CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

June 27, 2025

Greg Larmer
2138 S. Bedford St.
Wichita, KS 67207

Dan Dokken
426 Courtleigh St.
Wichita, KS 67218

Ref: VAC2025-00014: Vacation request in the County to vacate a portion of a platted front setback on property zoned SF-20 Single-Family Residential District; generally located within one-half mile east of South Greenwich Road and within one-half mile north of East Pawnee Road (2138 S. Bedford St.).

Dear Applicant,

At the **Wednesday, June 25, 2025**, meeting of the Sedgwick County Board of County Commissioners, 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

May 22, 2025

Greg Larmer
2138 S. Bedford St.
Wichita, KS 67207

Dan Dokken
426 Courtleigh St.
Wichita, KS 67218

Ref: VAC2025-00014: Vacation request in the County to vacate a portion of a platted front setback on property zoned SF-20 Single-Family Residential District; generally located within one-half mile east of South Greenwich Road and within one-half mile north of East Pawnee Road (2138 S. Bedford St.).

Dear Applicant,

At the **Thursday, May 25, 2025**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

(1) Provide Planning Staff with a legal description of the approved vacated portion of the platted setback in 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 Board of County Commissioners 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 Board of County Commissioners for final action.

(3) The applicant shall submit an Administrative Adjustment for review of an accessory structure in front of the principal structure. Approval of the Administrative Adjustment is required prior to the issuance of building permits.

(4) The carport shall not be fully enclosed, except that side panels can be installed above six feet and the south side can be a solid panel.

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

(6) 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 with a reminder that an Administrative Adjustment must be completed prior to the issuance of building permits. Therefore, this case is scheduled for final action by the Sedgwick County Board of County Commissioners on **Wednesday, June 25, 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,

Philip Zevenbergen
Current Plans
Division Manager

Document #: 2025-028596
Date Recorded: 06/26/2025 12:44:54 PM
Pages: 3 Recording Fee: 0.00
Sedgwick County Kansas
Tonya Buckingham,
Register of Deeds

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE VACATION OF A PORTION OF A PLATTED SETBACK	)	
LOCATED WITHIN ONE-HALF MILE EAST OF SOUTH GREENWICH ROAD AND WITHIN ONE-HALF MILE SOUTH OF EAST PAWNEE AVENUE	)	CASE NO. VAC2025-00014

VACATION ORDER

NOW on this 25th day of June, 2025, comes the petition filed by Greg Larmer, owner(s) of the subject property, praying for the vacation of the following-described portion of platted 30-foot building setback to-wit:

Vacating the East 19 feet of the platted 30-foot setback within the North 27 feet of the South 102 feet, on Lot 5, Block E, Highland Acres Addition, Sedgwick County, Kansas.

UPON the filing of the petition, the Metropolitan Area Planning Commission ("Planning Commission") set the petition for hearing on May 22, 2025 at 1:30 P.M., and gave notice of said hearing by publication in the official county newspaper on April 24, 2025. On May 22, 2025, the Planning Commission held a public hearing on the petition. The Planning Commission recommends approval with conditions of the vacation requested to the Board.

After being duly advised in the premises, the Board of County Commissioners of Sedgwick County, Kansas finds that:

1. notice has been given as required by K.S.A. 58-2613 and amendments thereto;
2. no written objections have been filed with the County Clerk by adjoining properties or any municipality whose subdivisions are applicable;
3. the public will suffer no loss or inconvenience by such vacation; and
4. no private rights will be injured or endangered thereby.

IT IS THEREFORE ORDERED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS that:

A. the portion of a portion of a platted setback described above is hereby vacated;

B. this order shall be entered on the records of proceedings of the Board;

C. the County Clerk shall certify a copy of this order to the Register of Deeds of Sedgwick County; and

D. all property rights of public utilities, rights-of-ways, and easements for public service facilities then in existence and use within the vacated area shall remain and are protected.

E. The carport shall not be fully enclosed, except that side panels can be installed above six feet and the south side can be a solid panel.

F. The property owner shall submit an Administrative Adjustment for review of an accessory structure in front of the principal structure. Approval of the Administrative Adjustment is required prior to the issuance of building permits.

G. All improvements shall be according to County Standards and at the applicant's expense.

H. 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.

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Commissioners present and voting were:

PETER F. MEITZNER	aye
JEFF BLUBAUGH	aye
STEPHANIE WISE	aye
RYAN BATY	aye
JAMES M. HOWELL	aye

Dated this 25 day of June, 2025.

