CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 16, 2026

The Holy Cross Evangelical Lutheran Church of Wichita
Attn: Matt List
600 N. Greenwich Rd.
Wichita, KS 67206

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Rd.
Wichita, KS 67206

Ref: VAC2025-00013: Vacation request in the City to vacate a platted drainage easement, located approximately 750 feet north of the intersection of East Central Avenue and North Greenwich Road (600 N. Greenwich).

Dear Applicant,

At the **Tuesday, April 14, 2026**, 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

CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

May 8, 2025

The Holy Cross Evangelical Lutheran Church of Wichita
Attn: Matt List
600 N. Greenwich Rd.
Wichita, KS 67206

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Rd.
Wichita, KS 67206

Ref: VAC2025-00013: Vacation request in the City to vacate a platted drainage easement, located approximately 750 feet north of the intersection of East Central Avenue and North Greenwich Road (600 N. Greenwich).

Dear Applicant,

At the **Thursday, May 8, 2025**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

(1) If any utility services are found to be located within the area of the proposed Vacation, these services shall be relocated at the owner's expense, to city standards, and the applicant shall provide Planning with the dedication of utility easements by separate instruments to go with the Vacation Order to be filed with the Register of Deeds. If relocation is not possible then this Vacation shall be rendered void as the current easement must remain in place.
(2) The applicant shall dedicate a new drainage easement, by separate instrument, as approve by City Stormwater, with the Sedgwick County Register of Deeds prior to this application proceeding to Wichita City Council for final action. Either an original drainage easement document can be submitted to Planning to be recorded with the Vacation Order, or a copy of the recorded drainage easement can be submitted to Planning.
(3) 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.

These conditions have **not** been met. Therefore, this case is scheduled for final action by the Wichita City Council at an appropriate meeting after Planning has received the conditions. 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

April 1, 2026

The Holy Cross Evangelical Lutheran Church of Wichita
Attn: Matt List
600 N. Greenwich Rd.
Wichita, KS 67206

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Rd.
Wichita, KS 67206

Ref: VAC2025-00013: Vacation request in the City to vacate a platted drainage easement, located approximately 750 feet north of the intersection of East Central Avenue and North Greenwich Road (600 N. Greenwich).

Dear Applicant,

At the **Thursday, May 8, 2025**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

(1) If any utility services are found to be located within the area of the proposed Vacation, these services shall be relocated at the owner's expense, to city standards, and the applicant shall provide Planning with the dedication of utility easements by separate instruments to go with the Vacation Order to be filed with the Register of Deeds. If relocation is not possible then this Vacation shall be rendered void as the current easement must remain in place.
(2) The applicant shall dedicate a new drainage easement, by separate instrument, as approve by City Stormwater, with the Sedgwick County Register of Deeds prior to this application proceeding to Wichita City Council for final action. Either an original drainage easement document can be submitted to Planning to be recorded with the Vacation Order, or a copy of the recorded drainage easement can be submitted to Planning.
(3) 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.

These conditions have been met. Therefore, this case is scheduled for final action by the Wichita City Council on **Tuesday, April 14, 2026**. 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 #: 2026-021102
Date Recorded: 04/17/2026 10:49:17 AM
Pages: 3 Recording Fee: 0.00
Sedgwick County Kansas
Tonya Buckingham,
Register of Deeds

RECORDED

Instrument Number: 2026-021102

Document Type: VACATION ORDER

Number of Pages: 3

Recording Date and Time: 04/17/2026 10:49:17 AM

I hereby certify that this instrument was RECORDED on the date and time stamped above in the OFFICIAL PUBLIC RECORDS of the REGISTER OF DEEDS, Sedgwick County, Kansas.

Tonya Buckingham, Register of Deeds
Sedgwick County, Kansas

This cover page is PAGE 1 of your document and is part of the Official Public Record.

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

IN THE MATTER OF THE VACATION OF A DRAINAGE EASEMENT	)	
GENERALLY LOCATED ON THE EAST SIDE OF NORTH GREENWICH ROAD AND WITHIN ONE-QUARTER MILE NORTH OF EAST CENTRAL AVENUE	)	**VAC2025-00013**
MORE FULLY DESCRIBED BELOW	)	

VACATION ORDER

NOW on this 14th day of April, 2026, comes on for hearing the petition for vacation filed by The Holy Cross Evangelical Lutheran Church of Wichita (owner), praying for the vacation of described drainage easement, to wit:

A tract of land being a platted drainage easement lying within Lot 14, Block 5, Balthrop Addition, an addition to Wichita, Sedgwick County, Kansas, being described as follows:

