]
Fax	[redacted]

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE
ON MARCH 31, 2022 (560888)
(One Time Only)

MAPC/BZA April 21, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, April 21, 2022, no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to the Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). **Masks are required at City Hall at this time. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.**

CON2022-00006: City Conditional Use to allow a school on property zoned LI Limited Industrial; generally located southwest of East 37th Street North and North Webb Road (9323 E. 37th St. N.).

PUD2022-00007: City zone change from B Multi-Family and MF-29 Multi-Family Residential to PUD Planned Unit Development for mixed-use development on properties located on the south side of East 17th Street North and east of North Hillside Avenue between North Harvard Avenue and North Gentry Street.

VAC2022-00005: City Vacation of a 30-foot platted street side setback to reduce it to 10 feet for construction of a garage on property zoned SF-5 Single-Family Residential and located on the west side of South Woodlawn Blvd, within 2 block south of East Douglas Avenue (6332 E English).

ZON2022-00019: City Zone Change from SF-5 Single-Family Residential to TF-3 Two-Family Residential to build a duplex on property located within one block south of West 31st Street South and two-blocks east of South Seneca Street (3237 S. Handley Street).

ZON2022-00020: Request in the City for a zone change to LC Limited Commercial and TF-3 Two-Family Residential on SF-5 Single-Family Residential zoned property generally located on the northeast corner of West Maple Street and South 167th Street West.

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 Wichita-Sedgwick 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.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).

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

Participate Remotely

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 Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. **Masks are required at City Hall at this time.** For more information please visit www.wichita.gov/visitcityhall. 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 (316-268-4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on March 31, 2022
Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

METROPOLITAN AREA PLANNING COMMISSION

AGENDA REPORT NO. 3.1
April 21, 2022

STAFF REPORT

CASE NUMBER: **VAC2022-00005** – Request in the City to vacate a portion of a platted setback

APPLICANT: Cameron Kasel & Carolyn Moore (owners/applicant) Hagan Construction, c/o Chris Hagan (agent)

