Wichita-Sedgwick County Metropolitan Area Planning Department

November 6, 2025

Julius Rib Cage, LLC
2958 S. Seneca St.
Wichita, KS 67217

Chris Bowen
1921 N. Siefkin
Wichita, KS, 67208

Ref: VAC2025-00041: Vacation Request in the City to vacate the north 2 feet of the 20-foot side setback on the south side of property zoned LC, generally located on the northeast corner of South Seneca Street and West 29th Street South (2958 South Seneca Street).

Dear Applicant,

At the **Thursday, November 6, 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,

Samuel Deetz
Current Plans
Associate Planner

Wichita-Sedgwick County Metropolitan Area Planning Department

October 9, 2025

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Wichita, KS 67217

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Ref: VAC2025-00041: Vacation Request in the City to vacate the north 2 feet of the 20-foot side setback on the south side of property zoned LC, generally located on the northeast corner of South Seneca Street and West 29th Street South (2958 South Seneca Street).

Dear Applicant,

At the **Thursday, October 9, 2025**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

(1) Vacate the described platted setback. Provide planning staff with legal descriptions of the approved vacated portion of the platted setback on a Word document, via e-mail, to be used on the Vacation Order. This must be provided to Planning prior to the case going to Council for final action.
(2) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. Provide Planning with any needed easements dedicated by separate instrument with original signatures. These conditions must be completed prior to the case going to Council for final action.
(3) All improvements shall be according to City Standards and at the applicant's expense.
(4) Per MAPC Policy Statement #7, all conditions shall be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

These conditions have been met. Therefore, this case is scheduled for final action by the Wichita City Council on **Tuesday, November 6, 2025**. 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,

Samuel Deetz
Current Plans
Associate Planner

Document #: 2025-056691
Date Recorded: 11/10/2025 02:19:52 PM
Pages: 2 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 BUILDING SETBACK	)	
GENERALLY LOCATED ON THE NORTHEAST CORNER OF SOUTH SENECA STREET AND WEST 29TH STREET SOUTH	)	**VAC2025-00041**
MORE FULLY DESCRIBED BELOW	)	

VACATION ORDER

NOW on this 6th day of November, 2025, comes on for hearing the petition for vacation filed by Julius Rib Cage Inc. (owners), praying for the vacation of described building setback, to wit:

The north two feet of the 20-foot side setback on the south side of Lot 1, Stevens Ryan 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 September 18, 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 building setback, 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 building setback, should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 6th day of November, 2025, ordered that the described building setback 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

Lily Wu, Mayor

ATTEST:

Shinita Rice, 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	Cols	Depth
41100	IPL0273072	Legal Ad - IPL0273072	10/9 Hearing	2.0	90.0L

ATTENTION: CITY OF WICHITA/PLANNING DEPT IP
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202
MHEBERT@wichita.gov

OCA 150004
Published in The Wichita Eagle on September 17, 2025
(One Time Only)
MAPC/BZA October 9, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, October 9, 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.**

BZA2025-00059: Variance request in the City to reduce minimum lot size requirement for a duplex and reduce street side and front setbacks by up to 20 percent on property zoned TF-3 Two-Family Residential, generally located on the southeast corner of North Market Street and East 11th Street North.

CON2025-00119: Conditional Use in the City to allow an Accessory Apartment on property zoned SF-5, generally located within a quarter mile southeast of the corner of East Mount Vernon Road and South Edgemoor Drive (5827 E Bellaire Avenue).

PUD2025-00020: PUD amendment request in the City to PUD #12 to allow for assisted living facilities and independent living residences, generally located on the southeast corner of East Harry Street and South 127th Street East.

PUD2025-00021: PUD amendment request in the City to PUD #55 to modify building capacity, building coverage area, and max gross floor area ratio on Parcel 1 on property generally located on the south side of East Douglas Ave, within one block east of South Hillside Avenue (3207 East Douglas Avenue).

VAC2025-00041: Vacation Request in the City to vacate the 20-foot side setback on the south side of property zoned LC, generally located on the northeast corner of South Seneca Street and West 29th Street South (2958 South Seneca Street).

