



Sedgwick County  
Register of Deeds - Tonya Buckingham

Doc. #/Flm-Pg: 30309032

Receipt #: 2427094  
Pages Recorded: 2

Recording Fee: \$0.00

Authorized By: Tonya Buckingham

Cashier: epage

Date Recorded: 05/16/2024 02:16:08 PM



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

**IN THE MATTER OF THE VACATION OF A PORTION OF )  
PLATTED COMPLETE ACCESS CONTROL )**

**GENERALLY LOCATED WITHIN ONE-BLOCK EAST OF )  
SOUTHEAST BOULEVARD AND WITHIN ONE-QUARTER )  
MILE NORTH OF EAST PAWNEE AVENUE )**

**VAC2024-00012**

**MORE FULLY DESCRIBED BELOW**

**VACATION ORDER**

NOW on this 14<sup>th</sup> day of May 2024, comes on for hearing the petition for vacation filed by D4 Investments, LLC, (owner) praying for the vacation of a portion of platted complete access control, to wit:

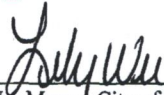
Vacating the East 24 feet of the West 90 feet of platted complete access control onto East Stafford Street over and across the North property line of the North 170 feet of Lot 2, Bomhoff 2<sup>nd</sup> Addition, Wichita, Sedgwick County, Kansas.

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 21, 2024, 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 platted complete access control and the public will suffer no loss or inconvenience thereby.
3. In justice to the petitioner, the prayer of the petitioner 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 portion of platted complete access control should be approved.

May 14, 2024  
VAC2024-00012

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 14<sup>th</sup> day of May 2024, ordered that the above-described portion of platted complete access control is hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order and the dedication of access control to the Sedgwick County Register of Deeds for recording.

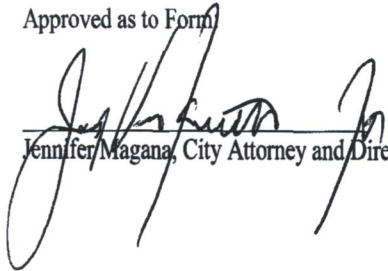
  
Lily Wu, Mayor, City of Wichita

ATTEST:

  
Jamie Buster, City Clerk



Approved as to Form

  
Jennifer Magana, City Attorney and Director of Law

UNOFFICIAL COPY

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

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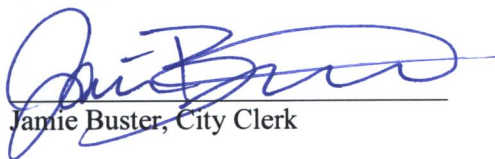
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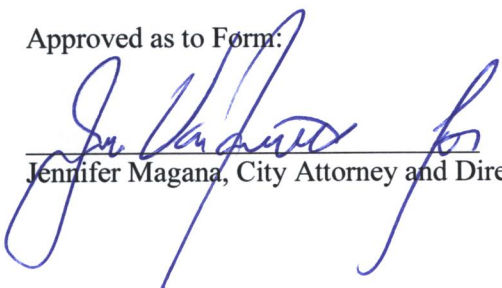
  
\_\_\_\_\_  
Lily Wu, Mayor, City of Wichita

**ATTEST:**

  
\_\_\_\_\_  
Jamie Buster, City Clerk



Approved as to Form:

  
\_\_\_\_\_  
Jennifer Magana, City Attorney and Director of Law



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

May 16, 2024

D4 Investments, LLC  
2025 N. Clear Creak Ct.  
Wichita, KS 67230

MH Development, LLC  
2008 S. Hydraulic Ave.  
Wichita, KS 67211

**Ref: VAC2024-00012:** Vacation request in the City to vacate a portion of a platted complete access control on property located one-block east of Southeast Boulevard and within one-quarter mile north of East Pawnee Avenue.

Dear Applicant;

At its regular meeting on **May 14, 2024**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the vacation request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP  
Current Plans  
Division Manager



## Wichita-Sedgwick County Metropolitan Area Planning Department

April 12, 2024

D4 Investments, LLC  
2025 N. Clear Creak Ct.  
Wichita, KS 67230

MH Development, LLC  
2008 S. Hydraulic Ave.  
Wichita, KS 67211

**Ref: VAC2024-00012:** Vacation request in the City to vacate a portion of a platted complete access control on property located one-block east of Southeast Boulevard and within one-quarter mile north of East Pawnee Avenue.