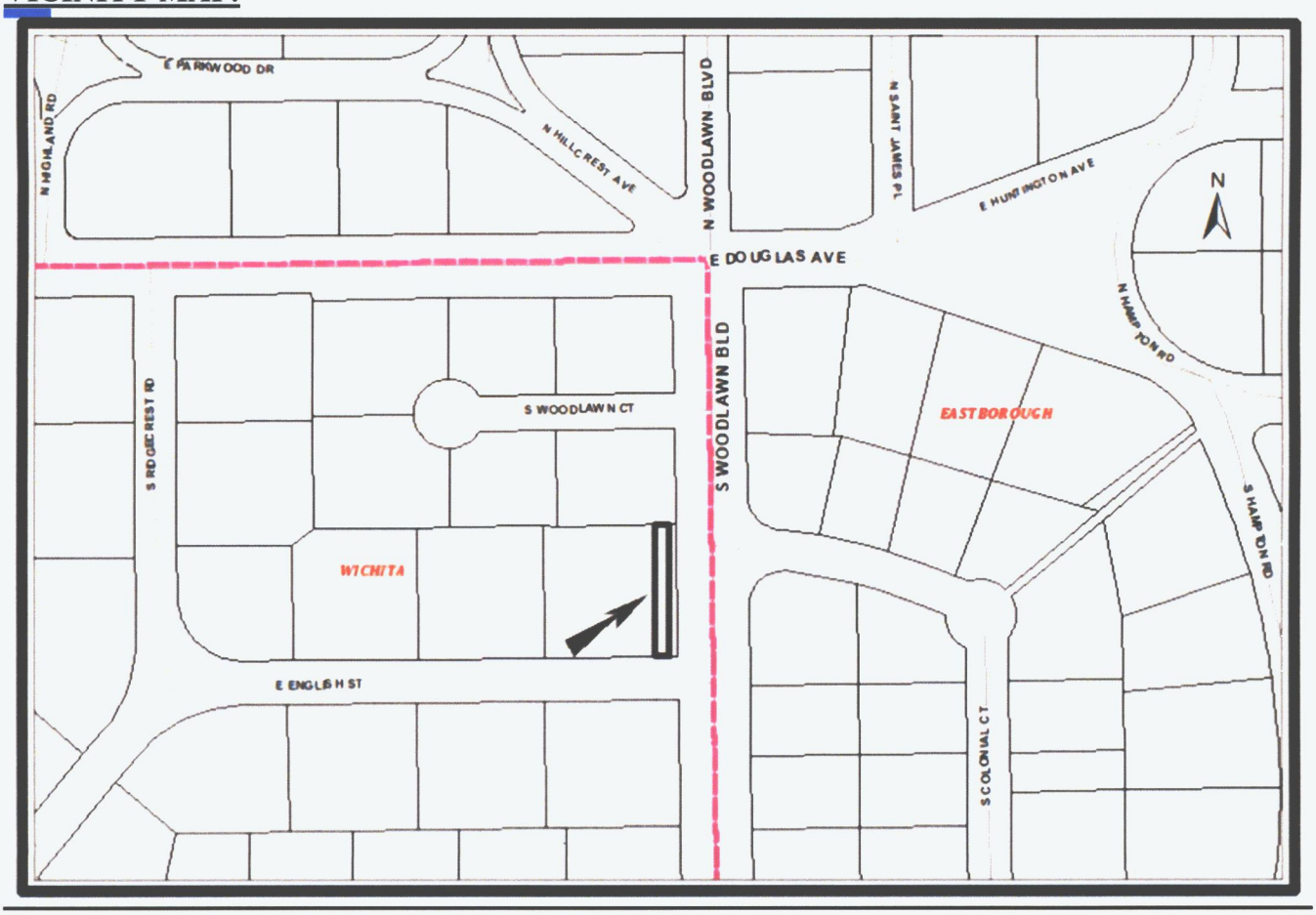
LEGAL DESCRIPTION: Generally described as vacating the west 18 feet of the of the platted 30-foot setback located on Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village, Wichita, Sedgwick County, Kansas

LOCATION: Generally located south of East Douglas Avenue, on the northwest corner of South Woodlawn Boulevard & East English Street (6332 East English Street, District I)

REASON FOR REQUEST: Build a detached garage that would keep the backyard open behind the house

CURRENT ZONING: The site, the abutting north, and west properties and adjacent south properties, across East English Street, are zoned SF-5 Single-Family Residential. Adjacent east properties, across South Woodlawn Boulevard, are located in the City of Eastborough.

VICINITY MAP:



The applicants propose to vacate the west 18 feet of the platted 30-foot setback on the SF-5 Single-Family Residential zoned subject site; Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village. The East Village Replat of Block T, 6th Addition to the Village were recorded with the Register of Deeds June 10, 1957. The subject site is a corner lot located one block south of East Douglas Avenue, on the northwest corner of South Woodlawn Boulevard and East English Street; 6332 East English Street.

The applicants propose to build a 28-foot by 60-foot detached garage that will have access to East English Street, via an existing concrete driveway. The garage will be located northeast of the house along its South Woodlawn Boulevard frontage. The request, if approved, would essentially recognize the corner lot's platted 30-foot setback running parallel to South Woodlawn Boulevard as its street side yard setback as opposed to the Unified Zoning Code UZC's definitions of front and street side yard setbacks.

The UZC establishes a corner lot's front yard setback along its shorter street frontage. The subject corner site has 185 feet of South Woodlawn Boulevard frontage and 187.94 feet of East English Street frontage. By definition the subject site's front yard setback is along South Woodlawn Boulevard, by a difference of 2.94 feet. Per the UZC, the SF-5 zoning district has a minimum 25-foot front yard setback. If this was not a platted setback but the UZC's minimum 25-foot front yard setback an Administrative Adjustment could reduce the setback by 20% resulting in a 20-foot front yard setback.

