CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

April 14, 2026

Jeffrey K. Taylor
3601 Del Sienno
Wichita, KS 67203

Ref: VAC2026-00004: Vacation request in the City to vacate a portion of the platted street side building setback on property zoned SF-5 Single-Family Residential District, generally located at the southwest corner of West Del Sienno Street and West Pecos Avenue (3601 West Del Sienno Street).

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

Wichita-Sedgwick County Metropolitan Area Planning Department

March 26, 2026

Jeffrey K. Taylor
3601 Del Sienno
Wichita, KS 67203

Ref: VAC2026-00004: Vacation request in the City to vacate a portion of the platted street side building setback on property zoned SF-5 Single-Family Residential District, generally located at the southwest corner of West Del Sienno Street and West Pecos Avenue (3601 West Del Sienno Street).

Dear Applicant,

At the **Thursday, March 26, 2026**, 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, 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 #: 2026-021103
Date Recorded: 04/17/2026 10:49:18 AM
Pages: 3 Recording Fee: 0.00
Sedgwick County Kansas
Tonya Buckingham,
Register of Deeds

RECORDED

Instrument Number: 2026-021103

Document Type: VACATION ORDER

Number of Pages: 3

Recording Date and Time: 04/17/2026 10:49:18 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 PLATTED SETBACK	)	
GENERALLY LOCATED AT THE NORTHWEST CORNER OF WEST DEL SIENNO STREET AND WEST PECOS AVENUE	)	**VAC2026-00004**
MORE FULLY DESCRIBED BELOW	)	

VACATION ORDER

NOW on this 14th day of April, 2026, comes on for hearing the petition for vacation filed by Jeffrey K. Taylor (owner), praying for the vacation of described portion of a platted setback, to wit:

The west 34 feet of the platted 15-foot building setback, except for the southern 7.5 feet thereof, on Lot 14, Block 6, La Placita Park 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 5, 2026, 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 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 portion of a platted setback, should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 14th day of April, 2026, ordered that the described portion of a platted 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	IPL0318973	Legal Ad - IPL0318973	3-26-2026 MAPC	2.0	156.0L

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

OCA 150004
Published in The Wichita Eagle on March 5, 2026
(One Time Only)
MAPC/BZA March 26, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, March 26, 2026, 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.

BZA2026-00008: Variance in the City to reduce the front setbacks on a thru-lot to 20.1 feet on the east and 12.4 feet on the west to build an addition onto a single-family house on property zoned TF-3 Two-Family Residential; located on the northwest corner of South Hydraulic Avenue and Southeast Boulevard (2221 South Hydraulic).

BZA2026-00013: Variance request in the City to reduce required parking from 11 spaces to 3 spaces for Group Residence, Limited; generally located on the west side of North Armour Drive and within 550 feet north of East Central Avenue (557 North Armour Drive).

CON2026-00019: Conditional Use in the City to allow a Tavern and Drinking establishment on property zoned CBD Central Business District; generally located on southeast corner of South Seneca Street and West Douglas Avenue (1029 West Douglas Avenue, Suite 101).

CON2026-00025: Conditional Use request in the City for an Accessory Apartment on property zoned SF-5 Single Residential; Generally located on the west side of North Belmont Avenue and 250 feet north of East 3rd Street North (425 North Belmont Avenue).

CON2026-00029: Conditional Use request in the City to allow wrecking and salvage with waiver of #1 and #3 (with ZON2026-00005 LC to LI) on property zoned LC Limited Commercial District; generally located northwest corner of South Broadway Avenue and East Mt. Vernon Street (1963 South Broadway Avenue).

CON2026-00032: Conditional Use request in the City to allow Group Residence, Limited on property zoned SF-5 Single-Family Residential District; generally located on the west side of North Armour Drive and within 550 feet north of East Central Avenue (557 North Armour Drive).

PUD2026-00002: Zone Change request in the City from MF-18 Multi-Family Residential with PO-371 to PUD to create the Elm Street Apartments PUD; generally located on the south side of West Elm Street, between North Mt. Carmel Avenue and North St. Paul Avenue.

