Wichita-Sedgwick County Metropolitan Area Planning Department

January 13, 2026

Greg Hiser
2717 N. Northside Cir.
Wichita, KS 67205

Ref: VAC2025-000054: Vacation request in the City to vacate a portion of a platted setback, generally located south of West Taft Avenue and 1,800 feet east of South Ridge Road (6803 West Taft Avenue).

Dear Applicant,

At the **Tuesday, January 13, 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

December 18, 2025

Greg Hiser
2717 N. Northside Cir.
Wichita, KS 67205

Ref: VAC2025-000054: Vacation request in the City to vacate a portion of a platted setback, generally located south of West Taft Avenue and 1,800 feet east of South Ridge Road (6803 West Taft Avenue).

Dear Applicant,

At the **Thursday, December 18, 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, January 13, 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 #: 2026-00367!
Date Recorded: 01/21/2026 02:22:06 PI
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 PLATTED SETBACK	)	
GENERALLY LOCATED SOUTH OF WEST TAFT AVENUE AND 1,800 FEET EAST OF SOUTH RIDGE ROAD	)	**VAC2025-00054**
MORE FULLY DESCRIBED BELOW	)	

VACATION ORDER

NOW on this 13th day of January, 2026, comes on for hearing the petition for vacation filed by Greg Hiser (owner), praying for the vacation of described portion of a platted setback, to wit:

The East 6.00 feet of the South 10.00 feet of the North 35.00 feet of the Building Setback Line established by VAC2003-00020, in Lot 3, together with the South 10.00 feet of the North 35.00 feet of the Building Setback Line established by VAC2003-00020, in Lot 4, all in The Dugan Centre Second 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 November 26, 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 13th day of January, 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	IPL0293011	Legal Ad - IPL0293011	MAPC/BZA December 18, 2025	2.0	166.0L

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 December 18, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, December 18, 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.**

BZA2025-00079: Variance request in the City to have less than three feet of building separation between the primary structure and the accessory structure, generally located on the west side of North Meridian Avenue, within 75 feet north of West 3rd Street North (409 North Meridian Avenue).

BZA2025-00080: Variance request in the City to reduce the front building setback to three feet on property zoned B Multi-Family Residential District and LI Limited Industrial District, generally located on the east side of North Walnut Street, within 175 south of West 1st Street North (220 North Walnut Street).

PUD2025-00026: PUD amendment request in the City to PUD #66 to modify allowed uses, signage, parking, and ownership requirements on property generally located on the north side of West MacArthur Road, within a quarter-mile west of South Seneca Street.

VAC2025-00052: Vacation request in the City to vacate the west one foot of a utility easement of a property zoned B Multi-Family Residential District and LI Limited Industrial District, generally located on the east side of North Walnut Street, within 175 feet south of West 1st Street North (220 North Walnut St).

VAC2025-00053: Vacation request in the City to vacate a portion of the street right-of-way to allow for future development, generally located on the northwest corner of East Waterman Street and South Washington Avenue.

VAC2025-00054: Vacation request in the City to vacate a portion of a platted setback, generally located south of West Taft Avenue and 1,800 feet east of South Ridge Road (6803 West Taft Avenue).

ZON2025-00056: Zone Change request in the City from NR Neighborhood Retail to LC Limited Commercial District with Protective Overlay, generally located south of East 21st Street North and one-quarter mile west of North Hillside Avenue.

ZON2025-00058: Zone Change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for a senior living development, generally located on the southeast corner of East Gilbert Street and South Rock Road (8031 East Gilbert Street).

ZON2025-00059: Zone Change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for a senior living development, generally located on the southwest corner of West 27th Street South and South Elizabeth Street (1511 West 27th Street South).

ZON2025-00060: Zone Change request in the City from B Multi-Family Residential District to LI Limited Industrial District to expand an existing warehouse, generally located on the east side of North Walnut Street, within 175 feet south of West 1st Street North (220 North Walnut Street).

ZON2025-00061: Zone Change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District and GO General Office District for future development, generally located on the southeast corner of West 51st Street North and North Meridian Avenue.