The UZC's definitions of front and street side yard setbacks does not always recognize how a residence is orientated on its lot. In this case the almost square shaped subject site's platted 40-foot setback functions like a front yard setback, with the applicant's home facing East English Street and access to and off it via East English Street. All of the homes, including the subject site, on both sides of this section of East English Street face it and have access off and onto it. In this case it seems not unreasonable to consider the 185-foot by 187.94-foot subject site's platted 30-foot setback running parallel to South Woodlawn Boulevard as its street side yard setback. The UZC has a minimum 15-foot street side yard setback standard for the SF-5 zoning district. The East Village Replat of Block T, 6th Addition to the Village does not identify front or street side yard setbacks.

Power poles and power lines, drainage and a sidewalk are located in the South Woodlawn Boulevard ROW. Contact Abby Brungardt, Evergy Design Representative for this area at 785-508-2175 in regard to maintaining proper clearance from the power poles and lines along the applicant's South Woodlawn Boulevard frontage. Sewer is located on the site in a platted 8-foot wide easement running north to south parallel to the east property line and South Woodlawn Boulevards. Water is located in the East English Street ROW and crosses over South Woodlawn Boulevard at those street's intersection Conditions #3, #5 and #6 cover all utilities. Vehicular traffic, pedestrian traffic and public safety will not be impacted by this vacation request.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from County Traffic, Public Works/Water & Sewer/Storm water, 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 portion of the platted 30-foot setback.

A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:

   1. That due and legal notice has been given by publication as required by law, in the Wichita Eagle, of notice of this vacation proceeding one time February 10, 2022, which was at least 20 days prior to this public hearing.

   2. That no private rights will be injured or endangered by vacating the described portions of the platted complete access control, and that the public will suffer no loss or inconvenience thereby.

   3. In justice to the petitioner, the prayer of the petition ought to be granted.

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

(1) The SF-5 zoned Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village's South Woodlawn Boulevard street frontage is considered the street side yard setback of 15 feet.

(2) Provide Planning staff with an approved legal description of the vacated west 15 feet of the platted 30-foot setback running parallel to Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village's South Woodlawn Boulevard frontage. This results in a 15-foot street side yard setback. Provide the approved legal 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 City Council for final action.

(3) Dedicate complete access control onto South Woodlawn Boulevard along the east 185 feet of Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village. This must be provided to Planning prior to the case going to City Council for final action.

(4) Dedicated two-feet of sewer easement to the platted eight-foot sewer easement running parallel to the east side of Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village. This must be provided to Planning prior to the case going to City Council for final action.

(5) Provide a revised site plan reflecting the conditions of approval, including the location of the proposed garage. This must be provided to Planning prior to the case going to City Council for final action.

(6) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. All improvements shall be according to City Standards and will be at the applicant's expense. 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.

(7) Provide Planning with any required easement(s) dedicated by separate instrument(s) 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.

(8) 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.

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

The Subdivision Committee recommends approval subject to the following (but not limited to) conditions:

(1) The SF-5 zoned Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village's South Woodlawn Boulevard street frontage is considered the street side yard setback of 15 feet.

(2) Provide Planning staff with an approved legal description of the vacated west 15 feet of the platted 30-foot setback running parallel to Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village's South Woodlawn Boulevard frontage. This results in a 15-foot street side yard setback. Provide the approved legal 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 City Council for final action.

(3) Dedicate complete access control onto South Woodlawn Boulevard along the east 185 feet of Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village. This must be provided to Planning prior to the case going to City Council for final action.

(4) Dedicated two-feet of sewer easement to the platted eight-foot sewer easement running parallel to the east side of Lot 6, Block 3, East Village Replat of Block T, 6th Addition to the Village. This must be provided to Planning prior to the case going to City Council for final action.