To Whom It May Concern,

At the **Thursday, April 12, 2024**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) As needed provide Planning with dedication 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.
- (2) All improvements shall be according to City Standards and at the applicants' expense.
- (3) Vacation of the described portion of platted complete access control located on and running parallel with the north property line of the north 170 feet of Lot 2, Bomhoff 2<sup>nd</sup> Addition, is contingent on approval by the Traffic Engineer and the Fire Department. Traffic Engineering requires this drive access to be right-in/right-out only.
- (4) 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.

**VAC2024-00012:** Vacation request in the City to vacate a portion of a platted complete access control on property located one-block east of Southeast Boulevard and within one-quarter mile north of East Pawnee Avenue.

April 12, 2024

Page 2

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 **April 25, 2024**, (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,

A handwritten signature in blue ink, appearing to read "Philip Zevenbergen", with a long horizontal flourish extending to the right.

Philip Zevenbergen, AICP  
Current Plans Division Manager  
PZ:IJ



The Beaufort Gazette  
 The Belleville News-Democrat  
 Bellingham Herald  
 Centre Daily Times  
 Sun Herald  
 Idaho Statesman  
 Bradenton Herald  
 The Charlotte Observer  
 The State  
 Ledger-Enquirer

Durham | The Herald-Sun  
 Fort Worth Star-Telegram  
 The Fresno Bee  
 The Island Packet  
 The Kansas City Star  
 Lexington Herald-Leader  
 The Telegraph - Macon  
 Merced Sun-Star  
 Miami Herald  
 El Nuevo Herald

The Modesto Bee  
 The Sun News - Myrtle Beach  
 Raleigh News & Observer  
 Rock Hill | The Herald  
 The Sacramento Bee  
 San Luis Obispo Tribune  
 Tacoma | The News Tribune  
 Tri-City Herald  
 The Wichita Eagle  
 The Olympian

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	532634	Print Legal Ad-IPL01649120 - IPL0164912		\$158.10	2	94 L

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

MHEBERT@wichita.gov

OCA 150004  
 Published in The Wichita Eagle on March 21, 2024  
 (One Time Only)  
 MAPC/BEA April 11, 2024  
 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, April 11, 2024, 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 in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. 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.

BZA2024-00009: Variance request in the City to reduce the front setback from 25 feet to approximately 12 feet to allow construction of a front porch on the property zoned SF-5 Single-Family Residential District, located on West 31st Street South and 129 feet west of South Osage Avenue (812 West 31st Street South).

CON2024-00012: Conditional Use request in the City to allow an Entertainment Establishment (cabaret-type club/nightclub with the provision of alcohol); located one-quarter mile east of South Webb Road and north of I-35 (10001 East Kellogg Drive, Suite #2).

CON2024-00013: Conditional Use request in the City to waive compatibility standards for 105-foot telecommunications tower with 5-foot lightning rod on property zoned Limited Industrial, generally located on the west side of South Moseley Avenue, within one-quarter mile north of East Harry Street (1325 South Moseley).

CON2024-00014: Conditional Use request in the City to allow an Entertainment Establishment (events with music and alcohol associated with retail store) within 300 feet of a public park, generally located on the southwest corner of East Douglas Avenue and South Saint Francis Avenue (523 East Douglas Avenue).

CUP2024-00005: CUP Amendment in the City to CUP DP-357 to change parcel boundaries, rename to "OneRise" and to modify uses to permit Correctional Placement Residence and Correctional Facility for State Mental Health Hospital (with ZON2024-00014), located at the northwest corner of S. Meridian Ave and W. MacArthur Rd.

PLD2024-00004: Zone change request in the City from TF-3 Two-Family Residential and MF-18 Multi-Family Residential to the PLD to allow multi-family residential with non-standard building setbacks; generally located on the east side of North Hillside Avenue and within one-half mile south of East 53rd Street North.

VAC2024-00012: Vacation request in the city of Control Access, generally located on the south side of East Stafford Street and within one-quarter mile of South Southeast Boulevard.

VAC2024-00013: Vacation request in the City to vacate a portion of the platted setback and platted utility easement along Polo Street, generally located at the northwest corner of Polo Street and West 12th Street North (2033 West 12th Street North).

ZON2024-00014: Zone Change request in the City from GC General Commercial to LI Limited Industrial with CUP2024-05, generally located the north side of West MacArthur Road and within one-half mile west of South Meridian Avenue.

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.

Options to participate:

1) Attend in-Person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5:00 PM, 3 days prior to the meeting.

2) Submit Comments Ahead of Time regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) - 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. Planning Departments staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. Written Comments should be submitted by 5:00 PM the day before the meeting. Video and Audio Comments (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

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: 316.558.7764

3) If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.

