Wichita-Sedgwick County Metropolitan Area Planning Department

February 3, 2026

John David Baker
4046 E. Christy Pl.
Wichita, KS 67220

Ref: VAC2025-000057: Vacation request in the City to vacate a portion of a platted setback, generally located north of East Christy Place and 2,000 feet west of North Oliver Avenue (4046 East Christy Place).

Dear Applicant,

At the **Tuesday, February 3, 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

January 15, 2026

John David Baker
4046 E. Christy Pl.
Wichita, KS 67220

Ref: VAC2025-000057: Vacation request in the City to vacate a portion of a platted setback, generally located north of East Christy Place and 2,000 feet west of North Oliver Avenue (4046 East Christy Place).

Dear Applicant,

At the **Thursday, January 15, 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, February 3, 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.

****BE ADVISED****

The City of Wichita and Sedgwick County have been made aware of a nationwide email scam that may be sent out to an applicant and/or agent regarding their application following the Planning Commission hearing. We have had one (1) reported instance where this email was masquerading as the Wichita-Sedgwick County Planning Department (MAPD).

1. That due and legal notice has been given by publication, as required by law, in The Wichita Eagle on December 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 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 3rd day of February, 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	IPL0300512	Legal Ad - IPL0300512	MAPC/BZA January 15, 2026 OFFICIAL HEARING	2.0	104.0L

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

MAPC/BZA January 15, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, January 15, 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.

CON2025-00157: Conditional Use request in the City for a Short Term Rental on property zoned SF-5 Single-Family Residential District, generally located south of East 14th Street North and 1,500 feet east of North Woodlawn Avenue (6845 East 14th Street North).

CON2025-00170: Conditional Use request in the City for Multi-Family development on property zoned TF-3 Two-Family Residential District, generally located on the north side of East Central Avenue, within one-quarter mile west of North Oliver Avenue (4406 East Central Avenue).

CUP2025-00042: Amendment in the City to CUP DP-250 to relocate an existing billboard on the northeast corner of Ridge and 37th (outside the CUP) to Parcel 8 and to amend a portion of the front setback of Parcel 8, generally located on the northwest corner of West 37th Street North and North Ridge Road (3801 North Ridge Road).

DER2024-00010: Unified Zoning Code amendment (City and County) pertaining to the Event Centers in the County land use.

PUD2025-00028: Zone Change from TF-3 Two Family Residential District to PUD Planned Unit Development to allow increased density and flexibility of development, generally located on the west side of North Webb Road within 750 feet south of East 45th Street North (4439 North Webb Road).

VAC2025-00056: Vacation request in the City to vacate platted street right of way, generally located north of West 16th Street North and 1,600 feet west of North Meridian Avenue (2920 West 16th Street North).

VAC2025-00057: Vacation request in the City to vacate a portion of a platted setback, generally located north of East Christy Place and 2,000 feet west of North Oliver Avenue (4046 East Christy Place).

ZON2025-00065: Zone Change request in the City from SF-5 Single Family Residential to TF-3 Two-family Residential for new duplex construction, generally located on the east side of South Saint Clair Avenue and 200 feet south of West Maple Street (320 South Saint Clair Avenue) (D-O Delano Overlay).
W00000000
Publication Dates

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:
12/24/25 Print

Print Tearsheet Link

Marketplace Link

Kathy Wilson

DIGITALLY SIGNED

Kathy Wilson

Mary Castro

DIGITALLY SIGNED

Sworn to and subscribed before me on Dec 24, 2025, 10:27 AM EST

NOTARY PUBLIC STATE OF TEXAS
MARY CASTRO
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 134932849
MY COMMISSION EXPIRES 6/5/2026

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

The applicant is requesting the vacation of an approximately 1,500 square foot portion of the front platted building setback. The property is generally located north of East Christy Place and 2,000 feet west of North Oliver Avenue. The property is addressed as 4046 East Christy Place and is zoned SF-5 Single-Family Residential District (SF-5). The purpose of this request is to remove an existing encumbrance and to allow for a carport in front of the existing garage. An administrative adjustment will be required to allow a carport in front of the dwelling. The proposed setback is 46 feet across 84 feet of frontage. 45 feet of frontage will remain at a 50-foot setback. The 24 feet of frontage where the carport is proposed would have a setback of 4 feet. The Unified Zoning Code's (UZC) minimum front setback is 25 feet. Therefore, the applicants' request does encroach into the minimum front setback by 21 feet where the carport is proposed, but the remaining 129 feet of frontage will exceed the minimum front setback.