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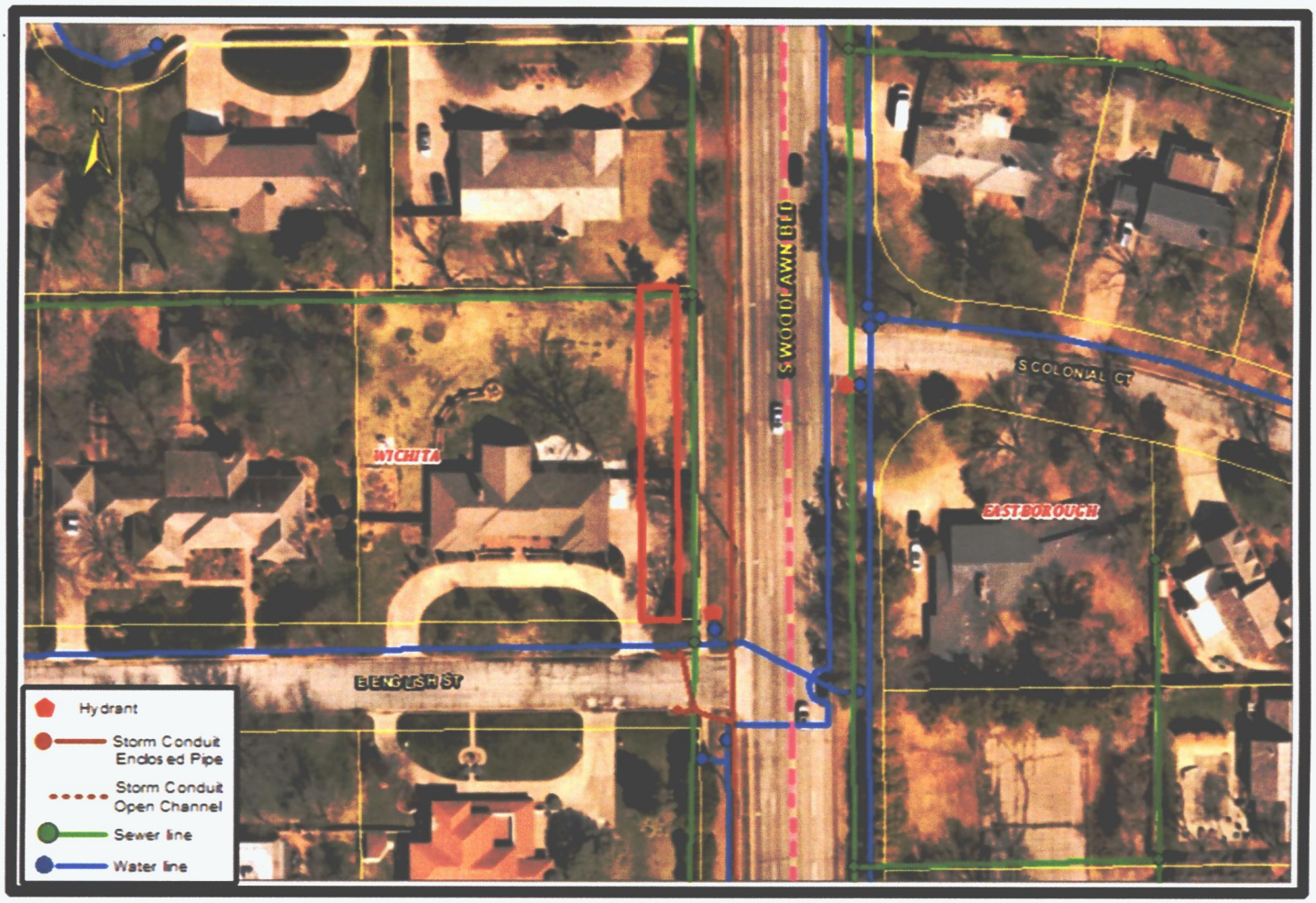
(6) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. All improvements shall be according to City Standards and will be at the applicant's expense. Approval of plans for the relocation of any and all utilities 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.