VAC2026-00004: Vacation request in the City to vacate a portion of the platted street side building setback on property zoned SF-5 Single-Family Residential District, generally located at the southwest corner of West Del Sienno Street and West Pecos Avenue (3601 West Del Sienno Street).

VAC2026-00005: Vacation request in the City to vacate a 20 feet alley abutting between the lots, generally located on east of South Laura Avenue and 348 feet north of US-54 (428 South Laura Avenue, 427 South Pattie Avenue).

ZON2026-00002: Zone Change request in the City from B Multi-Family Residential District to OW Office Warehouse District, generally located on the east side of North Pennsylvania Avenue, within 300 feet south of East 3rd Street North (332 North Pennsylvania Avenue).

ZON2026-00004: Zone Change request in the City from SF-5 Single-Family Residential to TF-3 Two-family Residential to allow duplex development, generally located on the west side of North Clara Street and 300 feet north of West Saint Louis Avenue (525 North Clara Street).

ZON2026-00005: Zone Change requesting the City from LC Limited Commercial to LI Limited Industrial (with CON2026-29 for wrecking and salvage yard); generally located northwest corner of S Broadway Street and E Mt. Vernon Street (1963 S Broadway Avenue).
IPL0318973
Mar 4 2026

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:
03/04/26 Print

Print Tearsheet Link

Marketplace Link

Julie Ambry

DIGITALLY SIGNED

Julie Ambry

Amanda Rodela

DIGITALLY SIGNED

Sworn to and subscribed before me on Mar 4, 2026, 10:51 AM EST

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®

CITY OF WICHITA

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, 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 5th day of March, 2026.

Shinita Rice
Signature

SUBSCRIBED AND SWORN to before me this 3rd day of March, 2026.

STATE OF KANSAS NOTARY PUBLIC
JO HENSLEY
My Appointment Expires
1-7-2030

Jo Hensley
Notary Public

(seal)

City Clerk's Office
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.
March 26, 2026

STAFF REPORT

CASE NUMBER: **VAC2026-00004** - City vacation of a portion of a platted setback.

APPLICANTS: Jeffrey K. Taylor (applicant/owner)

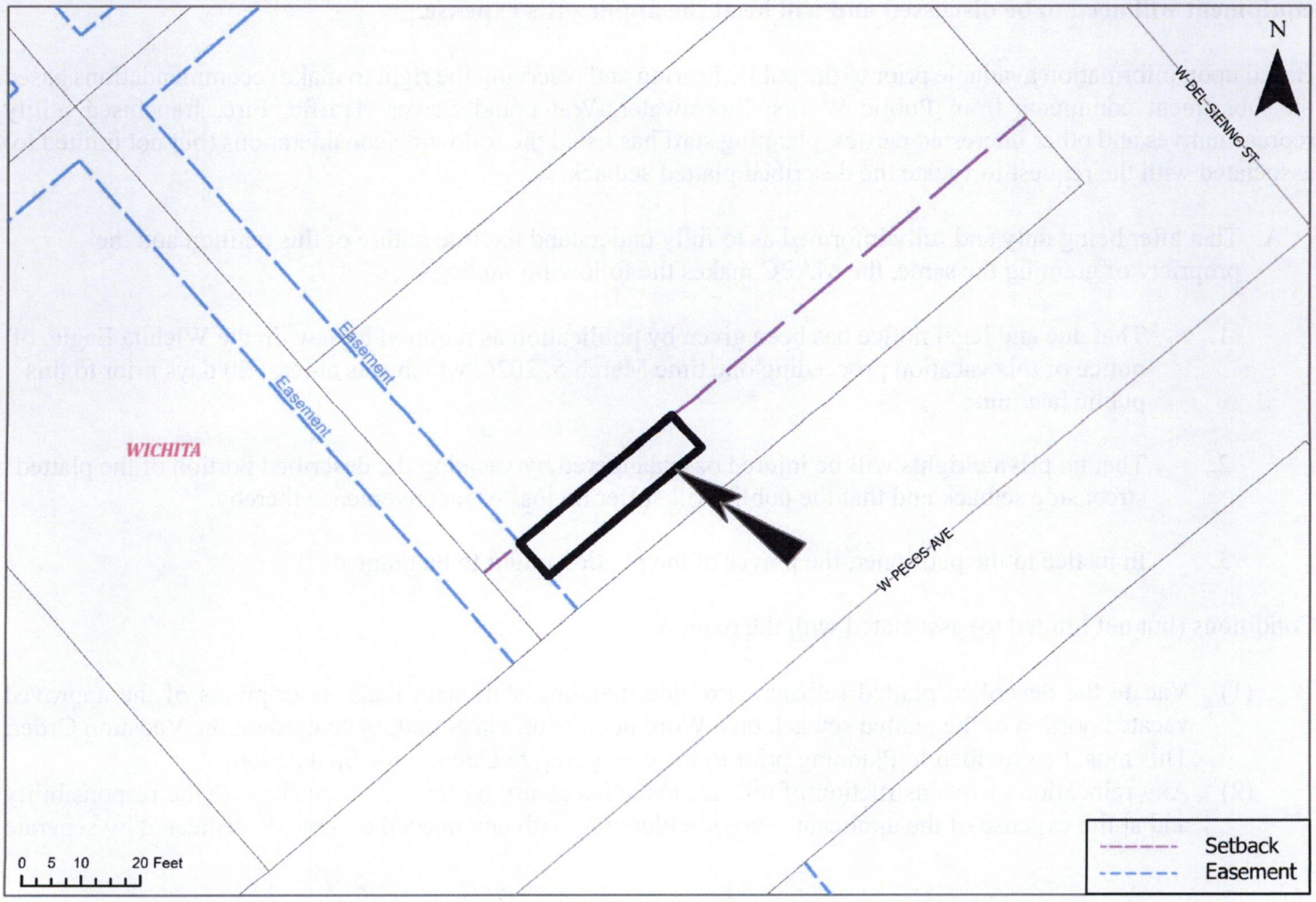
LEGAL DESCRIPTION: Vacating 7.5 feet of a 15-foot street side setback on the south side on Lot 14, Block 6, La Placita Park Addition, Wichita, Sedgwick County, Kansas.