COMMENCING at the southwest corner of said Lot 14, thence along the west line thereof on a platted bearing of N01°08'33"W, 366.97 feet to the POINT OF BEGINNING, thence continuing along said west line and along the west line of a platted Drainage Easement, N01°08'33"W, 433.03 feet; thence along the perimeter of said platted Drainage Easement for the remaining courses, N88°51'27"E, 40.00 feet; thence S01°08'33"E, 402.18 feet; thence S47°00'00"E, 228.43 feet; thence N90°00'00"E, 145.00 feet; thence S76°55'00"E, 162.87 feet; thence S25°38'00"E, 120.43 feet; thence N65°00'00"E, 55.00 feet; thence N90°00'00"E, 90.00 feet; thence N65°59'30"E, 297.54 feet; thence S70°00'00"E, 100.00 feet to the east line of said Lot 14; thence along said east line, S01°03'03"E, 190.00 feet to the southeast corner of said Lot 14; thence along the south line of said Lot 14, S89°03'40"W, 500.00 feet; thence N00°00'00"E, 25.00 feet; thence N51°04'21"W, 55.47 feet; thence N90°00'00"W, 220.92 feet; thence S00°00'00"E, 64.18 feet to said south line; thence along said south line, S89°03'40"W, 50.00 feet; thence N00°00'00"E, 65.00 feet; thence N79°43'50"W, 205.43 feet; thence N00°00'00"E, 85.00 feet; thence N43°00'00"E, 91.13 feet; thence N47°00'00"W, 160.65 feet to the POINT OF BEGINNING.

CONTAINING: 186,221 square feet of 4.275 acres of land, 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 on April 24, 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 drainage easement, 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 drainage easement, should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 14th day of April, 2026, ordered that the described drainage easement 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
16399	653253	Print Legal Ad-IPL02274940 - IPL0227494		2	76 L

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

MHEBERT@wichita.gov

MAPC/BZA 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. **Full notice can be found at www.wichita.gov/LegalNotices.**

BZA2025-00019: Variance request in the City to allow a rooftop sign on property zoned CBD Central Business District and the National Register of Historic Places, generally located on the southwest corner of East Douglas Avenue and South Broadway Avenue (105 South Broadway).

BZA2025-00021: Variance request in the City to reduce the rear setback to 1 foot and the side setback to 4 feet on property zoned SF-5 for accessory sheds and a carport, generally located on the west side of North Park Place, within 400 feet north of West 30th Street North (3135 North Park Place).

CON2025-00062: Conditional Use request in the City to allow Entertainment Establishment (with ZON2025-00013), generally located on the southwest corner of West Saint Louis Avenue and North West Street (445 North West Street).

CON2025-00064: Conditional Use request in the City for Animal Care, Limited; generally located within one-block north of East Waterman Street and on the west side of South Hillside Avenue (223 South Hillside Avenue).

CUP2025-00014: Amendment to CUP DP-200 to allow Personal Improvement Services on Parcel 4; generally located on the south side of East 21st Street North and within 400 feet west of North Webb Road (9449 East 21st Street North).

PUD2025-00004: Zone Change request in the City from LC Limited Commercial District to PUD Planned Unit Development to create the Falcon Crest PUD #139 for residential infill, generally located on the northwest corner of West Burton Avenue and South Meridian Avenue.

PUD2025-00005: Amendment to Planned Unit Development #78 to allow one (1) LED sign measuring 4' x 50' on the north (side) elevation on the third floor of the residential building, generally located on the east side of North Fairmount Avenue, within 350 feet south of East 17th Street North.

VAC2025-00012: Vacation request in the City to vacate an entire pipeline easement on property zoned SF-5 Single-Family Residential District, generally located one block west of North Webb Road, within one-half mile south of East 29th Street North (9422 Woodspring Court).

VAC2025-00013: Vacation request in the City of a platted drainage easement, located approximately 750 feet north of the intersection of E. Central Avenue and N. Greenwich Road (600 N. Greenwich Rd.).

ZON2025-00012: Zone Change request in the City from B-Multi-Family Residential to LC-Limited Commercial to allow for warehousing and parking, generally located 200-feet north of East 1st Street North on the west side of North Ash Street (213 N Ash St.).

ZON2025-00013: Zone Change request from B Multi-Family Residential to LC Limited Commercial (with CON2025-00062) to allow for Personal Care Service and Entertainment Establishment in the City, generally located on the southwest corner of West Saint Louis and North West Street (445 North West Street).

ZON2025-00015: Zone Change request in the City from SF-5 Single Family Residential to GC General Commercial District; located within one-quarter mile north of East Central Avenue and on the east side of North Greenwich Road (600 North Greenwich Road).