Option to View Remotely (Not Participate)  
 The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: <https://www.wichita.gov/planning>.

WITNESS MY HAND on March 21, 2024  
 Scott Wadle, Secretary  
 Wichita-Sedgwick County  
 Metropolitan Area Planning Commission  
 FLD164912  
 Mar 21 2024

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

1 insertion(s) published on:

03/21/24

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, 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 and published in the regular and entire Morning issue of said The Wichita Eagle from 03/21/2024 to 03/21/2024.

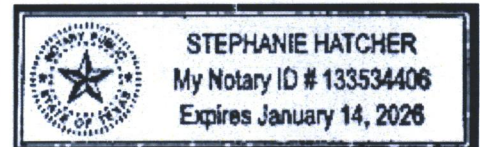
Mary Castro

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

DATED: 03/21/2024

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!

**METROPOLITAN AREA PLANNING COMMISSION**

**STAFF REPORT**

**CASE NUMBER:** VAC2024-00012 – Request to vacate a portion of platted complete access control.

**OWNER/APPLICANT:** D4 Investments, LLC (applicant); MH Development, LLC (agent).

**LEGAL DESCRIPTION:** Generally described as vacating the east 24 feet of the west 90 feet of platted complete access control onto East Stafford Street over and across the north property line of the north 170 feet of Lot 2, Bomhoff 2<sup>nd</sup> Addition, Wichita, Sedgwick County, Kansas.

**LOCATION:** Generally located within one-block east of Southeast Boulevard and within one-quarter mile north of East Pawnee Avenue. (District III)

**REASON FOR REQUEST:** Permit access drive for future development.

**CURRENT ZONING:** The subject site is zoned GC General Commercial District (GC). Property to the south is zoned GC and development with an autobody repair shop. Property to the west is zoned LC Limited Commercial District (LC) and developed with retail. Properties to the north and east are zoned TF-3 Two-Family Residential District and developed with duplexes and single-family dwellings.

**VICINITY MAP:**



The applicant is requesting a vacation of a portion of platted complete access control to permit a 24-foot drive onto the north 170 feet of Lot 2, Bomhoff 2<sup>nd</sup> Addition. This will provide access to an undeveloped parcel, which intended to assist in future development. Entirety of Lot 2 consists of the subject site in addition to the GC property abutting to the south. When it was platted, complete access control was dedicated along the East Stafford Street frontage, which required all access to the commercial site along the south frontage, off East Blake Street. In 2024, the north 170 feet was split from the larger portion of Lot 2 in order to be developed separately (Lot Split LSP2024-00004). The north 170 feet of Lot 2 has a platted 35-foot building setback along East Stafford Street that will remain. Any future commercial development must adhere to this setback and compatibility setbacks along the east property line where abutting TF-3 zoning.

If approved, the proposed 24-foot drive access would be less than 50 feet from the nearest private drive approach on East Stafford Street. East Stafford Street is classified as a local street and access management standards do not apply. Wichita Traffic Engineering does not object to this request. There is a City water line that crosses the subject vacation area. Construction of a drive should not impact the water line. Wichita Public Works and Utilities does not object to this vacation. Neither Evergy nor Cox object to this vacation. They do not have any lines or equipment in the area. The Bomhoff 2<sup>nd</sup> Addition was recorded July 12, 1978.

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 portion of the platted complete access control.