LOCATION: Generally located at the northwest corner of West Del Sienno Street and West Pecos Avenue (3601 West Del Sienno Street).

REASON FOR REQUEST: To allow for the construction of a garage.

CURRENT ZONING: The subject site and abutting property are zoned SF-5 Single-Family Residential District.

VICINITY MAP:



The applicant is requesting the vacation of the north 7.5 feet of a 15-foot street side setback on the south side of the lot. The property is generally located at the northwest corner of West Del Sienno Street and West Pecos Avenue. The property is zoned SF-5 Single-Family Residential District (SF-5). The purpose of this request is to allow for the construction of a detached garage. The proposed 7.5-foot setback is less than the 15-foot street side setback required by the Unified Zoning Code for the SF-5 District. However, a zoning street side setback can be reduced up to 50 percent by Administrative Adjustment for an area less than 300 square feet. A request to reduce the platted setback to 7.5 feet is equivalent to what can be done administratively had the setback not been platted.

There are no public utilities in the vacation area. Wichita Public Works and Utilities, Fire, Stormwater, or Traffic Engineering do not object to this vacation. Comments from franchised utilities have been received. Neither Black Hills Energy, Cox, Evergy, nor Kansas Gas object to the vacation. Black Hills Energy requests that the clearance between the existing and new structure is no less than the 5' 6" that is on the proposed plan as there is a service line that runs in between the existing and proposed structure. Standard language will apply: any relocation or removal of existing Black Hills Energy equipment will need to be discussed and will be at the applicant's expense. Cox has aerial lines on Evergy poles; any relocation will be at the applicant's expense. The La Placita Park Addition was recorded with the Register of Deeds June 1, 1954.

Evergy has no items in the areas the applicant is requesting to vacate and therefore has no objection. Nick Hensley, Area Design Representative, will be the contact for this vacation request and any project associated with it. He can be contacted at (316) 261 - 6320. Standard language applies: **Any relocation or removal of existing Evergy equipment will need to be discussed and will be at the applicant's expense.**

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 March 5, 2026, 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 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.

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

The Subdivision Committee recommends approval per staff recommendations.