ATTEST:

CLERK OF SEDGWICK COUNTY SEDGWICK COUNTY KANSAS KANSAS

KELLY B. ARNOLD, County Clerk

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

RYAN BATY, Chairman
Commissioner, Fourth District

PETER F. MEITZNER, Chair Pro Tem
Commissioner, First District

JEFF BLUBAUGH
Commissioner, Second District

STEPHANIE WISE
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:

KIRK W. SPONSEL
Deputy County Counselor

Sedgwick Co. public notice

(Published in The Ark Valley News April 17, 2025.)

MAPC May 8, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, May 8, 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.**

CON2025-00060: Conditional Use in the County to allow an Accessory Apartment on property zoned RR Rural Residential District, generally located on the west side of South Greenwich Road, within one-half mile south of East 79th Street South (8321 South Greenwich Road) (Derby Area of Influence).

VAC2025-00014: Vacation request in the County to vacate the East 19 feet of the platted 30 foot setback within the North 27 feet of the South 102 feet of property zoned SF-20, generally located 400 feet North of the intersection of South Bedford and East Bellaire Avenue (2138 S. Bedford).

ZON2025-00014: Zone Change request in the County from SF-20 to LC for office; generally located on the south side of West 53rd Street North and within 1000 feet east of North Ridge Road (6811 West 53rd Street North).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. 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
316.858.7764

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 April 17, 2025
Scott Wadle, Secretary
Wichita Sedgwick County Metropolitan Area Planning Commission

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 17th day of April, 2025. with subsequent publications being made on the following dates:

_____, 2025 _____, 2025

_____, 2025 _____, 2025

_____, 2025 _____, 2025

Chris Strunk

Subscribed and sworn to before me this 17th day of April, 2025.

Notary Public

My commission expires

Additional copies $

Printer's fee

LISA K. STRUNK
NOTARY PUBLIC
4/24/28
STATE OF KANSAS

METROPOLITAN AREA PLANNING COMMISSION

AGENDA REPORT NO.
May 22, 2025

STAFF REPORT

CASE NUMBER: **VAC2025-00014** - County Vacation of a portion of a platted setback.

APPLICANT Greg Larmer (applicant)/ Dan Dokken (agent)

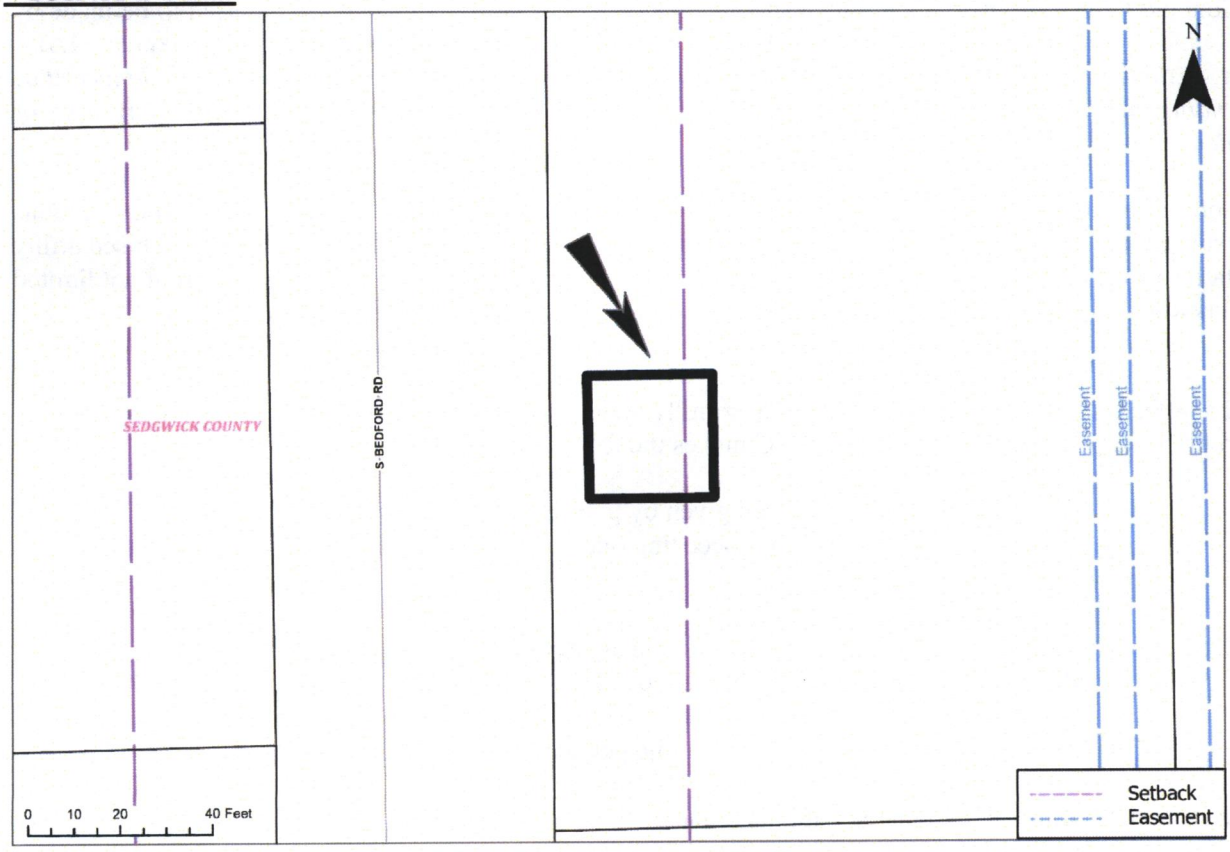
LEGAL DESCRIPTION: Vacating the East 19 feet of the platted 30-foot setback within the North 27 feet of the South 102 feet, on Lot 5, Block E, Highland Acres Addition, Sedgwick County, Kansas.