ZON2025-00062: Zone Change request in the City from SF-5 Single-Family Residential District to GO General Office District for medical office and apartment development, generally located south of West 37th Street North and 2,000 feet east of North Ridge Road.

ZON2025-00063: Zone Change request in the City from NR Neighborhood Retail District to GO General Office District, generally located on the southeast corner of South Hillside Avenue and East English Street (200 South Hillside Avenue).

ZON2025-00064: Zone Change request in the City from LC Limited Commercial to GC General Commercial with PO #467, generally located on the northeast corner of East 29th Street North and North Oliver Avenue.

IPL0293011
Nov 26 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:
11/26/25 Print

Print Tearsheet Link

Marketplace Link

Amanda Rodela

DIGITALLY SIGNED

Amanda Rodela

Mary Castro

DIGITALLY SIGNED

Sworn to and subscribed before me on Nov 26, 2025, 12:08 PM EST

NOTARY PUBLIC STATE OF TEXAS
MARY CASTRO
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 134932849
MY COMMISSION EXPIRES 6/5/2028

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.
December 18, 2025

STAFF REPORT

CASE NUMBER: **VAC2025-00054** - City vacation of a portion of a platted setback.

APPLICANT/AGENT: Greg Hiser (applicant/owner)

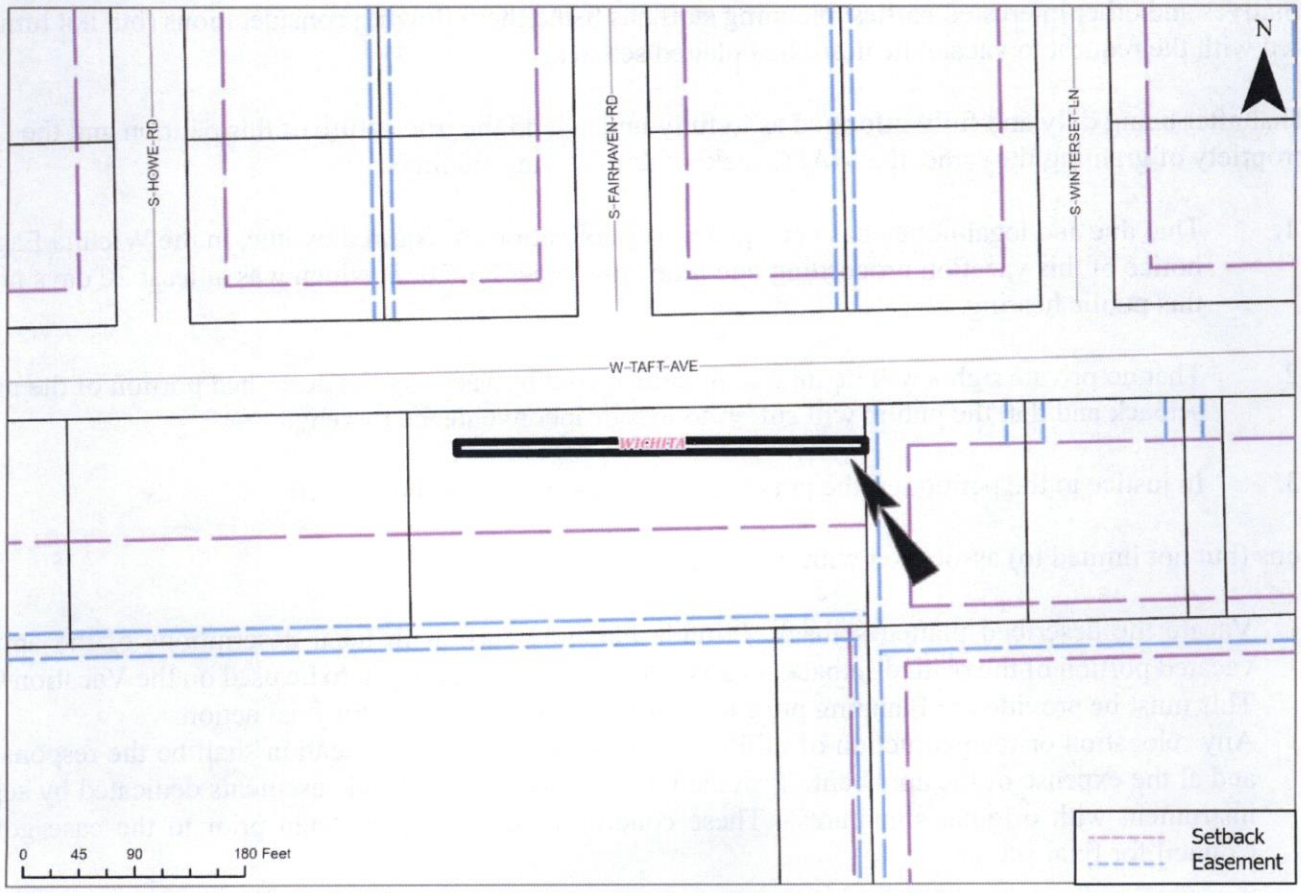
LEGAL DESCRIPTION: Vacating a portion of the 35-foot building setback, resulted from previous vacation of a 100-foot platted building setback, on the north side of Lot 4 and Part of Lot 3, The Dugan Centre Second Addition, Wichita, Sedgwick County, Kansas (Legal Description Attached)