There are no public utilities in the vacation area. Wichita Public Works and Utilities, Traffic Engineering, Fire, and Stormwater do not object to this vacation. Comments from franchised utilities have been received. Neither Cox nor Evergy object to the vacation. They do not have any lines or equipment in the vacation area. The Cedar Village Addition was recorded with the Register of Deeds May 6, 1953.

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.**

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 December 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 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.

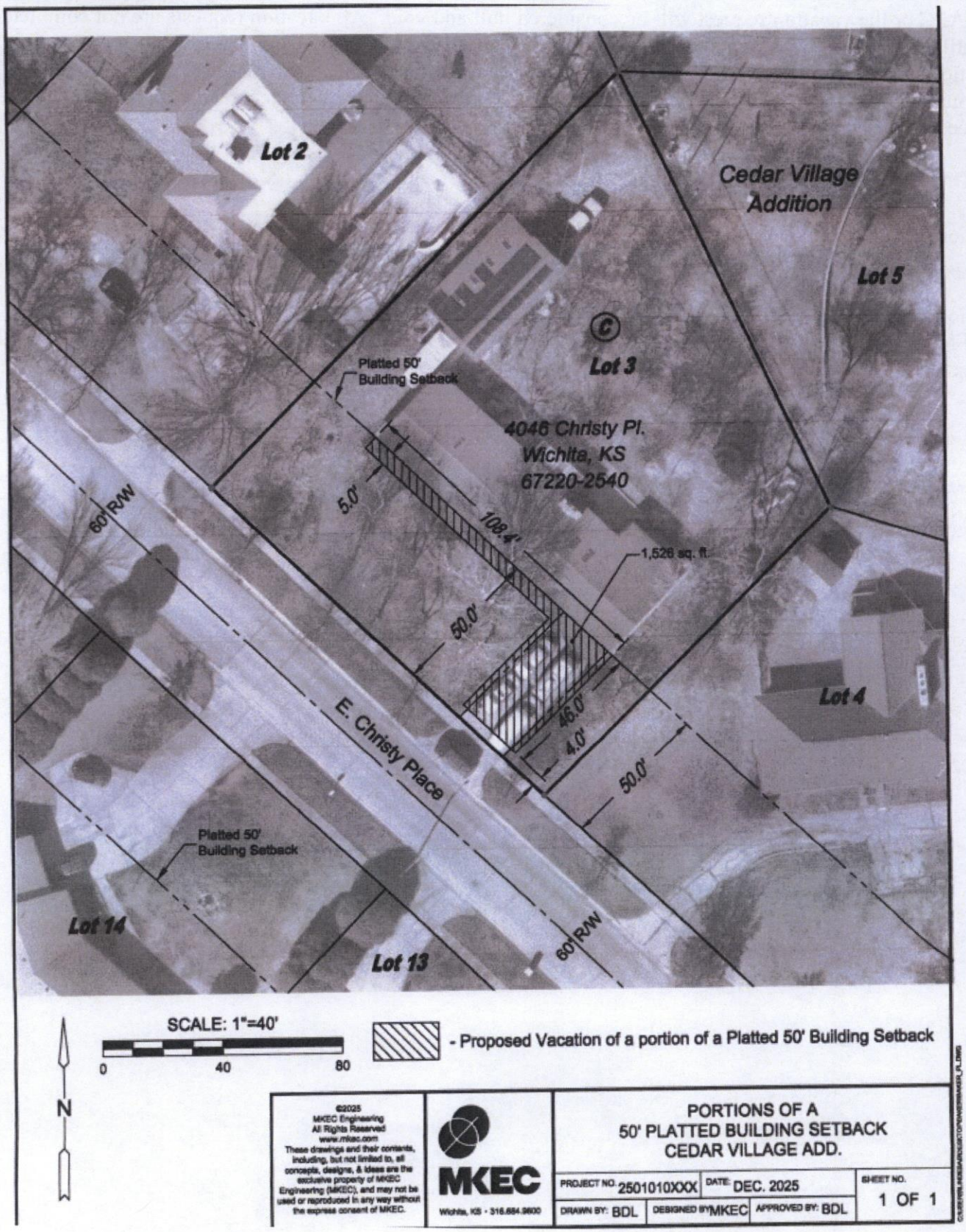
SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

