Wichita-Sedgwick County Metropolitan Area Planning Department

January 6, 2026

Slawson East Inc.
245 N. Waco Ave., Ste. 400
Wichita, KS 67202

Ref: VAC2025-000051: Vacation request in the City of a portion of a joint access easement and a portion of a wall easement, generally located east along North Greenwich Road and 1,000 feet south of East Central Avenue.

Dear Applicant,

At the **Tuesday, January 6, 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 4, 2025

Slawson East Inc.
245 N. Waco Ave., Ste. 400
Wichita, KS 67202

Ref: VAC2025-000051: Vacation request in the City of a portion of a joint access easement and a portion of a wall easement, generally located east along North Greenwich Road and 1,000 feet south of East Central Avenue.

Dear Applicant,

At the **Thursday, December 4, 2025**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

(1) Abandonment or relocation/reconstruction of any/all utilities made necessary by the vacation of the described joint access easement and wall easement shall be to City Standards and shall be the responsibility and at the expense of the applicant. As needed provide approval from franchised utilities for the relocation of franchised utilities. All to be provided to the Planning Department prior to this case going to City Council for final action.
(2) All improvements shall be according to City Standards and at the applicants' expense.
(3) Provide Planning with a legal description of the vacated portion of the joint access easement and wall easement on a Word document via E-mail that can be used on the Vacation Order. This must be provided to the Planning Department prior to this case going to City Council for final action.
(4) 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, January 6, 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,

Samuel Deetz
Current Plans
Associate Planner

Document #: 2026-002481
Date Recorded: 01/14/2026 11:17:07 AM
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 PORTIONS OF A JOINT ACCESS EASEMENT AND WALL EASEMENT	)	
GENERALLY LOCATED EAST ALONG NORTH GREENWICH ROAD AND 1,000 FEET SOUTH OF EAST CENTRAL AVENUE	)	**VAC2025-00051**
MORE FULLY DESCRIBED BELOW	)	

VACATION ORDER

NOW on this 6th day of January, 2026, comes on for hearing the petition for vacation filed by Slawson East Inc. (owner), praying for the vacation of described portion of complete access control, to wit:

Wall Easement

That part of the Southern 5-foot Wall Easement in Lot 7, Block 1, CANYON PROPERTIES ADDITION, in Wichita, Sedgwick County, Kansas, more particularly described as the South 5.00 feet of said Lot 7, EXCEPT the East 5.00 feet thereof.

Joint Access Easement

That part of the 35-foot by 50-foot Joint Access Easement, established in Film 1824, Page 2204, on Lot 6, Block 1, CANYON PROPERTIES ADDITION, in Wichita, Sedgwick County, Kansas, more particularly described as the East 15.00 feet, of the West 35.00 feet of the South 25.00 feet of said Lot 6.

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 13, 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 portions of a joint access easement and wall 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 portions of a joint access easement and wall easement, should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 6th day of January, 2026, ordered that the described portions of a joint access easement and wall 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
41100	IPL0289243	Legal Ad - IPL0289243	MAPC 12/4/2025	2.0	142.0L

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 November 12, 2025
(One Time Only)
MAPC/BZA December 4, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, December 4, 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**.

BZA2025-00075: Variance request in the City to reduce a portion of the front setback from 20 feet to 0 feet on property zoned LI Limited Industrial District, generally located west of South Young Avenue and 800 feet south of West Kellogg Drive (1313 South Young Avenue).

BZA2025-00076: Variance request in the City to reduce the front setback from 25 feet to 8.5 feet on property zoned SF-5 Single-Family Residential District, generally located east of North Athenian Avenue and 650 feet south of West 53rd Street North (5310 North Athenian Avenue).

CON2025-00144: Conditional Use in the City to allow Accessory Apartment on property zoned SF-5 Single-Family Residential; generally located west of South Osage Avenue and north of West 29th Street South (2947 South Osage Avenue).