- 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 March 21, 2024, 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 portion of the platted 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) As needed provide Planning with dedication 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.
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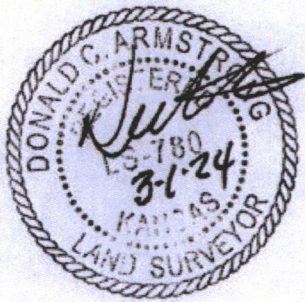
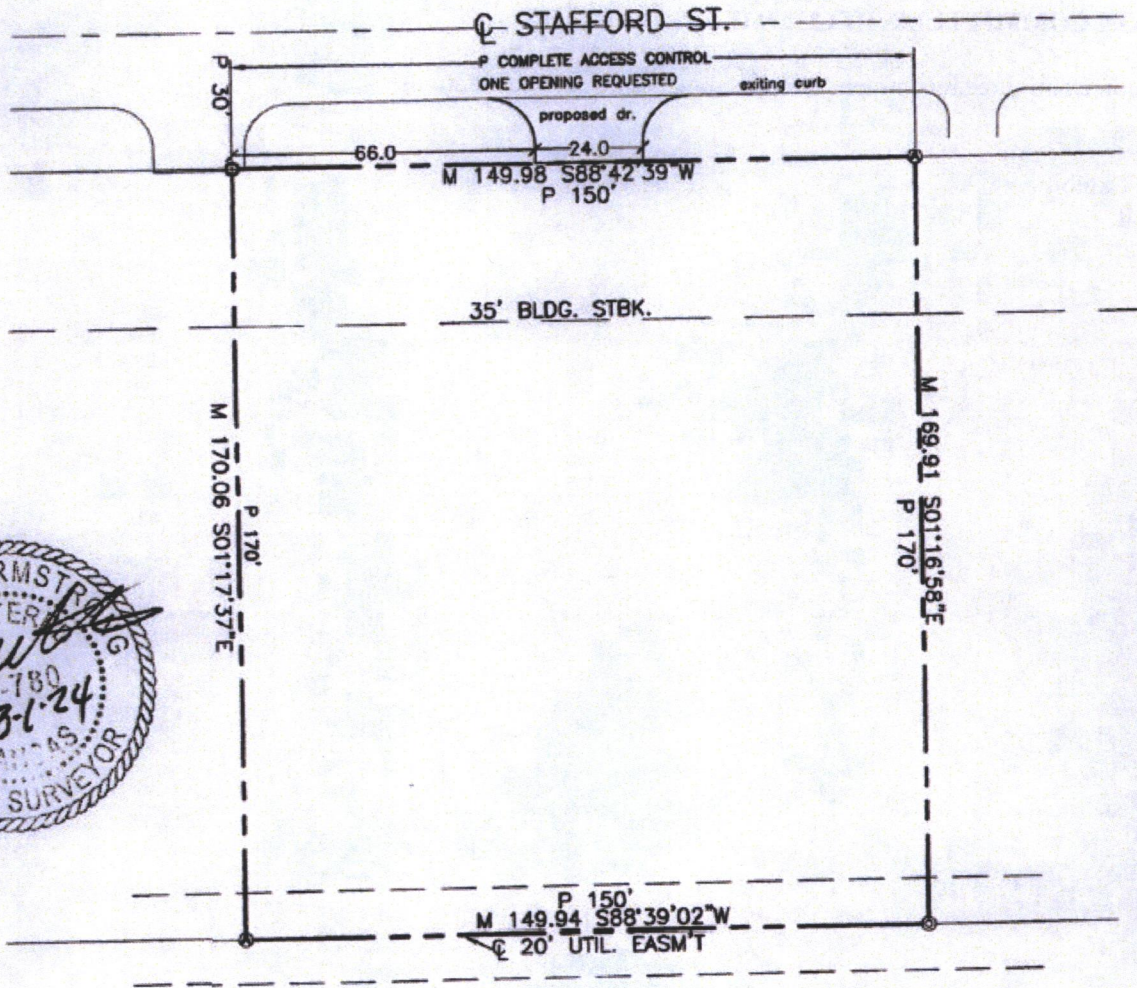
VAC2024-00012 – City request to vacate a portion of platted complete access control for a 24-foot access drive.  
April 11, 2024  
Page 3

**SUBDIVISION COMMITTEE'S RECOMMENDED ACTION**

The Subdivision Committee recommends approval per staff recommendations.