LOCATION: Generally located within one-half mile east of South Greenwich Road and within one-half mile north of East Pawnee Road (2138 S. Bedford Rd.). (BOCC 5)

REASON FOR REQUEST: Place a carport on existing concrete pad.

CURRENT ZONING: Site and adjacent properties are zoned SF-20 Single Family Residential District. The subject site and properties to the north and west are developed with single-family dwellings. Properties to the east and south are undeveloped.

VICINITY MAP



The applicant proposes to vacate a portion of a platted 30-foot setback along south Bedford Road on Lot 5, Block E, Highland Acres Addition in order to place a carport on an existing concrete pad. The subject site is zoned SF-20 Single-Family Residential District (SF-20) address as 2138 S. Bedford Road and developed with a single-family dwelling and detached garage. The Highland Acres Addition was recorded on August 22, 1951. The

The applicant states that the concrete pad was poured prior to understanding the restriction of placing a carport within a setback. The concrete pad extends 19 feet into the platted 30-foot setback. A concrete pad can encroach into a setback, however a carport is considered an Accessory Structure, which cannot be placed in the setback. If approved, the platted setback would be reduced to 11 feet at this location to accommodate the carport. If the setback was not platted, the standard zoning front setback in the SF-20 District would be 25 feet. A reduction to 11 feet is greater than what could be requested by Administrative Adjustment.

If the setback reduction is approved, the application will be required to submit an Administrative Adjustment to review the placement of an Accessory Structure in front of the principal structure (the house) as the proposed placement of the carport is closer to South Bedford Road than the house.

It is unknown if the carport would be enclosed. To ensure proper sightlines for vehicular traffic, a proposed condition of approval prohibits the carport from being enclosed.

There are no public utilities in the vacation area. County Public Works and Fire do not object to this vacation. Comments from franchised utilities have been received. Cox does not object to the vacation. They do not have any lines or equipment in the vacation area. The site is outside of Evergy Territory and is served by Butler County REC. At the writing of this staff report, staff has not received any comments from Butler County REC.

When determining a recommendation to be made to the Metropolitan Area Planning Commission (MAPC), the Subdivision and Utility Advisory Committee should consider the legal findings that are required to be made by the MAPC and Governing Body in order to grant the request. These findings are detailed in the subsequent MAPC report. *In particular, the Committee should consider whether any private rights will be injured or endangered by recommending approval of the vacation request, and whether or not the public will suffer any loss or inconvenience thereby.*

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 portion of the 30-foot platted building 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 April 24, 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 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) Provide Planning Staff with a legal description of the approved vacated portion of the platted setback in 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 Board of County Commissioners 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 Board of County Commissioners for final action.

(3) The applicant shall submit an Administrative Adjustment for review of an accessory structure in front of the principal structure. Approval of the Administrative Adjustment is required prior to the issuance of building permits.