CON2025-00149: Conditional Use request in the City for an Accessory Apartment on property zoned TF-3 Two-Family Residential District, generally located on the east side of North Estelle Avenue, within 300 feet north of East 13th Street North (1430 North Estelle Avenue).

CON2025-00151: Conditional Use request in City to allow Utility, Major for ground water treatment facility, on property zoned SF-5 Single-Family Residential, generally located west of North Arkansas Avenue and approximately one mile south of West 53rd Street North (4465 North Arkansas Avenue).

PUD2025-00023: Zone Change from SF-5 Single Family Residential District to PUD Planned Unit Development to construct a food bank, generally located on the east side of North Amidon Avenue within a quarter mile north of West 29th Street North (3142 North Amidon Avenue).

PUD2025-00025: Zone Change to replace existing PUD Planned Unit Development #104 with a new PUD Planned Unit Development to implement mixed residential zoning, generally located on the northeast corner of North Greenwich Road and East 37th Street North (3864 North Greenwich Road).

VAC2025-00048: Request in the City to vacate a portion of complete access control to allow for a 40-foot opening for residential development on property zoned LC Limited Commercial District, located on the west side of South Julia Street and within one-block north of West Taft Avenue.

VAC2025-00050: Vacation request in the City of a 30-foot utility easement, generally located on the northeast corner of North Greenwich Road and East 29th Street North.

VAC2025-00051: Vacation request in the City of a portion of a joint access easement and a portion of a wall easement, generally located east along North Greenwich Road and 1,000 feet south of East Central Avenue.

ZON2025-00055: Zone Change request in the City from SF-5 Single Family Residential to TF-3 Two-family Residential to allow for Single-Family or Duplex land uses, generally located at the southwest corner of East 29th Street North and North 143rd Street East.
IPL0289243
Nov 13 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:
11/13/25 Digital

Print Tearsheet Link

Marketplace Link

Amy Robbins

DIGITALLY SIGNED

Amy Robbins

Sherry J Chasteen

DIGITALLY SIGNED

Sworn to and subscribed before me on Nov 13, 2025, 8:28 AM EST

NOTARY PUBLIC STATE OF TEXAS
SHERRY J CHASTEEN
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 125328493
MY COMMISSION EXPIRES 4/16/2029

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 4, 2025

STAFF REPORT

CASE NUMBER: **VAC2025-00051 -** Request to vacate portions of a joint access easement and wall easement.

OWNER/APPLICANT: Slawson East Inc. (Applicant); Baughman Company, PA (Agent)

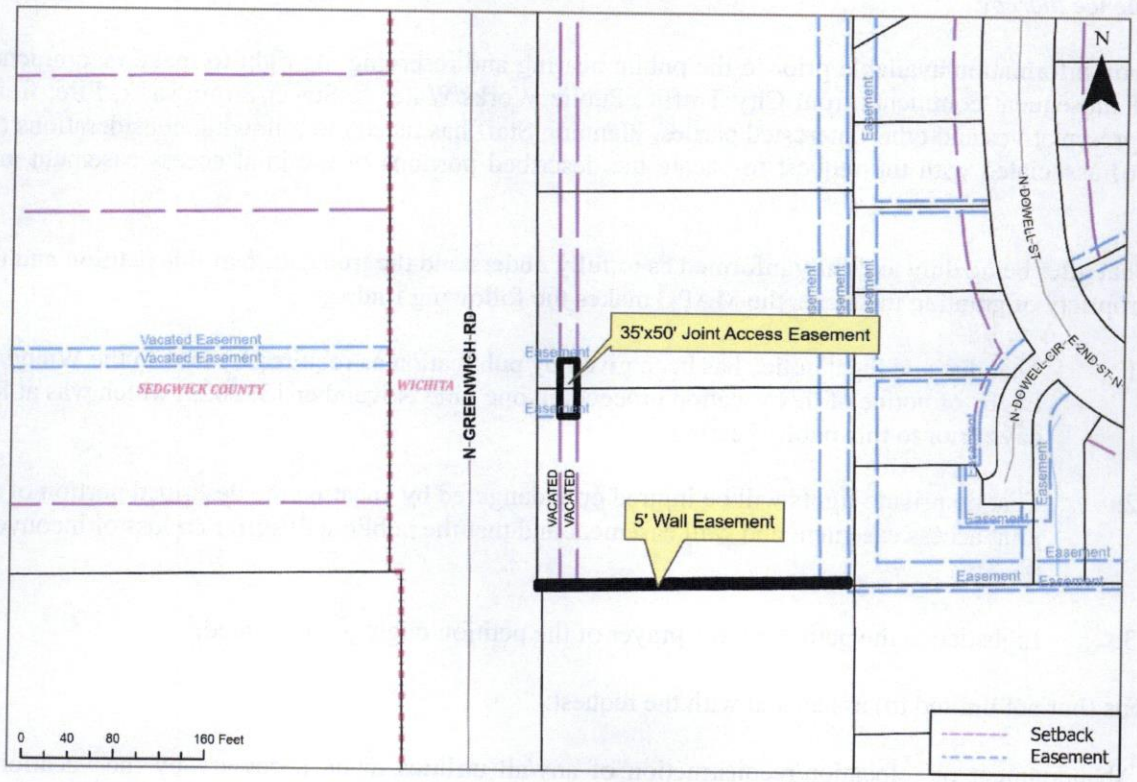
LEGAL DESCRIPTION: Generally described as vacating portions of a joint access easement between Lots 6 and 7, and a portion of a wall easement on Lot 7, Block 1, Canyon Properties Addition, Wichita, Sedgwick County, Kansas.