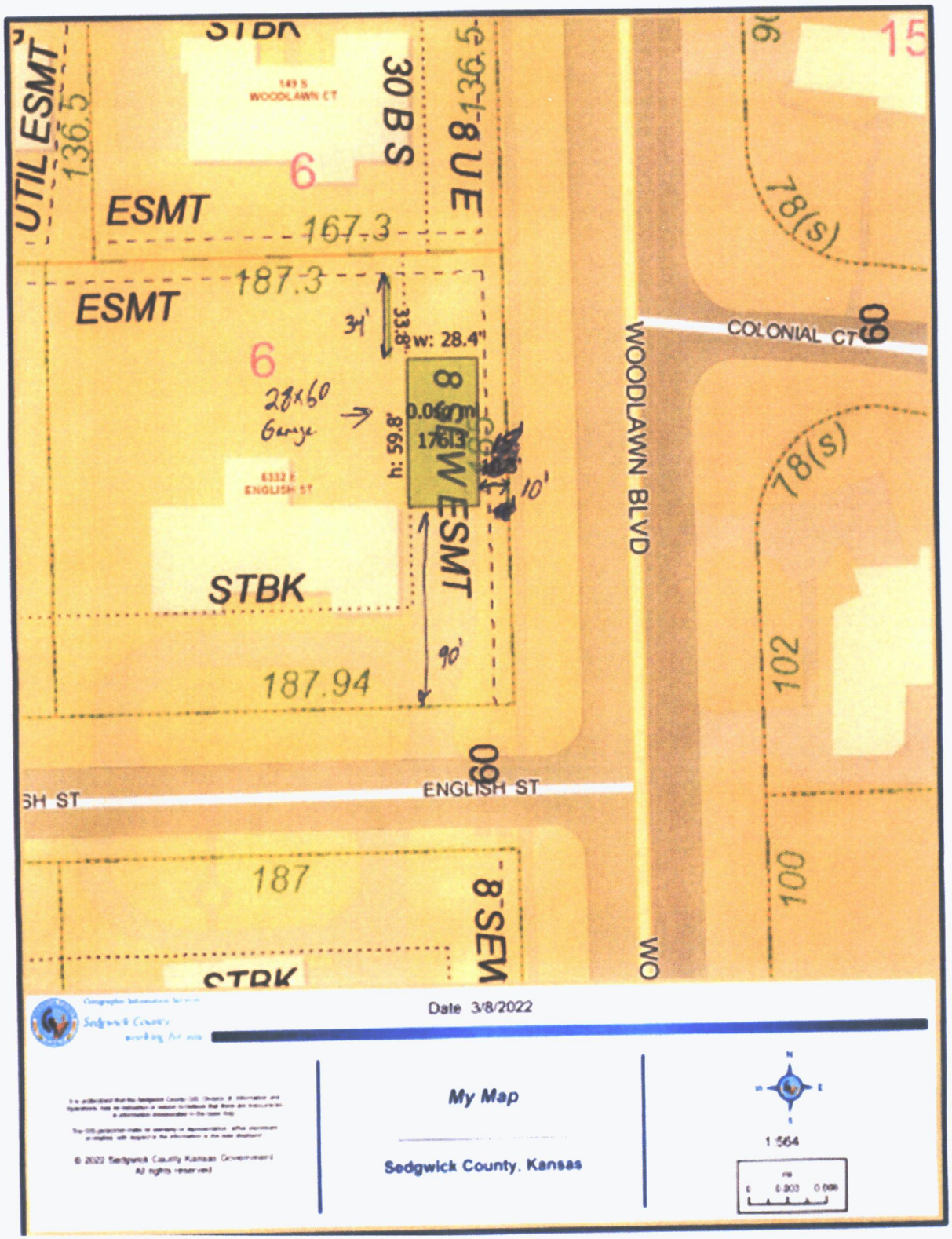
(7) Provide Planning with any required easement(s) dedicated by separate instrument(s) with original signatures for recording with the Register of Deeds. All original dedications will go with the Vacation Order to City Council for final action and filling with the Sedgwick County Register of Deeds.