ZON2025-00016: Zone Change request in the City from SF-5 Single Family Residential and GC General Commercial District to CBD Central Business District; located on the southeast corner of West Maple Street and South Osage Street (721 West Maple Street).

IPL0227494
Apr 16 2025

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

1 insertion(s) published on:
04/16/25

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 04/16/2025 to 04/16/2025.

Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 04/16/2025

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!

CITY OF WICHITA

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Paul Leeker, City Clerk

Being first duly sworn, deposes and says:

That Mandy Hebert, Administrative Aide I, from the Planning Department of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. _____ / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 17th day of April, 2025.

Paul Leeker

Signature

THE CITY OF WICHITA SEDGWICK COUNTY, KANSAS

SUBSCRIBED AND SWORN to before me this 14th day of April, 20___.

STATE NOTARY PUBLIC KANSAS

SHINITA RICE
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Expires: 9/8/25

Shinita Rice

Notary Public

(seal)

City Clerk's Office
Paul Leeker, City Clerk
City Hall • 13th Floor • 455 N. Main • Wichita, Kansas 67202
316.268.4529 ext. 2805
www.wichita.gov

METROPOLITAN AREA PLANNING COMMISSION

AGENDA REPORT NO.
May 8, 2025

STAFF REPORT

CASE NUMBER: **VAC2025-00013** - City vacation of a platted drainage easement.

APPLICANT/AGENT: The Holy Cross Evangelical Lutheran Church of Wichita (applicant)/ MKEC Engineering, Inc. (agent)

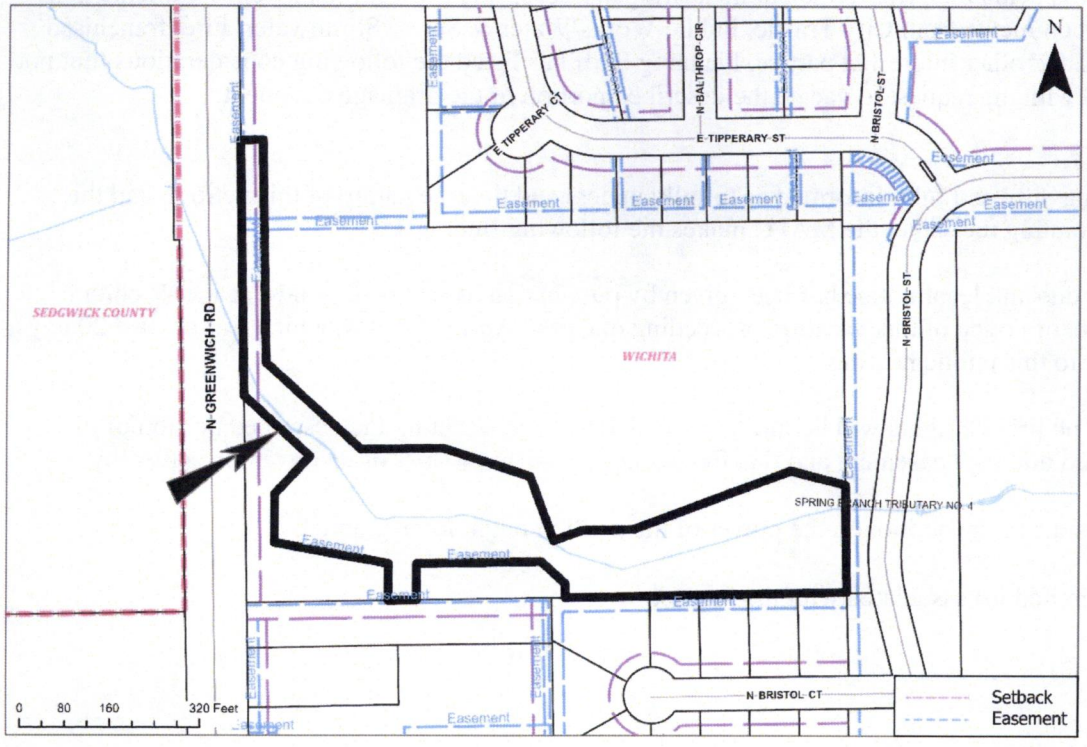
LEGAL DESCRIPTION: Generally described as vacating the platted drainage easement platted on Lot 14, Block 5, Balthrop Addition, Wichita, Sedgwick County, Kansas (see attached complete legal description).

LOCATION: Generally located on the east side of North Greenwich Road and within one-quarter mile north of East Central Avenue (600 North Greenwich Rd). (WCC II)

REASON FOR REQUEST: To allow for modifications to the on-site drainage system to accommodate site improvements.