LOCATION: Generally located east along North Greenwich Road and 1,000 feet south of East Central Avenue.

REASON FOR REQUEST: To allow site development on the property.

CURRENT ZONING: The subject site along with properties to the north and south are zoned LC Limited Commercial District (LC) with Community Unit Plan CUP DP-229 and are undeveloped. Property to the east is zoned SF-5 Single Family Residential (SF-5) and developed with single-family dwellings. Property to the west is zoned LI Limited Industrial (LI) and developed with aeronautical uses.

VICINITY MAP:



The applicant proposes to vacate portions of a joint access easement between Lots 6 and 7, and a portion of a wall easement on Lot 7, Block 1, Canyon Properties Addition. The site is generally located east along North Greenwich Road and 1,000 feet south of East Central Avenue. The subject property is zoned LC Limited Commercial District (LC) with CUP DP-229 and is undeveloped. CUP amendment CUP2025-00025 was approved on October 7, 2025. This case removed the joint access easement from the CUP drawing and adjusted the parcel boundaries. The purpose of the vacation is to allow site development on the property consistent with the approved CUP amendment. There are no additional easements, nor public water or sewer lines on the property which will be affected by this request.

Wichita Public Works and Utilities, Fire, Traffic Engineering, and Stormwater do not object to this vacation. Comments from franchised utilities have been received. Kansas Gas has no lines or equipment in the vacation area and therefore has no objections. Cox has no objection but has aerial lines in the vacation area. Any relocation will be at the applicant's expense.

Evergy has reviewed the request, and has no objection. Ladonna Vanderford, Area Design Representative, will be the contact for this vacation request and any project associated with it. She can be contacted at (316) 261-6359 for any questions or discussion. 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.**

The Canyon Properties Addition was recorded on September 4, 1998.

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 portions of the joint access easement and wall 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 November 13, 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 joint access easement and wall 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) Abandonment or relocation/reconstruction of any/all utilities made necessary by the vacation of the

described joint access easement and wall easement shall be to City Standards and shall be the responsibility and at the expense of the applicant. As needed provide approval from franchised utilities for the relocation of franchised utilities. All to be provided to the Planning Department prior to this case going to City Council for final action.

(2) All improvements shall be according to City Standards and at the applicants' expense.

(3) Provide Planning with a legal description of the vacated portion of the joint access easement and wall easement on a Word document via E-mail that can be used on the Vacation Order. This must be provided to the Planning Department prior to this case going to City Council for final action.