ZON2025-00042: Zone Change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District, generally located south of West 55th Street South and 642 feet west of South Seneca Street (1313 W 55th Street South).

ZON2025-00043: Zone Change request in the City from TF-3 Two-Family Residential to LC Limited Commercial with Protective Overlay for youth community mental health facility, generally located south of West Harry Street and bounded by South Gordon Avenue and South Edwards Avenue (1601 South Edwards Avenue).

IPL0273072
Sep 17 2025

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

the undersigned, 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.

1.0 insertion(s) published on:
09/17/25 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Amanda Rodela

DIGITALLY SIGNED

Sworn to and subscribed before me on Sep 17, 2025, 9:48 AM EDT

NOTARY PUBLIC STATE OF TEXAS
AMANDA RODELA
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135511392
MY COMMISSION EXPIRES 4/15/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

METROPOLITAN AREA PLANNING COMMISSION

AGENDA REPORT NO.
October 9, 2025

STAFF REPORT

CASE NUMBER: **VAC2025-00041** - City vacation of a portion of a platted setback.

APPLICANTS/AGENT: Julius Rib Cage Inc. (applicant/owner)

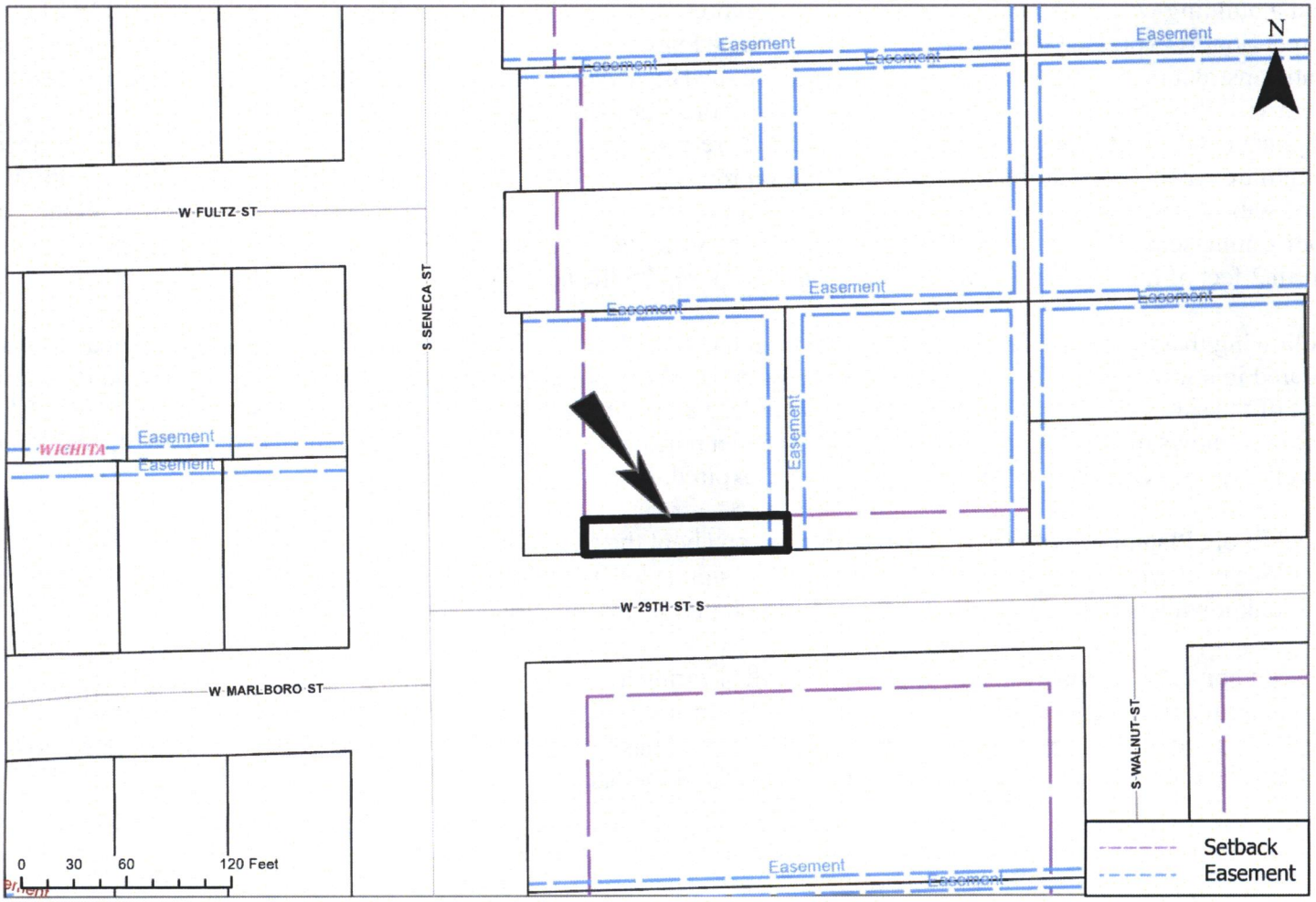
LEGAL DESCRIPTION: Vacating the 20-foot street side setback on the south side of Lot 1, Stevens Ryan Addition, Wichita, Sedgwick County, Kansas.

