CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

April 22, 2025

L&P Properties, LLC
3521 Crystal Beach Cir.
Wichita, KS 67204

3R1 Investments, Inc.
Attn: Bret Hastings
22010 W. 22nd Street North
Andale, KS 67001

Landon Hastings
4903 W. 26th Court North
Wichita, KS 67205

Ref: VAC2025-00003: Vacation request in the City for a portion of a platted utility and drainage easement and a portion of a platted 25-foot building setback, on property located one-quarter mile west of North Ridge Road and one-half mile north of West 37th Street North.

Dear Applicant,

At the **Tuesday, April 22, 2025**, meeting of the Wichita City Council, the above-referenced vacation request was approved.

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,

Philip Zevenbergen
Current Plans
Division Manager

CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

March 14, 2025

L&P Properties, LLC
3521 Crystal Beach Cir.
Wichita, KS 67204

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Attn: Bret Hastings
22010 W. 22nd Street North
Andale, KS 67001

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Ref: VAC2025-00003: Vacation request in the City for a portion of a platted utility and drainage easement and a portion of a platted 25-foot building setback, on property located one-quarter mile west of North Ridge Road and one-half mile north of West 37th Street North.

Dear Applicant,

At the **Thursday, March 13, 2025**, 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 described utility easement 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) Adjust CUP drawing to remove vacated portion of the utility & drainage easement and modified front building setback.

(3) All improvements shall be according to City Standards and at the applicants' expense.

(4) Provide Planning with a **revised legal description** of the vacated portion of the platted utility easement removing the east 10 feet 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 Council for final action.

(5) 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.

Document #: 2025-015467
Date Recorded: 04/24/2025 02:11:34 PM
Pages: 3 Recording Fee: 0.00
Sedgwick County Kansas
Tonya Buckingham,
Register of Deeds

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

IN THE MATTER OF THE VACATION OF A PORTION OF A PLATTED UTILITY & DRAINAGE EASEMENT AND THE VACATION OF A PORTION OF A PLATTED BUILDING SETBACK	)	
GENERALLY LOCATED ONE-QUARTER MILE WEST OF NORTH RIDGE ROAD AND ONE-HALF MILE NORTH OF WEST 37TH STREET NORTH	)	**VAC2025-00003**

MORE FULLY DESCRIBED BELOW

VACATION ORDER

NOW on this 22nd day of April 2025, comes on for hearing the petition for vacation filed by L&P Properties, LLC (owner) praying for the vacation of a portion of a platted utility and drainage easement and a portion of a platted building setback, to wit:

Portion of easement to be vacated:
A tract of land situated in Lot 4, Block 1, North Ridge Village Addition, an addition to Wichita, Sedgwick County, Kansas, being more particularly described as follows: Commencing at the Northeast Corner of said Lot 4; thence South 01 degrees, 27 minutes, 06 seconds East (as on plat), along the East Line of said Lot 4, a distance of 10.00 feet; thence South 88 degrees, 32 minutes, 54 seconds West, perpendicular to said East Line, a distance of 10.00 feet to the Point of Beginning of the herein described tract; thence South 01 degrees, 27 minutes, 06 seconds East, parallel with said East Line, a distance of 10.04 feet; thence Northwesterly along the platted 20 foot Easement Line on a non-tangent curve with a radius of 120.00 feet, having a chord bearing of North 61 degrees, 54 minutes, 15 seconds West and a chord distance of 100.54 feet for an arc distance of 103.75 feet; thence South 88 degrees, 32 minutes, 54 seconds West, along said Easement Line, a distance of 272.53 feet to a point on the East Line of a platted 20 foot Easement; thence South 01 degrees, 27 minutes, 06 seconds East, along said East Line of Easement, a distance of 270.26 feet to a point on the North Line of a platted 20 foot Easement; thence South 88 degrees, 32 minutes, 54 seconds West, along said North Line, a distance of 20.00 feet to a point on the West Line of a platted 20 foot Easement; thence North 01 degrees, 27 minutes, 06 seconds West, along said West Line, a distance of 270.26 feet to a point on the South Line of a platted 20 foot Easement; thence South 88 degrees, 32 minutes, 54 seconds West,

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

IN THE MATTER OF THE VACATION OF A PORTION OF A PLATTED UTILITY & DRAINAGE EASEMENT AND THE VACATION OF A PORTION OF A PLATTED BUILDING SETBACK	)	
GENERALLY LOCATED ONE-QUARTER MILE WEST OF NORTH RIDGE ROAD AND ONE-HALF MILE NORTH OF WEST 37TH STREET NORTH	)	**VAC2025-00003**