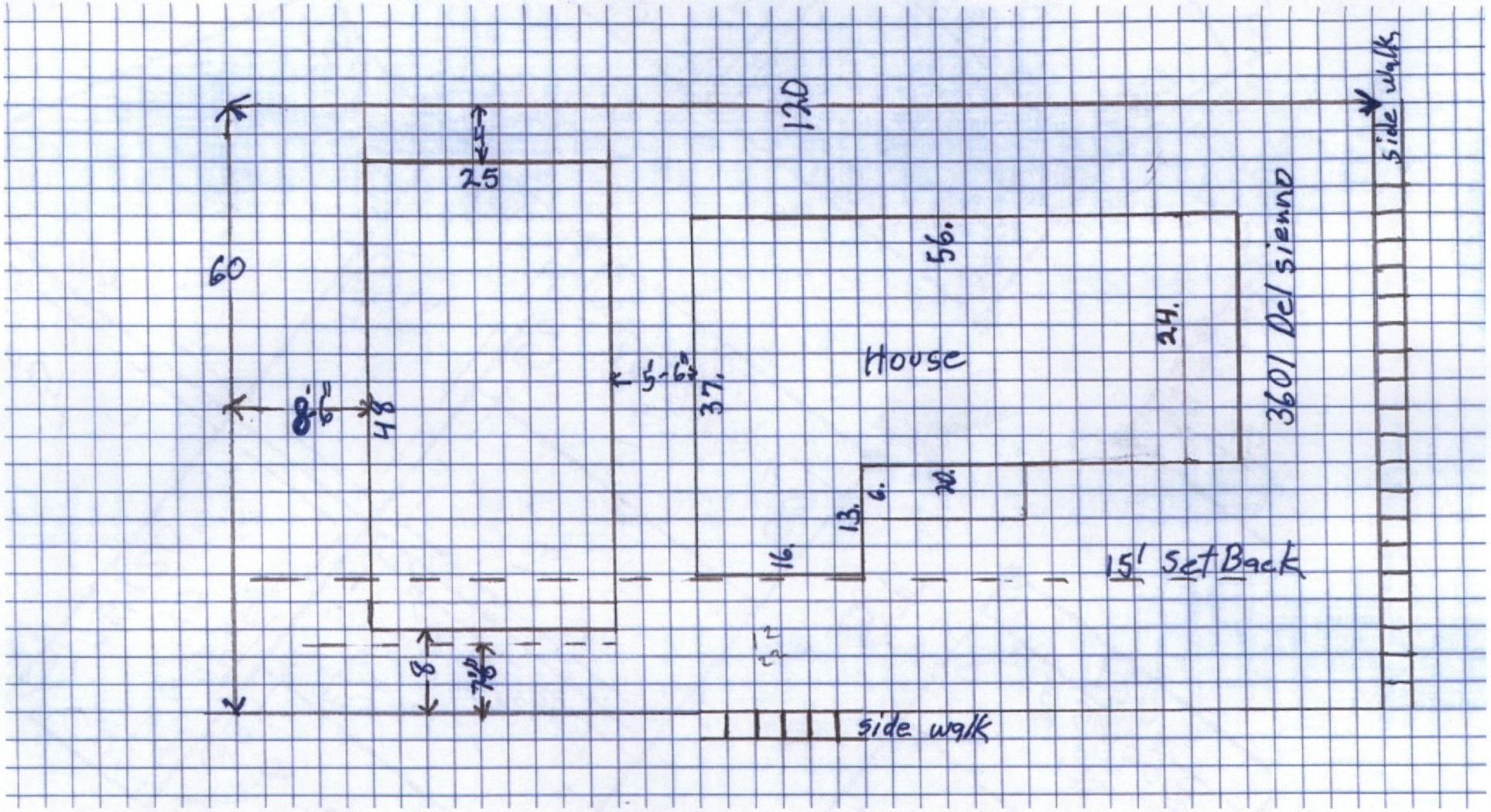
Attachments:

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

Aerial Map


VAC2026-04
City Limits
Storm Structures
Enclosed Gravity Pipe
Force Main
Open Channel
Siphon
Water Hydrants
Sewer Manholes
Sewer Mains
Water Valves
Water Mains
W DEL SIENNO ST
WICHITA
W PECOS AVE

Vacation Exhibit



Plat Exhibit