LOCATION: Generally located on the northeast corner of South Seneca Street and West 29th Street South (2958 South Seneca Street).

REASON FOR REQUEST: To remove encumbrances to development.

CURRENT ZONING: The subject site and property to the south are zoned LC Limited Commercial District (LC), property to the east is zoned NR Neighborhood Retail District (NR), property to the north is zoned GO General Office District (GO) and property to the west is zoned SF-5 Single Family Residential District (SF-5).

VICINITY MAP:



The applicant is requesting the vacation of the platted 20-foot street side setback on the south side of the lot in order to allow the zoning setbacks to apply. The property is generally located on the northeast corner of South Seneca Street and West 29th Street South. The property is addressed as 2958 South Seneca Street and is zoned LC Limited Commercial District (LC). The purpose of this request is to remove encumbrances to development. The proposed building will have a street side setback of 20.5 feet and therefore will follow the Unified Zoning Code standards for a minimum street side setback of 10 feet in the LC District. The property across West 29th Street South from this platted setback is zoned LC District and developed with a commercial use, therefore a removal of the platted setback will likely have no detrimental impacts.

There are no public utilities in the vacation area. A sanitary sewer is located within a utility easement on the east side of the property. This sewer and easement will be unaffected by this vacation request. Wichita Public Works and Utilities, Fire, Stormwater, or Traffic Engineering do not object to this vacation. Comments from franchised utilities have been received. Neither AT&T, Cox, nor Evergy object to the vacation. They do not have any lines or equipment in the vacation area. The Stevens Ryan Addition was recorded with the Register of Deeds April 12, 1977.

Evergy has no items in the areas the applicant is requesting to vacate and therefore has no objection. Sammy Whalen, Area Design Representative, will be the contact for this vacation request and any project associated with it. She can be contacted at (316) 261 - 6334. Standard language applies: **Any relocation or removal of existing Evergy equipment will need to be discussed and will be at the applicant's expense.**

On October 2, 2025, the Subdivision Committee reviewed this application. The committee members were informed that a building was already under construction. A representative of the adjacent property to the east (1010 West 29th Street South) expressed concerns that construction had already commenced within the proposed vacation area, that said construction was noncompliant with a permit issued by MABCD, and that the building under construction would limit visibility from South Seneca Street to one or more signs on the property adjacent to the east. An agent for the applicant indicated that permits from MABCD were issued and were being followed. The agent also informed committee members that the original application proposal was for the vacation of the north 2 feet of the south 20-foot setback, but that Planning Staff recommended increasing this to the full 20-foot setback vacation to let the 10-foot zoning setback apply. Based on the information available, the Subdivision Committee approved vacation of the north 2 feet of the subject setback as originally proposed by the applicant.

Following that meeting, Planning staff reviewed the City of Wichita GIS aerial imagery. It shows a foundation was poured in a location within the proposed vacation area. The foundation appears to be located 18 feet from the north line of the sidewalk. According to MABCD records, a site plan was approved in August 2024 for this property. The site plan shows the new/proposed building at 20.5 feet north of the south property line. In December 2024, a building permit was issued, however this permit has since expired.