MORE FULLY DESCRIBED BELOW

VACATION ORDER

NOW on this 22nd day of April 2025, comes on for hearing the petition for vacation filed by L&P Properties, LLC (owner) praying for the vacation of a portion of a platted utility and drainage easement and a portion of a platted building setback, to wit:

> Portion of easement to be vacated:
> A tract of land situated in Lot 4, Block 1, North Ridge Village Addition, an addition to Wichita, Sedgwick County, Kansas, being more particularly described as follows: Commencing at the Northeast Corner of said Lot 4; thence South 01 degrees, 27 minutes, 06 seconds East (as on plat), along the East Line of said Lot 4, a distance of 10.00 feet; thence South 88 degrees, 32 minutes, 54 seconds West, perpendicular to said East Line, a distance of 10.00 feet to the Point of Beginning of the herein described tract; thence South 01 degrees, 27 minutes, 06 seconds East, parallel with said East Line, a distance of 10.04 feet; thence Northwesterly along the platted 20 foot Easement Line on a non-tangent curve with a radius of 120.00 feet, having a chord bearing of North 61 degrees, 54 minutes, 15 seconds West and a chord distance of 100.54 feet for an arc distance of 103.75 feet; thence South 88 degrees, 32 minutes, 54 seconds West, along said Easement Line, a distance of 272.53 feet to a point on the East Line of a platted 20 foot Easement; thence South 01 degrees, 27 minutes, 06 seconds East, along said East Line of Easement, a distance of 270.26 feet to a point on the North Line of a platted 20 foot Easement; thence South 88 degrees, 32 minutes, 54 seconds West, along said North Line, a distance of 20.00 feet to a point on the West Line of a platted 20 foot Easement; thence North 01 degrees, 27 minutes, 06 seconds West, along said West Line, a distance of 270.26 feet to a point on the South Line of a platted 20 foot Easement; thence South 88 degrees, 32 minutes, 54 seconds West,

along said South Line of 20 foot Easement, a distance of 10.00 feet; thence North 01 degrees, 27 minutes, 06 seconds West, along the West Line of a platted Easement, a distance of 10.00 feet; thence North 88 degrees, 32 minutes, 54 seconds East, parallel with and 10.00 feet from a North Line of said Lot 4, a distance of 307.80 feet; thence Southeasterly on a non-tangent curve with a radius of 110.00 feet, having a chord bearing of South 60 degrees, 22 minutes, 18 seconds East and a chord distance of 95.97 feet for an arc distance of 99.31 feet to the Point of Beginning, containing 9472.1 square feet, more or less.

Portion of Setback to be vacated:
A tract of land situated in Lot 4, Block 1, North Ridge Village Addition, an addition to Wichita, Sedgwick County, Kansas, being more particularly described as follows: Commencing at the Northeast Corner of said Lot 4; thence South 01 degrees, 27 minutes, 06 seconds East (as on plat), along the East Line of said Lot 4, a distance of 10.00 feet to the Point of Beginning of the herein described tract; thence continuing South 01 degrees, 27 minutes, 06 seconds East, along said East Line, a distance of 15.00 feet; thence Northwesterly along the platted 25 foot Building Setback Line on a non-tangent curve with a radius of 125.00 feet, having a chord bearing of North 64 degrees, 53 minutes, 12 seconds West and a chord distance of 111.80 feet for an arc distance of 115.91 feet; thence South 88 degrees, 32 minutes, 54 seconds West, along said Setback Line, a distance of 305.00 feet; thence North 01 degrees, 27 minutes, 06 seconds West, along said Setback Line, a distance of 15.00 feet; thence North 88 degrees, 32 minutes, 54 seconds East, parallel with and 10.00 feet from a North Line of said Lot 4, a distance of 312.80 feet; thence Southeasterly on a non-tangent curve with a radius of 110.00 feet, having a chord bearing of South 62 degrees, 58 minutes, 46 seconds East and a chord distance of 104.88 feet for an arc distance of 109.32 feet to the Point of Beginning, containing 6322.5 square feet, more or less.

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 and at www.wichita.gov/LegalNotices on February 20, 2025, 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 a platted utility and drainage easement and a portion of a platted building setback, 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 a platted utility and drainage easement and a portion of a platted building setback, should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 22nd day of April 2025, ordered that the above-described portion of a platted utility and drainage easement and a portion of a platted building setback are hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order to the Sedgwick County Register of Deeds for recording.