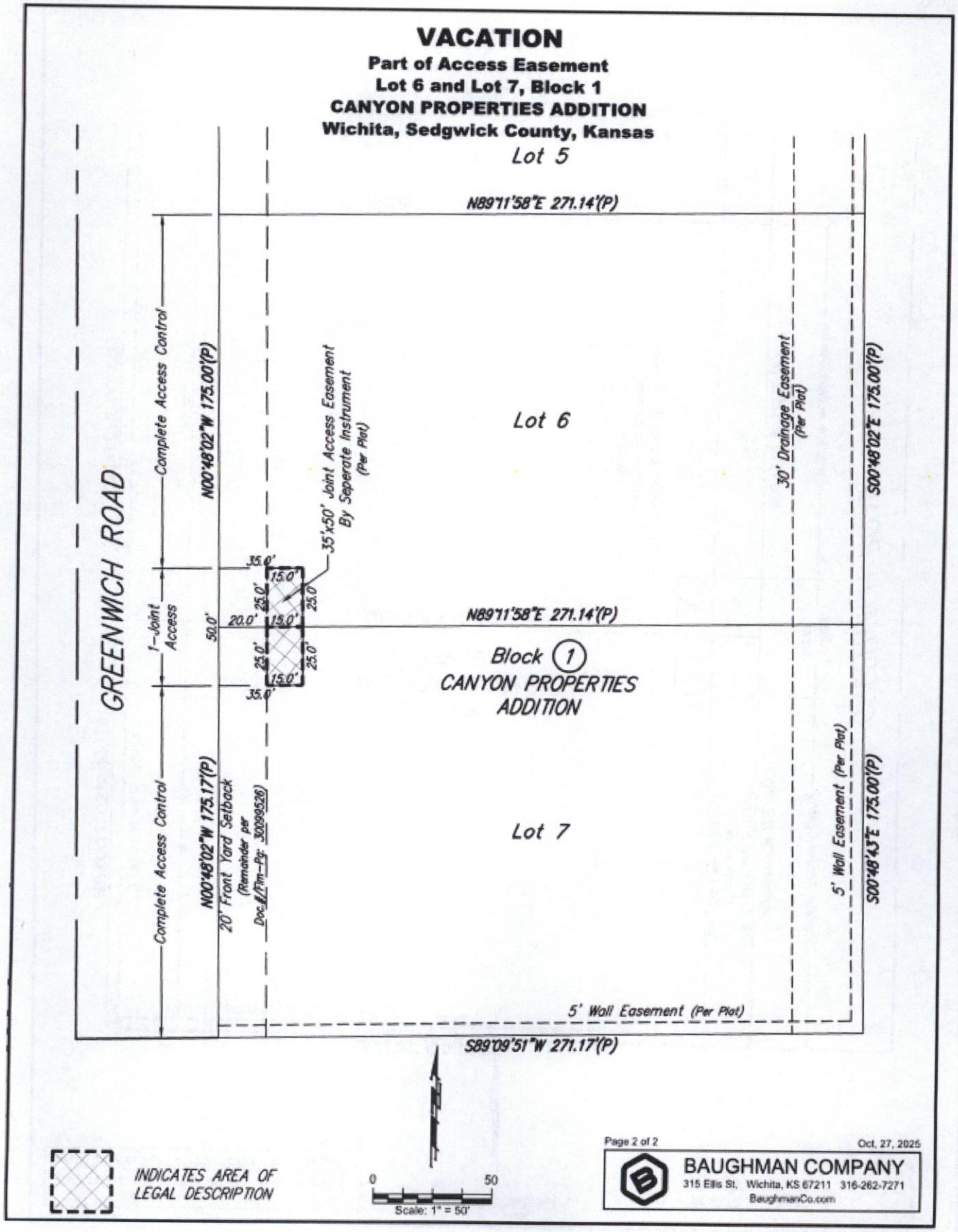
(4) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken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