The Subdivision Committee recommends approval per staff recommendations.

Attachments:

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

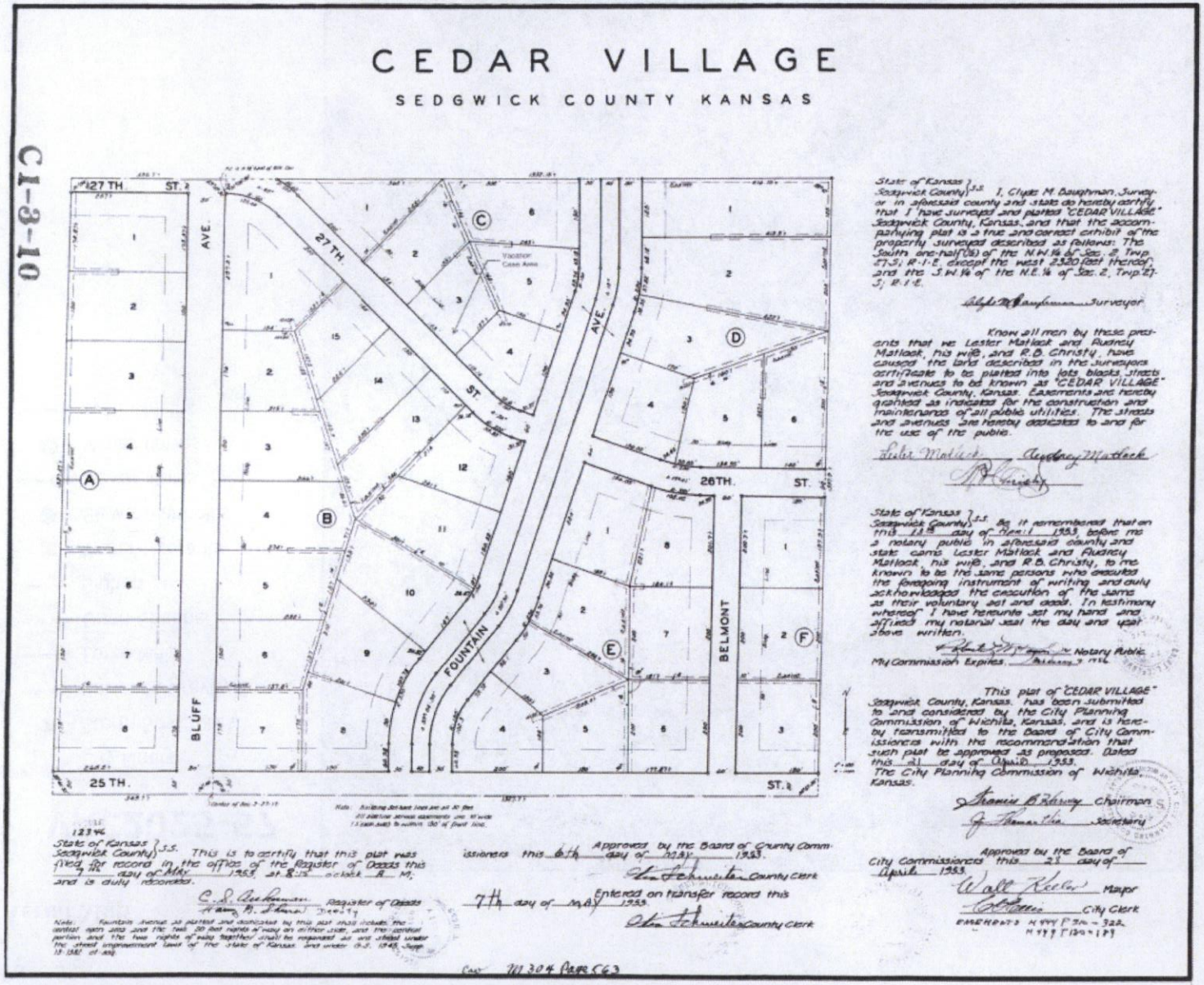
Vacation Exhibit



Aerial Map


VAC2025-57
City Limits
Storm Structures
Enclosed Gravity Pipe
Force Main
Open Channel
Siphon
Water Hydrants
Sewer Manholes
Sewer Mains
Water Valves
Water Mains
WICHITA
E CHRISTY PL

Plat Exhibit



CEDAR VILLAGE

SEDGWICK COUNTY KANSAS

C1-3-10

127 TH ST.

25 TH.

ST.

26TH. ST.

27TH ST.

BLUFF AVE.

FOUNTAIN AVE.

BELMONT

Vacation Cases Area

A B C D E F

State of Kansas } S.S.
Sedgwick County }

I, Clyde M. Baughman, Surveyor in aforesaid county and state do hereby certify that I have surveyed and platted "CEDAR VILLAGE" Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as follows: The South one-half (S½) of the N.W.¼ of Sec. 2, Twp. 27-S, R-1-E, except the west 2320 feet thereof, and the S.W.¼ of the N.E.¼ of Sec. 2, Twp. 27-S, R-1-E.

Clyde M. Baughman Surveyor

Know all men by these presents that we Lester Matlock and Audrey Matlock, his wife, and R.B. Christy, have caused the land described in the surveyors certificate to be platted into lots, blocks, streets and avenues to be known as "CEDAR VILLAGE" Sedgwick County, Kansas. Easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets and avenues are hereby dedicated to and for the use of the public.

Lester Matlock Audrey Matlock

R.B. Christy

State of Kansas } S.S.
Sedgwick County }