Lily Wu, Mayor, City of Wichita

ATTEST:

Paul Leeker, City Clerk

Approved as to Form:

Jennifer Magana, City Attorney and Director of Law

McClatchy

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	636629	Print Legal Ad-IPL02177390 - IPL0217739		$70.80	2	58 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 February 19, 2025
(One Time Only)
MAPC/BZA March 13, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, March 13, 2025, 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. Full notice can be found at www.wichita.gov/LegalNotices.

CON2024-00278: Conditional Use request in the City to permit a Short Term Rental on property zoned SF-5 Single-Family Residential District; located within one-quarter mile south of East Central Ave. and within one-half mile east of North Rock Road (8539 E. Brookhollow Ln).

CON2025-00023: Conditional Use to allow Event Center in the City to have small gatherings on property zoned GC General Commercial District, generally located on the northeast corner of East Douglas Avenue and North Hillside Avenue (3202 East Douglas Avenue).

CON2025-00024: Conditional Use request in the City (with ZON2025-0003 from GO to LC) to permit a Carwash within 200 feet of residential zoning, generally located on the southwest corner of East Kellogg and South 143rd Street East.

CUP2025-00005: CUP Amendment in the City to the North Ridge Village CUP DP-280 to permit Warehouse, Self-Storage and exclude Parcel 4 from architectural controls, on property zoned LC Limited Commercial, located one-quarter mile west of N. Ridge Rd. and within one-half mile north of W. 37th St. North.

CUP2025-00006: CUP Amendment to Dugan Centre DP-151 to allow Warehouse, Self-Service Storage on Parcel 3A and modify architectural controls, generally located on the south side of West Taft Avenue, within one-quarter mile east of South Ridge Road (6803 West Taft Avenue).

VAC2025-00002: Vacation request in the City to vacate a sewer easement under an existing building, located approximately 680 feet east of the intersection of S. Seneca St. and West 31st St. S. (928 W. 31st St. S.)

VAC2025-00003: Vacation request in the City to vacate a portion of a utility easement to develop a warehouse on existing property zoned GI General Industrial District, generally located on southwest corner of 37th Street N & Saint Francis Street.

VAC2025-00004: Vacation request in the City to vacate a portion of Oak Street Right-of*Way to allow to create a private parking area for a commercial campus, generally located on within one-block north of West Douglas Avenue and one block west of North Sycamore (130 N Oak St).

VAC2025-00005: Vacation request in the City to vacate a portion of a utility easement to allow for development on property zoned GC General Commercial (PO 282 & 416), generally located on northwest corner of North Hoover Avenue & West Central Avenue (715 N & 721 N Hoover Ave).

ZON2025-00002: Zone change request in the City from LC Limited Commercial District to CBD Central Business District, generally located on the southeast corner of West Douglas Avenue and South Oak Street (623 West Douglas Avenue, D-O Delano Overlay).

ZON2025-00003: Zone change request in the City from GO General Office to LC Limited Commercial (with CON2025-00024) to permit a Carwash within 200 feet of residential zoning, generally located on the southwest corner of East Kellogg and South 143rd Street East.

IPL0217739
Feb 19 2025

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

1 insertion(s) published on:
02/19/25

STATE OF KANSAS)
SS
County of Sedgwick)

Mary Castro, 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 02/19/2025 to 02/19/2025.

Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 02/19/2025

Amy Robbins

Notary Public in and for the state of South Carolina, residing in Beaufort County

AMY L. ROBBINS
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 11-03-32

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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA REPORT NO.
March 13, 2025

STAFF REPORT

CASE NUMBER: **VAC2025-00003 -** Request to vacate a portion of a platted utility & drainage easement and a portion of a 25-foot platted building setback

OWNER/APPLICANT: L&P Properties, LLC (Applicant)/ 3R1 Investment. Inc. (Agent)