LOCATION: Generally located south along West Taft Avenue and one-eighth mile west of Dugan Street (6803 West Taft Avenue).

REASON FOR REQUEST: To construct a warehouse storage facility.

CURRENT ZONING: The subject site and adjacent properties to the west, east and south are zoned GC General Commercial with CUP DP-151. The property to the north across Taft Avenue is zoned SF-5 Single-Family Residential with residential development.

VICINITY MAP:



The applicants are requesting the vacation of a portion of the 35-foot building setback, resulted from previous vacation of a 100-foot platted building setback, on the north side of Lot 4 and Part of Lot 3, The Dugan Centre Second Addition, Wichita, Sedgwick County, Kansas. The original subdivision plat of The Dugan Centre Second Addition was platted with a 100-foot building setback on the north side of Lot 3 and 4 along Taft Avenue. In 2003, 65-feet of this 100-foot setback was vacated (VAC2023-0020), resulting in a revised 35-foot setback. This vacation proposes to vacate a 10-foot-wide section of this resulting 35-foot setback. This 35-foot setback meets the standards for a non-residential CUP per Section III-C of the Unified Zoning Code. The property is generally located south along West Taft Avenue and one-eighth mile west of Dugan Street. The property is addressed as 6803 West Taft Avenue GC General Commercial with CUP DP 151.

There are no public utilities in the vacation area. Wichita Public Works and Utilities, 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 Dugan Centre Second Addition was recorded with the Register of Deeds July 14, 1993.

Evergy has reviewed this vacation request, we have no objection and do not have any items in the areas the applicant is requesting to vacate. 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 will apply; 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 November 26, 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.