Be it remembered that on this 28 day of April 1953 before me a notary public in aforesaid county and state came Lester Matlock and Audrey Matlock, his wife, and R.B. Christy, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same as their voluntary act and deed. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public.

My Commission Expires. February 7 1956

This plat of "CEDAR VILLAGE" Sedgwick County, Kansas, has been submitted to and considered by the City Planning Commission of Wichita, Kansas, and is hereby transmitted to the Board of City Commissioners with the recommendation that such plat be approved as proposed. Dated this 21 day of April 1953.

The City Planning Commission of Wichita, Kansas.

Francis R. Harvey Chairman

J. Thomas Lee Secretary

12346

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat was filed for record in the office of the Register of Deeds this 7th day of May 1953, at 8:15 o'clock A. M. and is duly recorded.

C. S. Ackerman Register of Deeds

Approved by the Board of County Commissioners this 6th day of May 1953.

Don Schmieder County Clerk

Entered on transfer record this 7th day of May 1953.

Don Schmieder County Clerk

Approved by the Board of City Commissioners this 21 day of April 1953.

Walt Keeler Mayor

City Clerk

ENCUMBRANCES M 999 P 316 - 322
M 999 P 1294 - 1297

Note: Fountain Avenue as platted and dedicated by this plat shall include the central open area and the two 30 foot rights of way on either side, and the central portion and the two rights of way together shall be regarded as and shall under the street improvement laws of the State of Kansas, and under G.S. 1949, Supp. 13-1041 et seq.

Case M 304 Page 563