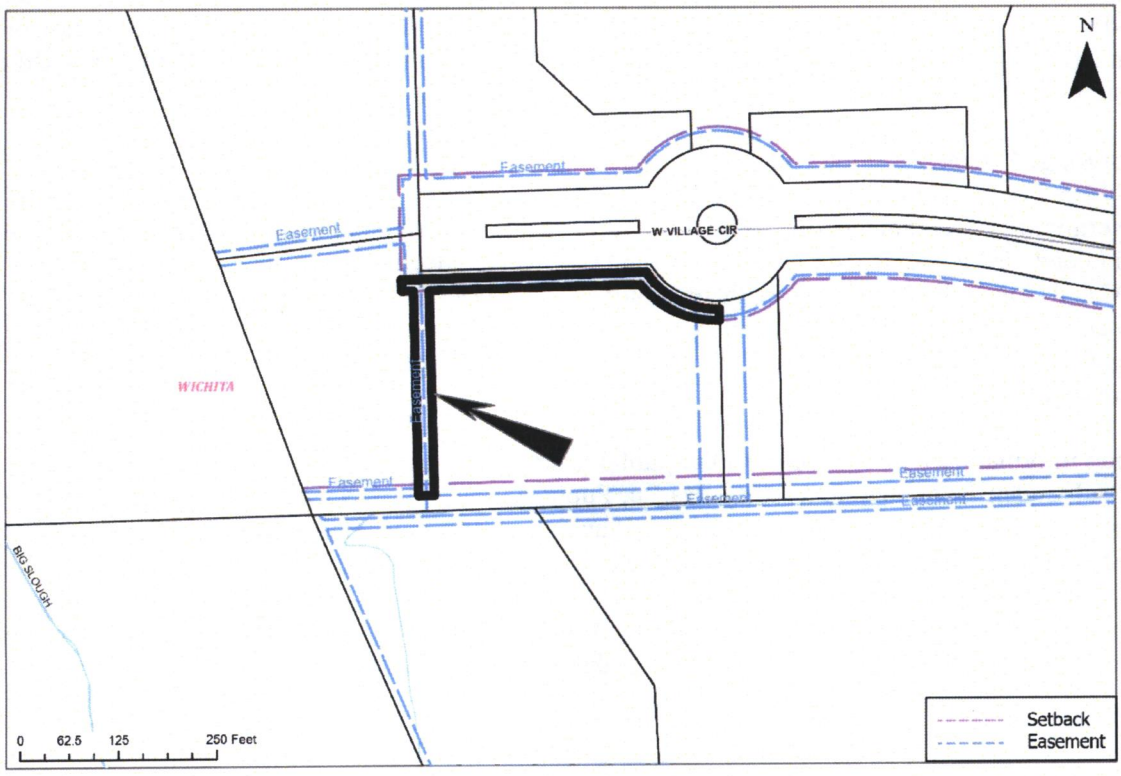
LEGAL DESCRIPTION: Generally described as vacating a portion of a platted utility & drainage easement and a portion of a 25-foot platted building setback on Lot 4, Block 1 North Ridge Village Addition, Wichit, Kansas (see attached legal description).

LOCATION: Generally located one-quarter mile west of North Ridge Rd. and one-half mile north of West 37th Street North (WCC V).

REASON FOR REQUEST: To allow for future development of the property.

CURRENT ZONING: The subject site, along with property to the north, south, and east are zoned LC Limited Commercial District with CUP DP-280. Property to the west is zoned SF-5 Single Family Residential with CUP DP-280. The subject site, property to the south and west, and portion of property to the north, are vacant. Property to the east and portion of property to the north is developed with medical offices.

VICINITY MAP:



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 20, 2025, 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 easements and building setback 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) Abandonment or relocation/reconstruction of any/all utilities made necessary by the vacation of the described utility easement 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) Adjust CUP drawing to remove vacated portion of the utility & drainage easement and modified front building setback.

(3) All improvements shall be according to City Standards and at the applicants' expense.

(4) Provide Planning with a revised legal description of the vacated portion of the platted utility easement removing the east 10 feet 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 Council for final action.