In addition, Planning staff also reviewed information about the sign at 1010 West 29th Street South. It is 12 feet long and located 2 feet from the west property line. The sign is located within a building setback and a utility easement. It is unknown when the sign was constructed and no permit for the sign was ever issued.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from Public Works, Stormwater, Water and Sewer, Traffic, 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 platted 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 September 18, 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 street side 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) Vacate the described 2-foot portion of the platted south setback. Provide planning staff with legal descriptions of the approved vacated portion of the platted setback on a Word document, via e-mail, to be used on the Vacation Order. This must be provided to Planning prior to the case going to Council for final action.

(2) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. Provide Planning with any needed easements dedicated by separate instrument with original signatures. These conditions must be completed prior to the case going to Council for final action.

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

(4) Per MAPC Policy Statement #7, all conditions shall be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

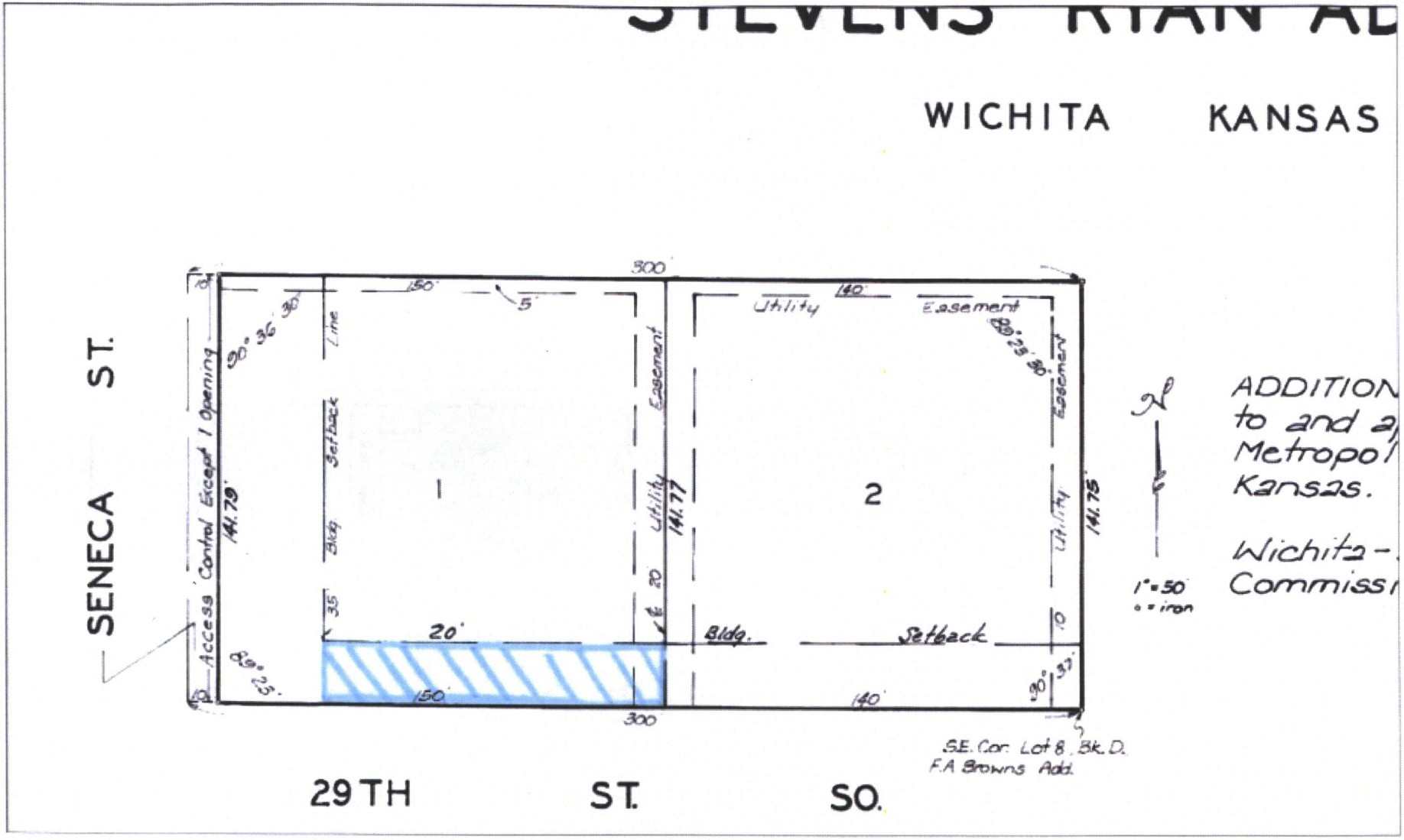
The Subdivision Committee does NOT recommend approval of the 20-foot setback vacation. Instead, Subdivision Committee recommends approval of a vacation of the north 2 feet of the south 20-foot building setback.