CURRENT ZONING: The subject site is currently zoned SF-5 Single-Family Residential District and developed with a Church or Place of Worship. Properties to the north and east are zoned SF-5 and developed with single-family dwellings. Property to the west, across North Greenwich Rd., is zoned LI Limited Industrial District and developed with an Airfield. Property to the south is zoned LC Limited Commercial District and developed with a car dealership.

VICINITY MAP:



The applicant is requesting the vacation of the drainage easement as platted on Lot 14, Block 5, Balthrop Addition. The subject site is zoned SF-5 Single-Family Residential District (SF-5) and developed with a church. The purpose of the vacation is to revise the geometry of the drainage easement in order to accommodate site improvements on the southwest side of the church building. The applicant will be required to dedicate a new drainage easement, by separate instrument, as approved by City Stormwater. The application was submitted with the intention of dedicating a new drainage easement. It was determined to be "cleaner" to vacate what is existing and reestablish a new drainage easement versus partial modification to the existing, platted easement. The Balthrop Addition was recorded with the Register of Deeds February 1, 1996.

This vacation application is being considered concurrently with a zone change application (ZON2025-00015) to rezone a portion of the southwest area of the subject site from SF-5 to GC General Commercial District to permit additional uses in that area (see attached zoning exhibit). The zoning area is not being split and sold, but staying under ownership of the applicant.

Wichita Stormwater has no objection to the vacation. As stated above, a new drainage easement is required to be dedicated by separate instrument, subject to approval by City Stormwater. Wichita Fire and Wichita Public Works and Utilities have no objection to the vacation. Comments from franchised utilities have been received. Neither Evergy nor Cox have an objection to the vacation request. They do not have lines or equipment in the vacation area.

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 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 drainage easement.

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 drainage easement 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) If any utility services are found to be located within the area of the proposed Vacation, these services shall be relocated at the owner's expense, to city standards, and the applicant shall provide Planning with the dedication of utility easements by separate instruments to go with the Vacation Order to be filed with the Register of Deeds. If relocation is not possible then this Vacation shall be rendered void as the current easement must remain in place.

(2) The applicant shall dedicate a new drainage easement, by separate instrument, as approve by City Stormwater, with the Sedgwick County Register of Deeds prior to this application proceeding to Wichita City Council for final action. Either an original drainage easement document can be submitted to Planning to be recorded with the Vacation Order, or a copy of the recorded drainage easement can be submitted to Planning.

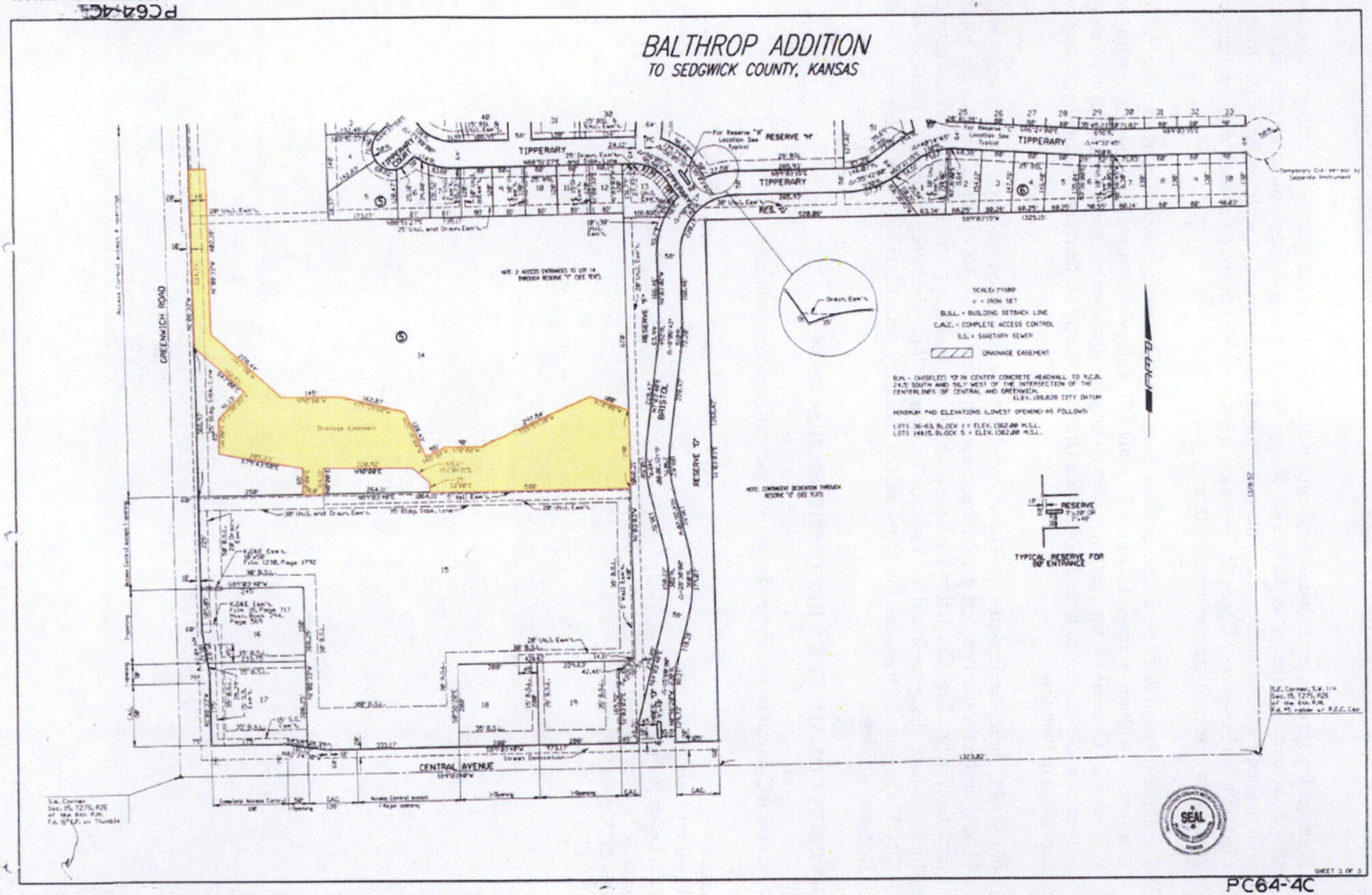
(3) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken 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 Exhibit
2. Legal Description
3. Aerial Map
4. ZON2025-00015 Exhibit