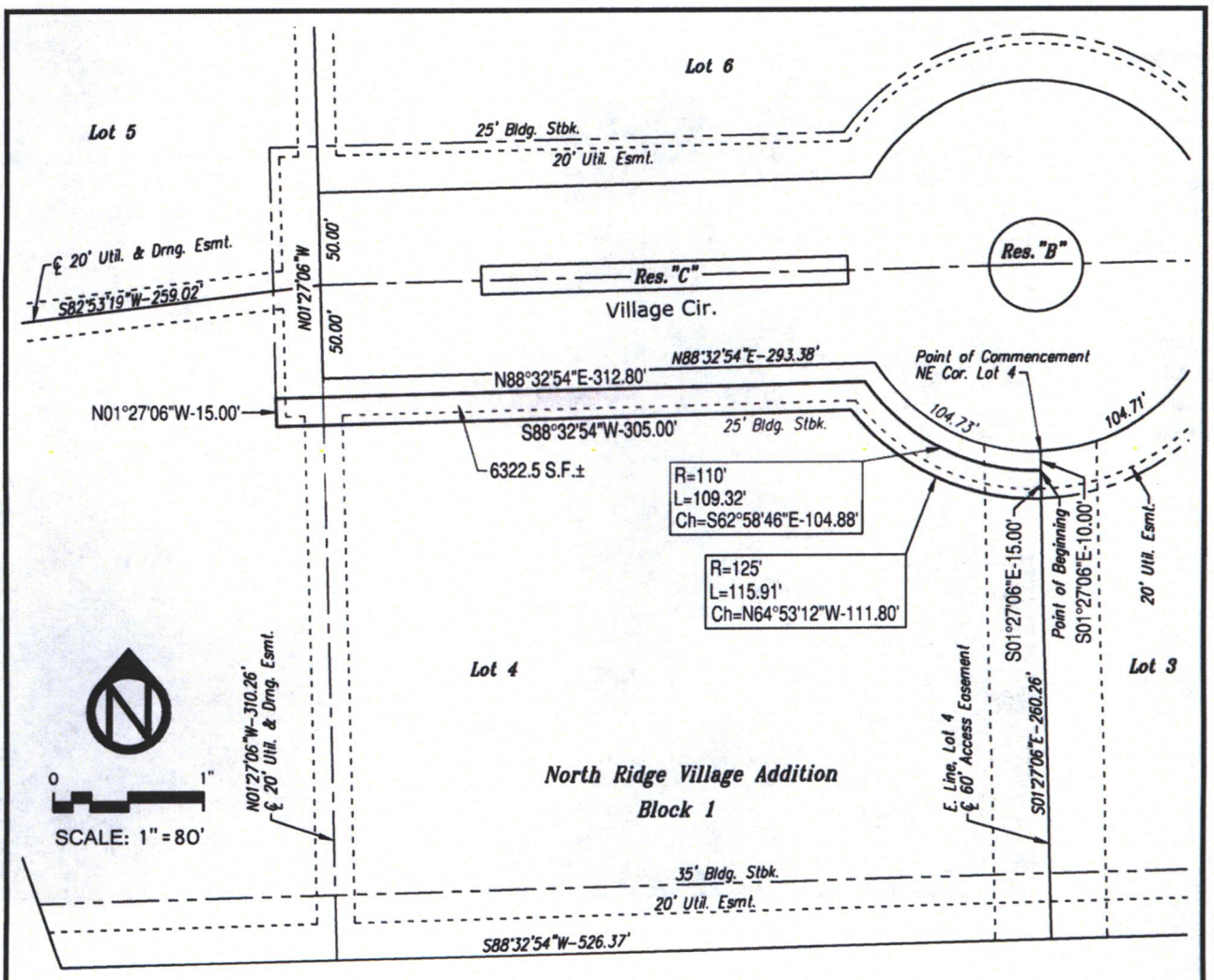
(5) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken 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.

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

The Subdivision Committee recommends approval per staff recommendations.