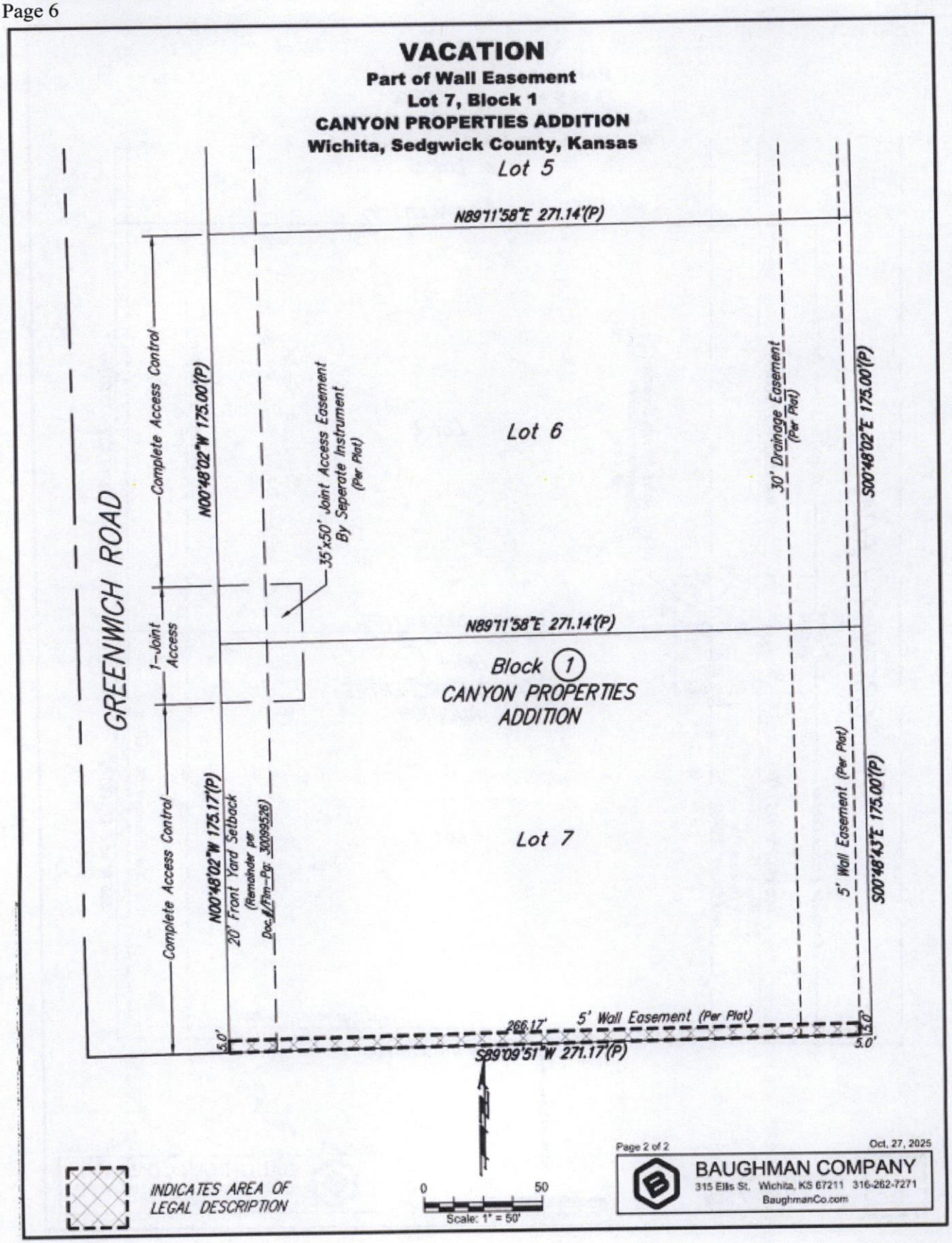
SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

The Subdivision Committee recommends approval per staff recommendations.