Vacation Exhibit



Legal Description

DESCRIPTION OF
VACATION CASE OF A

PLATTED DRAINAGE EASEMENT

VAC2025-000__

A tract of land being a platted drainage easement lying within Lot 14, Block 5, Balthrop Addition, an addition to Wichita, Sedgwick County, Kansas, as described by Allen D. Lowry, Professional Surveyor, License Number 755, on March 31, 2025, based on the plat, and said tract of land being described as follows:

COMMENCING at the southwest corner of said Lot 14, thence along the west line thereof on a platted bearing of N01°08'33"W, 366.97 feet to the POINT OF BEGINNING, thence continuing along said west line and along the west line of a platted Drainage Easement, N01°08'33"W, 433.03 feet; thence along the perimeter of said platted Drainage Easement for the remaining courses, N88°51'27"E, 40.00 feet; thence S01°08'33"E, 402.18 feet; thence S47°00'00"E, 228.43 feet; thence N90°00'00"E, 145.00 feet; thence S76°55'00"E, 162.87 feet; thence S25°38'00"E, 120.43 feet; thence N65°00'00"E, 55.00 feet; thence N90°00'00"E, 90.00 feet; thence N65°59'30"E, 297.54 feet; thence S70°00'00"E, 100.00 feet to the east line of said Lot 14; thence along said east line, S01°03'03"E, 190.00 feet to the southeast corner of said Lot 14; thence along the south line of said Lot 14, S89°03'40"W, 500.00 feet; thence N00°00'00"E, 25.00 feet; thence N51°04'21"W, 55.47 feet; thence N90°00'00"W, 220.92 feet; thence S00°00'00"E, 64.18 feet to said south line; thence along said south line, S89°03'40"W, 50.00 feet; thence N00°00'00"E, 65.00 feet; thence N79°43'50"W, 205.23 feet; thence N00°00'00"E, 85.00 feet; thence N43°00'00"E, 91.13 feet; thence N47°00'00"W, 160.65 feet the POINT OF BEGINNING.

CONTAINING: 186,221 square feet or 4.275 acres of land, more or less.

Aerial Map


VAC2025-13
City Limits
Storm Structures
Enclosed Gravity Pipe
Force Main
Open Channel
Siphon
Water Hydrants
Sewer Manholes
Sewer Mains
Water Valves
Water Mains
SEDGWICK COUNTY
N GREENWICH RD
WICHITA
E TIPPERARY CT
N BALTHROP CIR
E TIPPERARY ST
N BRISTOL ST
N BRISTOL ST
N BRISTOL CT

ZON2025-00015 Zoning Exhibit