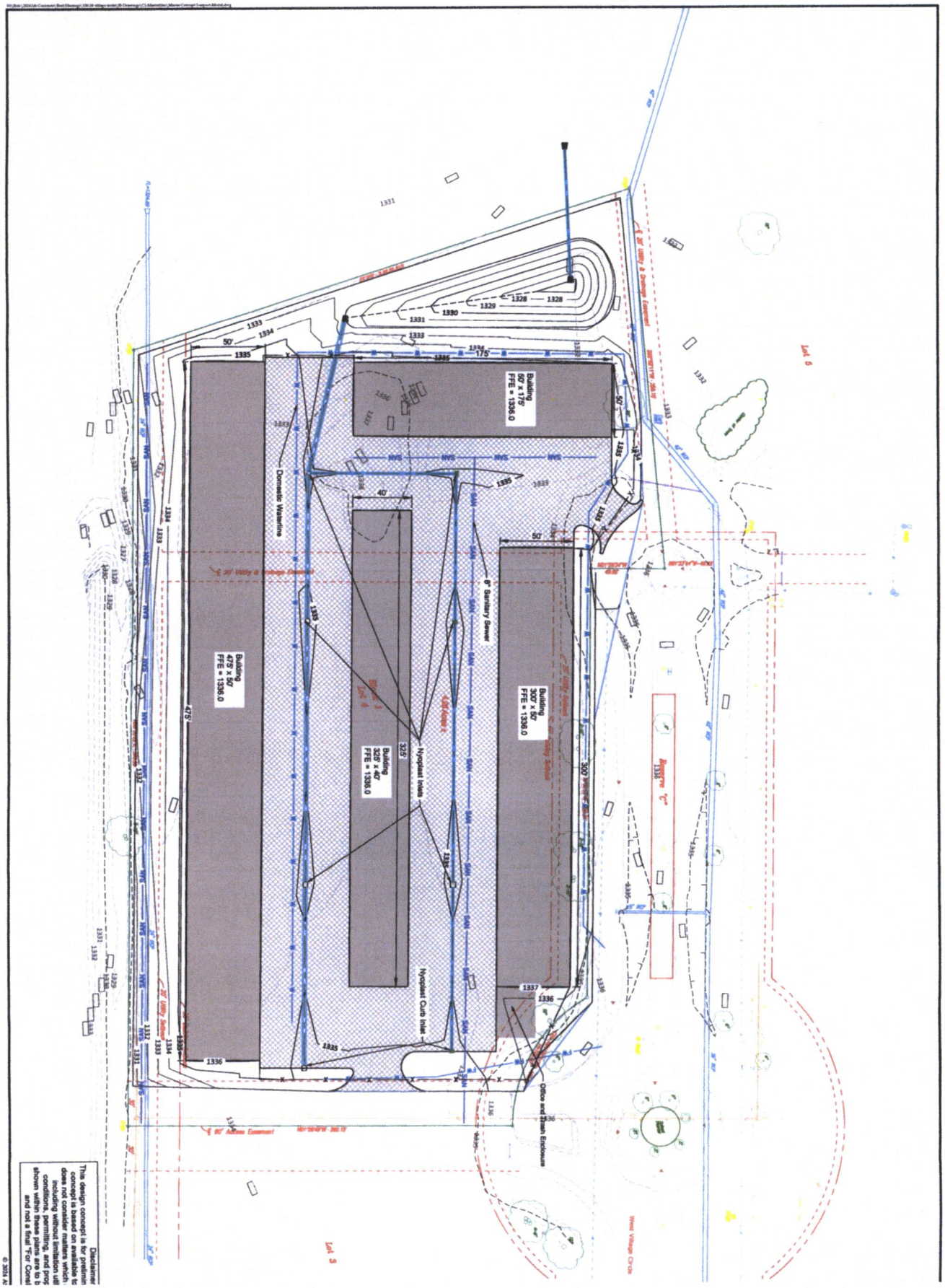
Attachments:
1. Vacation Exhibits with Legal Description
2. Aerial Map
3. Proposed Site Plan

Building Setback Easement



BUILDING SETBACK VACATION DESCRIPTION:

A tract of land situated in Lot 4, Block 1, North Ridge Village Addition, an addition to Wichita, Sedgwick County, Kansas, being more particularly described as follows: Commencing at the Northeast Corner of said Lot 4; thence South 01 degrees, 27 minutes, 06 seconds East (as on plat), along the East Line of said Lot 4, a distance of 10.00 feet to the Point of Beginning of the herein described tract; thence continuing South 01 degrees, 27 minutes, 06 seconds East, along said East Line, a distance of 15.00 feet; thence Northwesterly along the platted 25 foot Building Setback Line on a non-tangent curve with a radius of 125.00 feet, having a chord bearing of North 64 degrees, 53 minutes, 12 seconds West and a chord distance of 111.80 feet for an arc distance of 115.91 feet; thence South 88 degrees, 32 minutes, 54 seconds West, along said Setback Line, a distance of 305.00 feet; thence North 01 degrees, 27 minutes, 06 seconds West, along said Setback Line, a distance of 15.00 feet; thence North 88 degrees, 32 minutes, 54 seconds East, parallel with and 10.00 feet from a North Line of said Lot 4, a distance of 312.80 feet; thence Southeasterly on a non-tangent curve with a radius of 110.00 feet, having a chord bearing of South 62 degrees, 58 minutes, 46 seconds East and a chord distance of 104.88 feet for an arc distance of 109.32 feet to the Point of Beginning, containing 6322.5 square feet, more or less.


Building
50' x 175'
FFE = 1336.0
Building
475' x 40'
FFE = 1336.0
Building
325' x 40'
FFE = 1336.0
Building
300' x 50'
FFE = 1336.0
Domestic Waterline
8" Sanitary Sewer
Nyoplast Inlets
Nyoplast Curb Inlet
Office and Trash Enclosure
West Village Circle
Lot 5
Lot 3
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concept is based on available to
does not consider matters which
including without limitation util
conditions, permitting, and prog
shown within these plans are to
and not a final "For Constr