Attachments:
1. Aerial Map
2. Vacation Exhibit
3. Site Plan
4. Site Photos

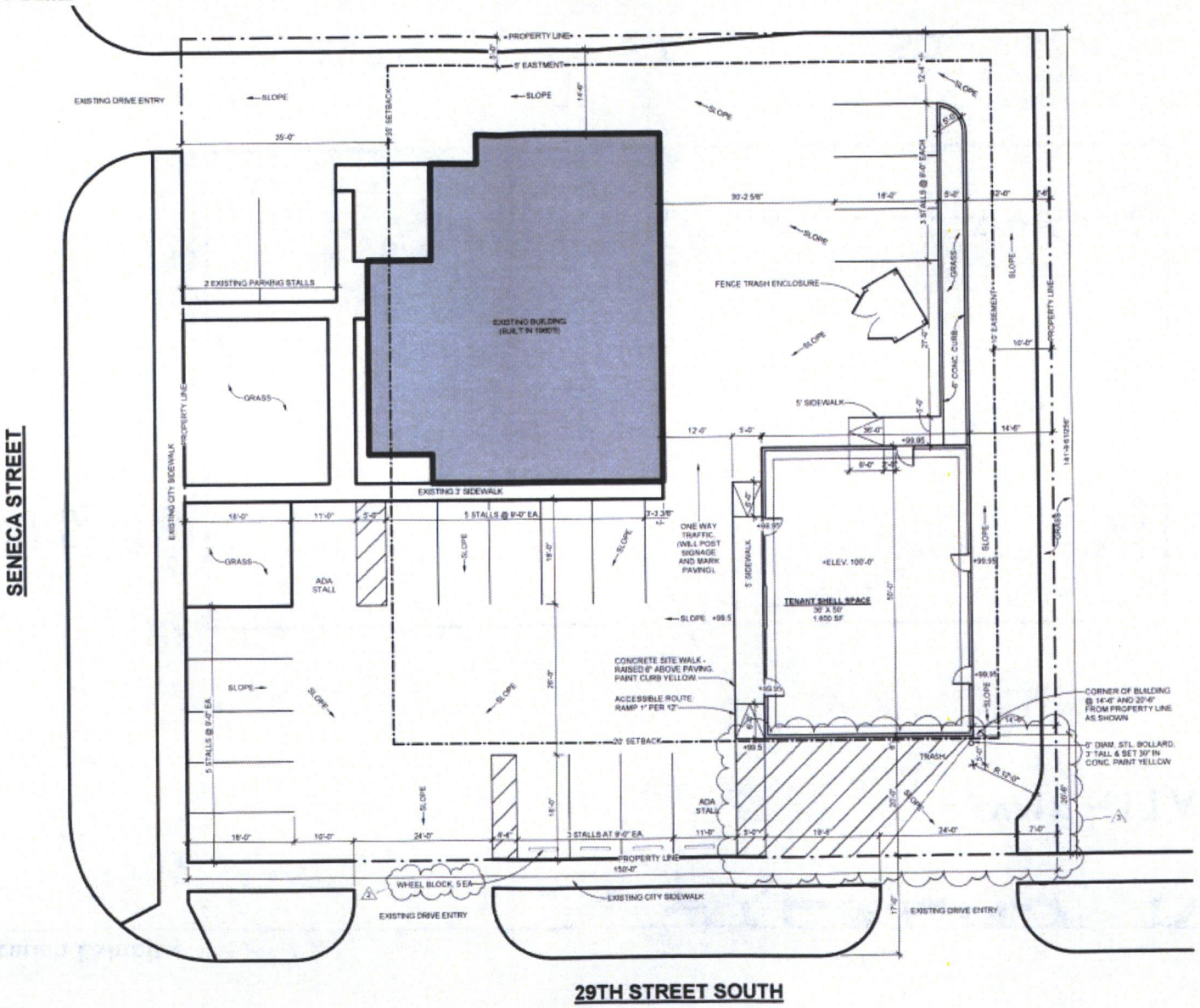
Aerial Map


VAC2025-41
City Limits
Storm Structures
Enclosed Gravity Pipe
Force Main
Open Channel
Siphon
Water Hydrants
Sewer Manholes
Sewer Mains
Water Valves
Water Mains
W FULTZ ST
S SENECA ST
WICHITA
W 29TH ST S
W MARLBORO ST
S WALNUT ST

Vacation Exhibit



Site Plan


PROPERTY LINE
5' EASEMENT
EXISTING DRIVE ENTRY
SLOPE
20' SETBACK
35'-0"
2 EXISTING PARKING STALLS
EXISTING BUILDING
(BUILT IN 1960'S)
GRASS
EXISTING 3' SIDEWALK
EXISTING CITY SIDEWALK
5 STALLS @ 9'-0" EA.
ADA STALL
ONE WAY TRAFFIC. (WELL POST SIGNAGE AND MARK PAVING).
3 STALLS @ 9'-0" EACH