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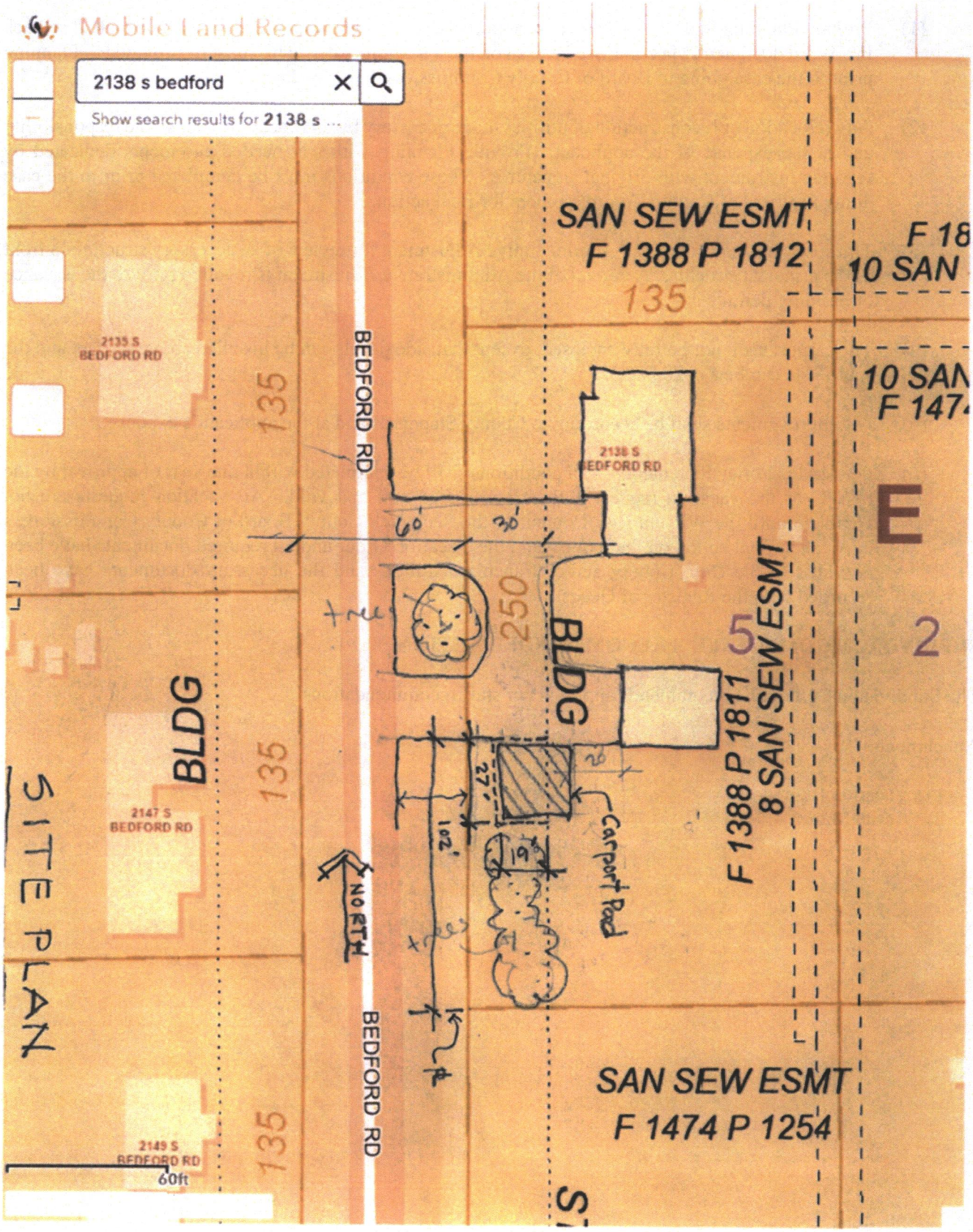
SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

The Subdivision Committee recommends approval per staff recommendations.

Attachments:

1) Vacation Exhibit
2) Aerial Map

Vacation Exhibit



Aerial Map


VAC2025-14
City Limits
Storm Structures
Enclosed Gravity Pipe
Force Main
Open Channel
Siphon
Water Hydrants
Sewer Manholes
Sewer Mains
Water Valves
Water Mains
SEDGWICK COUNTY
S BEDFORD RD