(8) 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.

Attachments:

- Aerial with water, sewer, and storm water
- Site plan
- East Village Replat of Block T, 6th Addition to the Village, including the subject site, Lot 6, Block 3.
- Google photos of the front and side of the subject site.

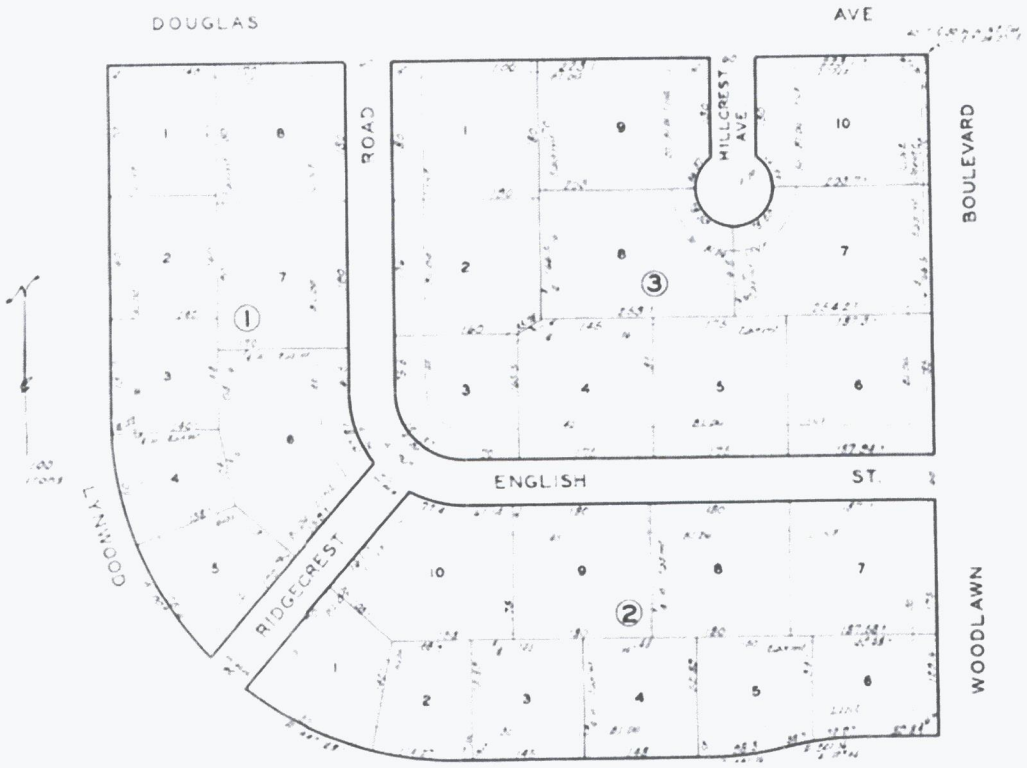

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WICHITA
EAST BOROUGH
E ENGLISH ST
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Storm Conduit Enclosed Pipe
Storm Conduit Open Channel
Sewer line
Water line


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8 UE
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167.3
187.3
ESMT
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33.8'
w: 28.4"
28x60
Garage
h: 59.8'
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8 W ESMT
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90'
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WOODLAWN BLVD
78(S)
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100
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WO
Date 3/8/2022
My Map
Sedgwick County, Kansas
1:564

EAST VILLAGE

REPLAT OF BLOCK T SIXTH ADDITION TO THE VILLAGE

WICHITA, KANSAS



State of Kansas)
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Wichita, Kansas
View on Google Maps