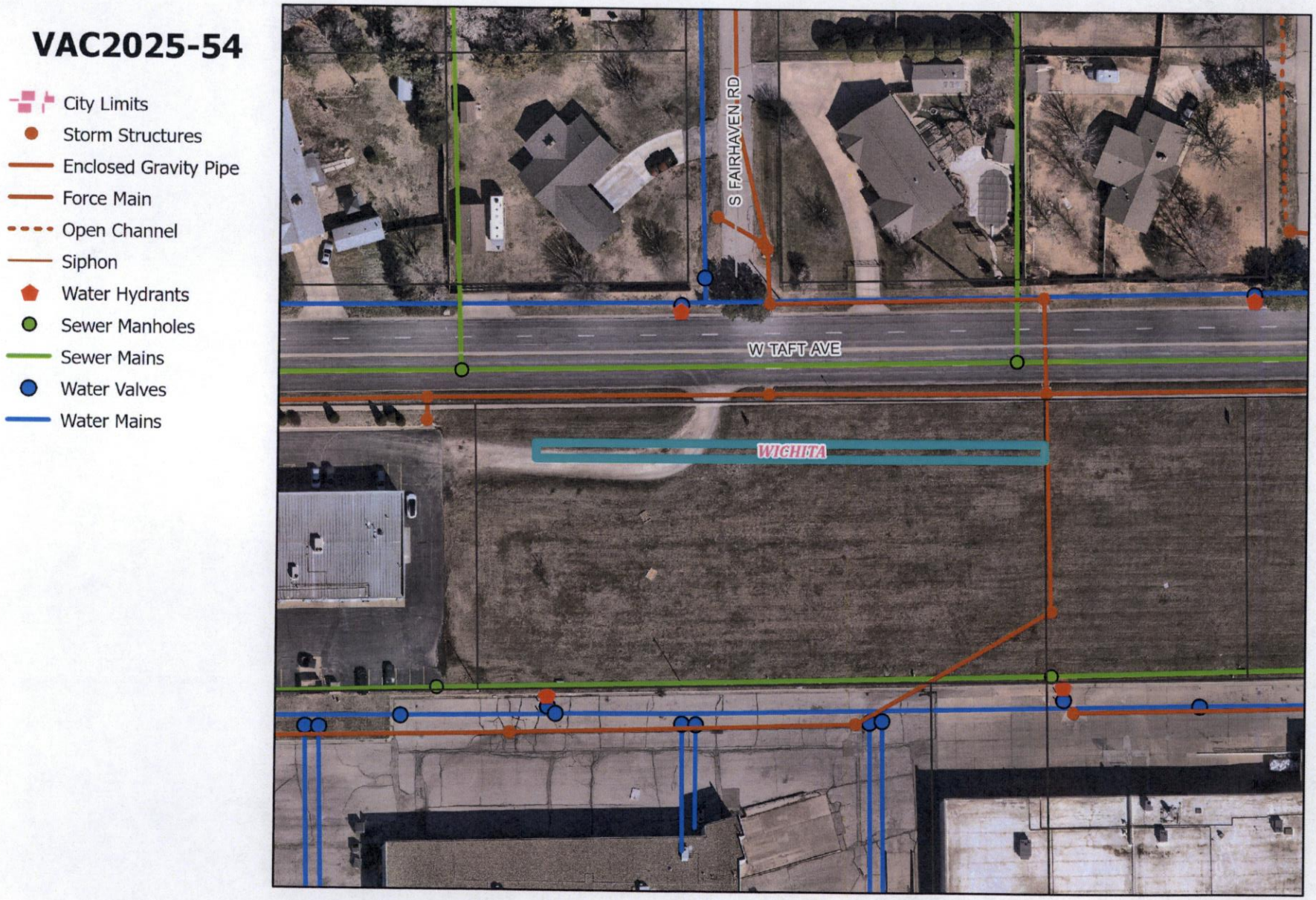
SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

The Subdivision Committee recommends approval per staff recommendations.