**Attachments:**

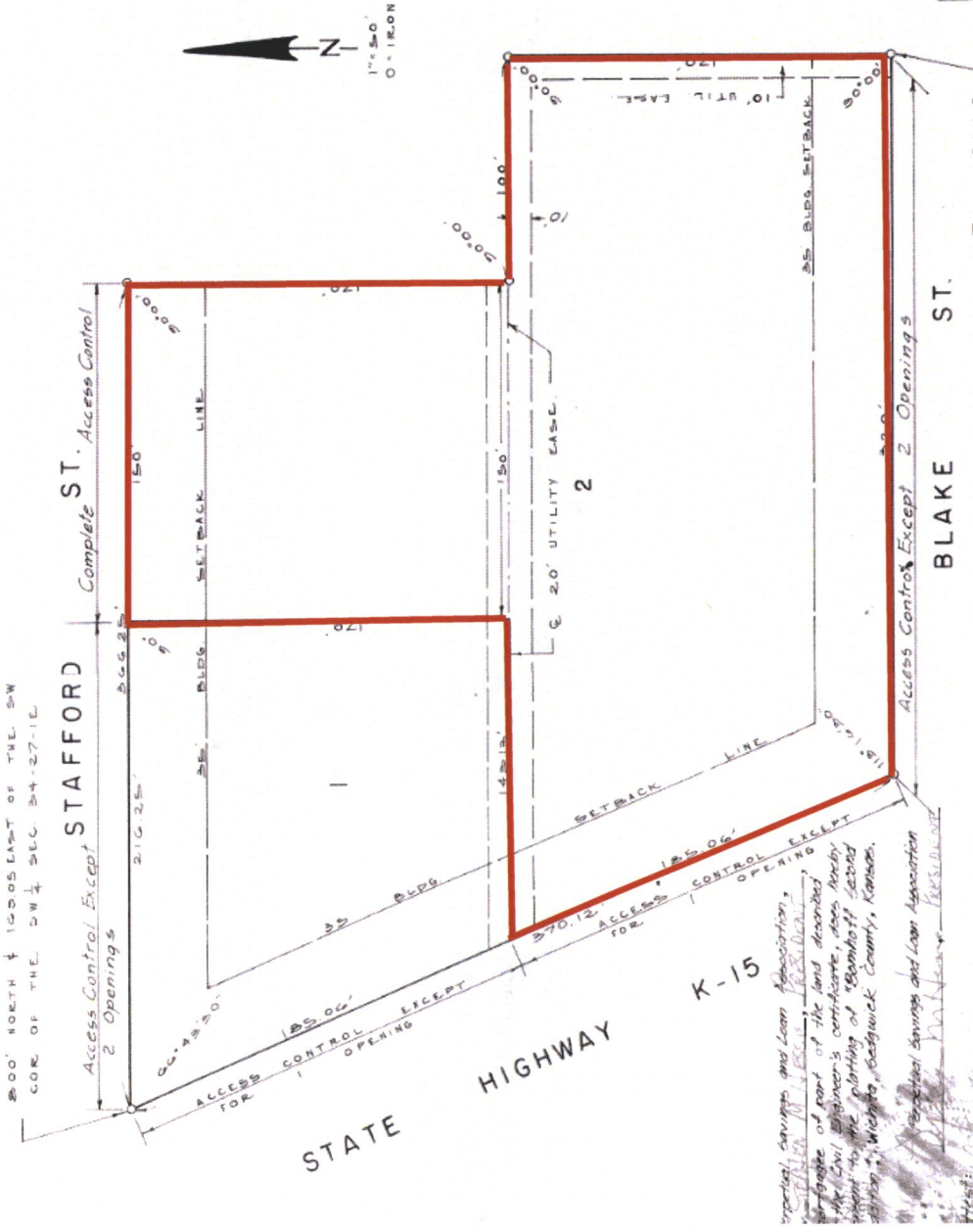
1. Vacation Exhibit
2. Plat Detail
3. Aerial Map



**Plat Detail**

# BOMHOFF SECOND ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas, County of Sedgwick, SS.  
 I, Kenneth O. Taylor, Civil Engineer in said St  
 Kansas and that the accompanying plat is A REPL  
 of said survey described as follows: Lots 19,  
 Bomhoff Addition to Wichita, Sedgwick County, K  
 Lots 4, 5 and 6, Block C, Bomhoff Addition to W  
 by H. Russell Bomhoff and John C. Bomhoff.  
 Lots 1, 2 and 3, Block C, Bomhoff Addition to W  
 by John C. Bomhoff. *The alloys are vacated and rep*  
 3-14-78 Kenneth O.

Know all men by these presents that we, H. Russ  
 band and wife and John C. Bomhoff and Rosemary  
 the land described in the Civil Engineer's cert  
 known as "BOMHOFF SECOND ADDITION", Wichita, Se  
 ments as indicated on the plat are hereby grant  
 over and across the west line of Lots 1 and 2 a  
 Wichita, provided, however, that Lots 1 and 2 s  
 at one location each to be designated by the Ci  
 abutter's rights of access to or from Stafford  
 of Lots 1 and 2 are hereby granted to the City  
 Lot 1 shall have access to Stafford Street at 7/4  
 City Engineer of Wichita, Kansas. All abutter'  
 Street over and across the south line of Lot 2  
 Wichita, provided, however, that Lot 2 shall ha  
 tions to be designated by the City Engineer of

H. Russell Bomhoff  
 Elgeva I. Bomhoff

State of Kansas, County of Sedgwick, SS.  
 The foregoing instrument was acknowledged before  
 husband and wife, 19 15 by H. Russel  
 NOTARY PUBLIC *[Signature]*

# VAC2024-00012

- Storm Structures
- Enclosed Gravity Pipe
- Force Main
- ⋯ Open Channel
- Siphon
- ◆ Water Hydrants
- Sewer Manholes
- Sewer Mains
- Water Valves
- Water Mains