FENCE TRASH ENCLOSURE
6" CONC. CURB
5' SIDEWALK
TENANT SHELL SPACE
30' X 50'
1,600 SF
ELEV. 100'-0"
CONCRETE SITE WALK - RAISED 6" ABOVE PAVING. PAINT CURB YELLOW.
ACCESSIBLE ROUTE RAMP 1" PER 12"
CORNER OF BUILDING @ 14'-6" AND 20'-6" FROM PROPERTY LINE AS SHOWN
6" DIAM. STL. BOLLARD, 3' TALL & SET 30" IN CONC. PAINT YELLOW
TRASH
3 STALLS AT 9'-0" EA.
WHEEL BLOCK, 5 EA.
SENECA STREET
29TH STREET SOUTH

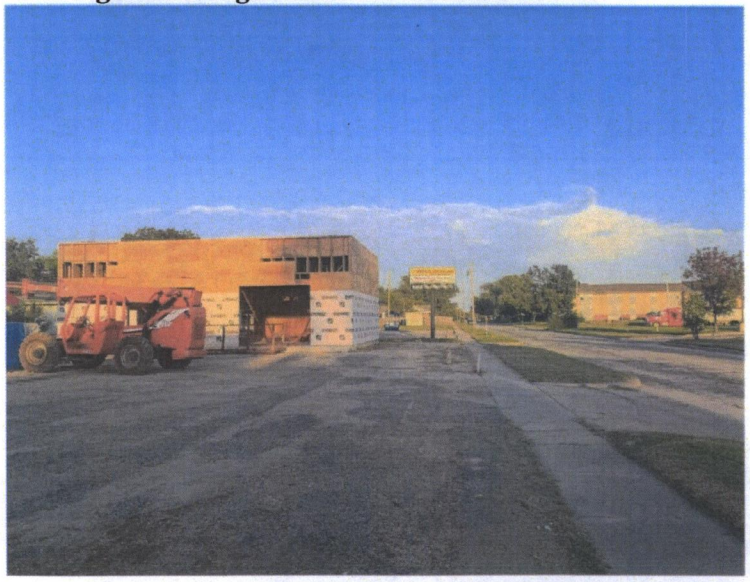
Looking north across W. 29th St. S. into site and adjacent property



Looking southwest into site from adjacent property



Looking west along W. 29th St. S. into site



Looking northeast across W. 29th St. S. into site