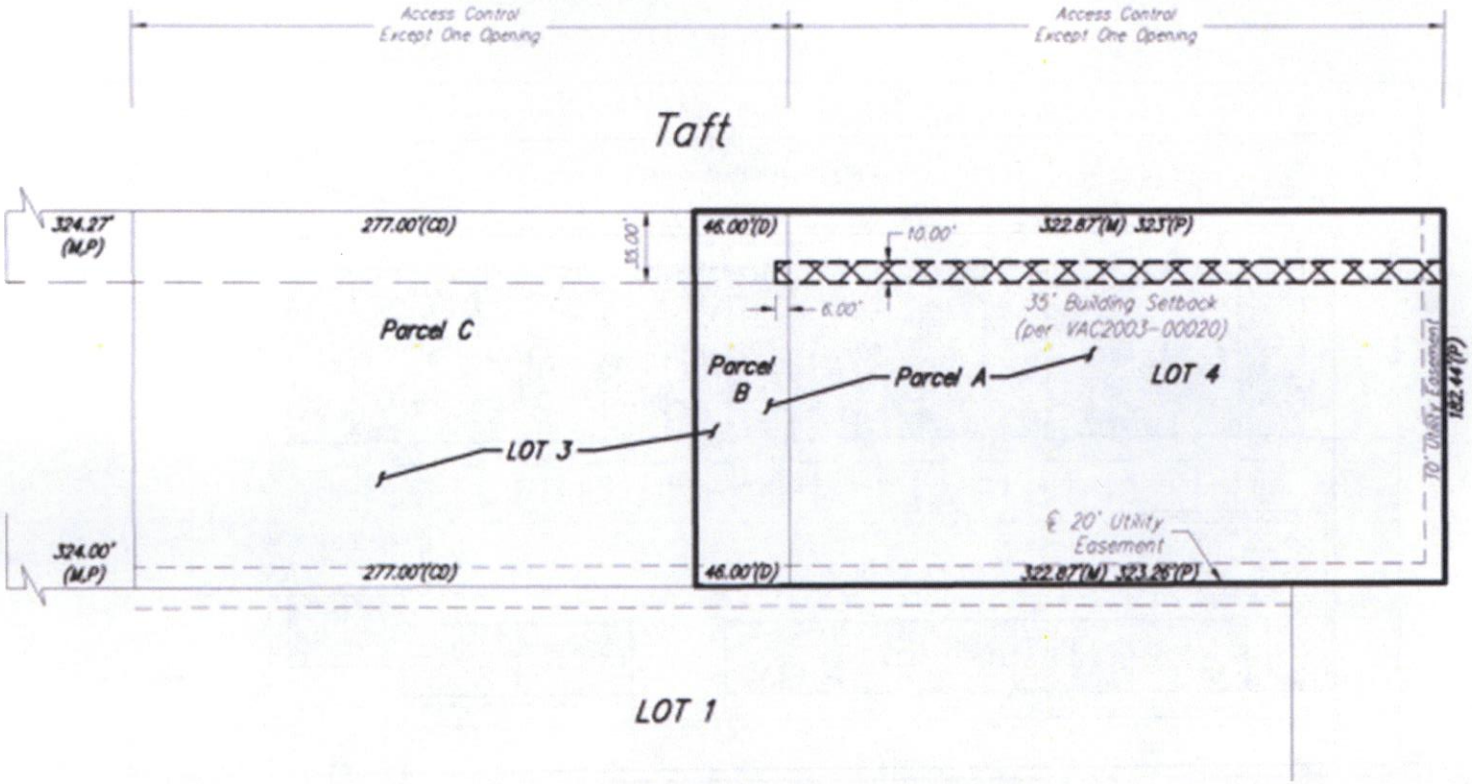
Attachments:

1. Aerial Map
2. Vacation Exhibit with Legal Description
3. Site Plan
4. Plat Exhibit

Aerial Map


VAC2025-54
City Limits
Storm Structures
Enclosed Gravity Pipe
Force Main
Open Channel
Siphon
Water Hydrants
Sewer Manholes
Sewer Mains
Water Valves
Water Mains
S FAIRHAVEN RD
W TAFT AVE
WICHITA

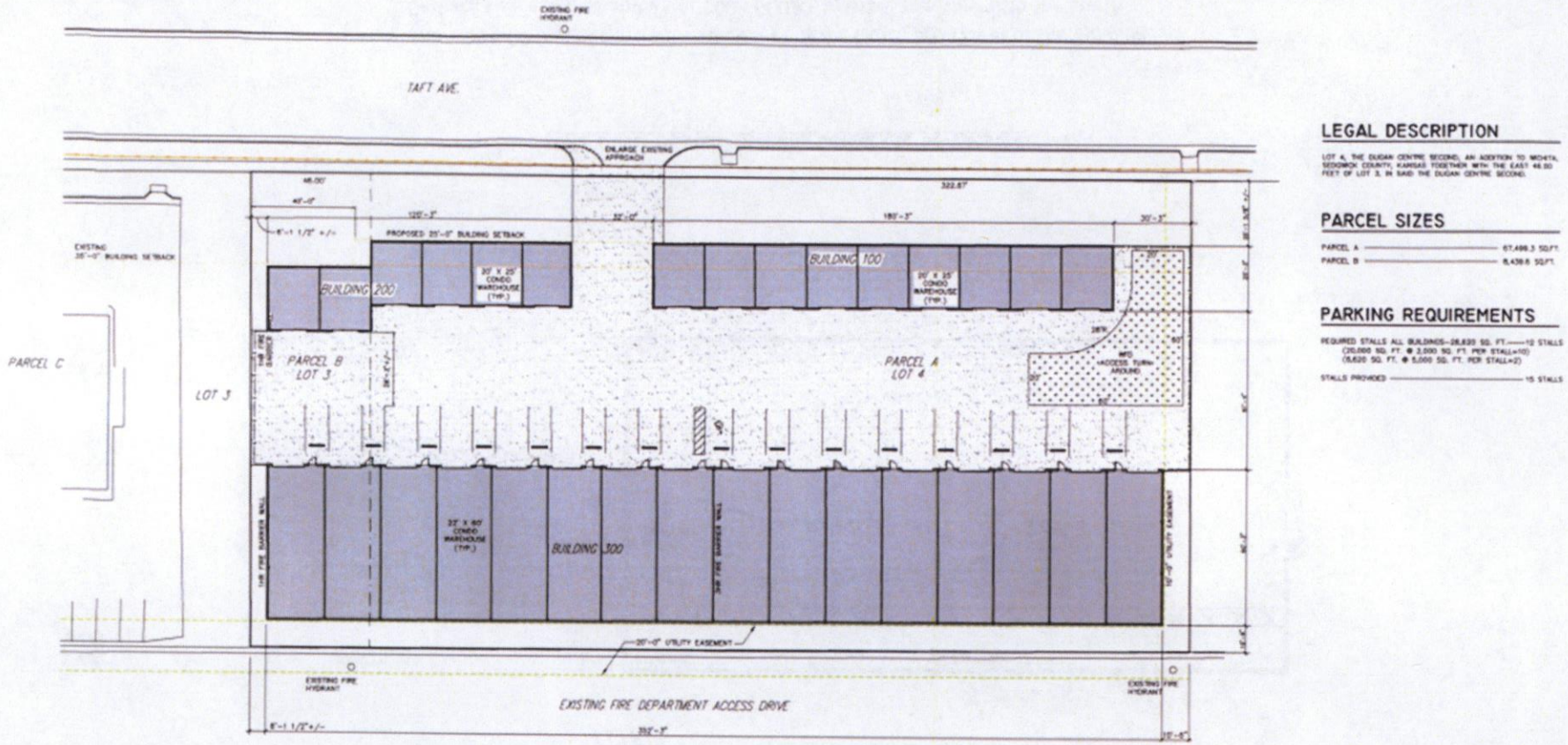
Vacation Exhibit



Legal Description of Building Setback to be Vacated

The East 6.00 feet of the South 10.00 feet of the North 35.00 feet of the Building Setback Line established by VAC2003-00020, in Lot 3, together with the South 10.00 feet of the North 35.00 feet of the Building Setback Line established by VAC2003-00020, in Lot 4, all in The Dugan Centre Second Addition, Wichita, Sedgwick County, Kansas.

Site Plan



LEGAL DESCRIPTION

LOT 4, THE DUGAN CENTRE SECOND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS TOGETHER WITH THE EAST 46.00 FEET OF LOT 3, IN SAID THE DUGAN CENTRE SECOND.

PARCEL SIZES

PARCEL A ——— 67,498.3 SQ.FT.
PARCEL B ——— 8,438.6 SQ.FT.

PARKING REQUIREMENTS

REQUIRED STALLS ALL BUILDINGS–28,839 SQ. FT.——10 STALLS
(20,000 SQ. FT. @ 2,000 SQ. FT. PER STALL=10)
(8,839 SQ. FT. @ 5,000 SQ. FT. PER STALL=2)

STALLS PROVIDED ——— 15 STALLS

Plat Exhibit