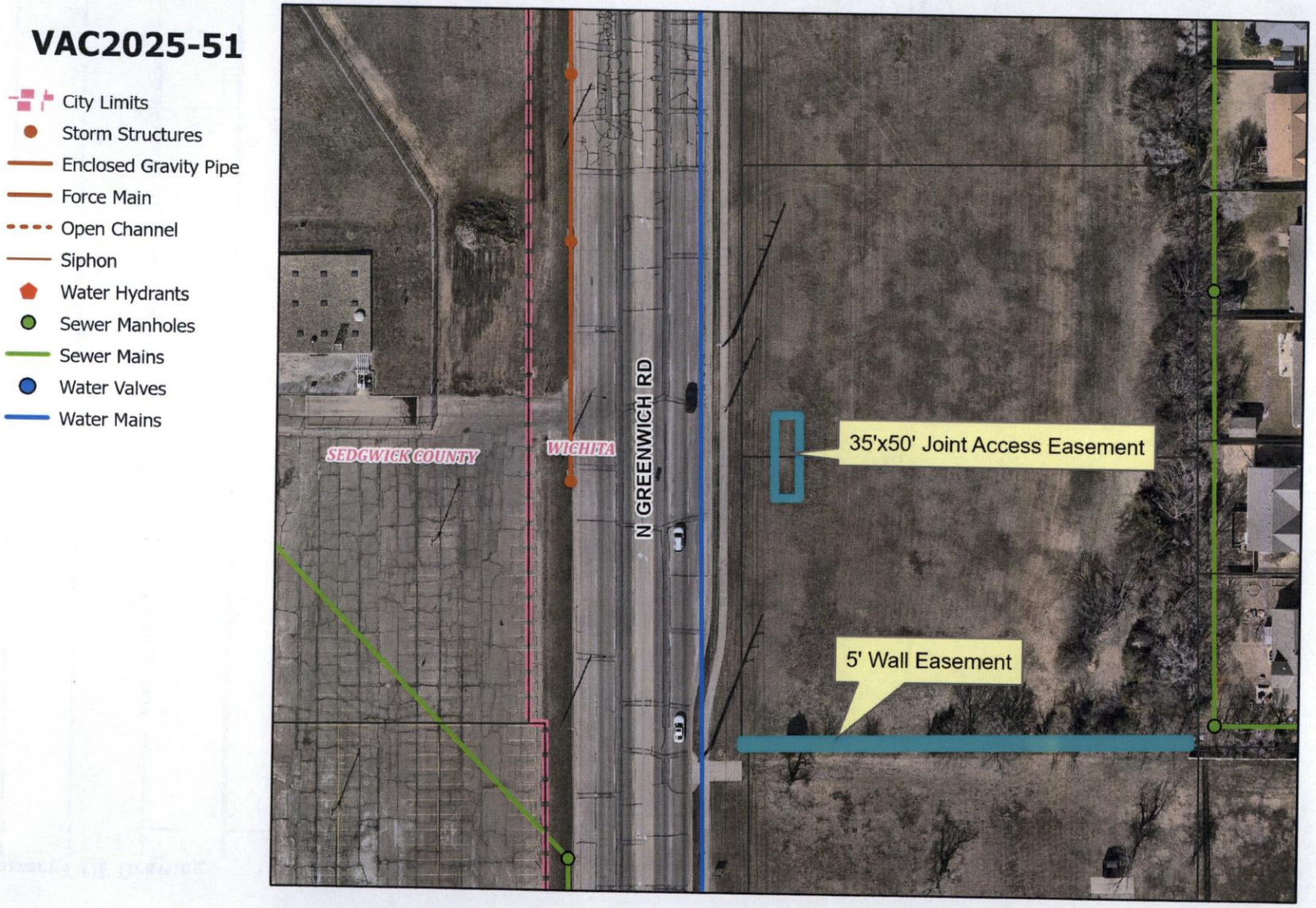
Attachments:

1. Joint Access Easement Vacation Exhibit
2. Wall Easement Vacation Exhibit
3. Aerial Map
4. Former CUP Drawing
5. Amended CUP Drawing

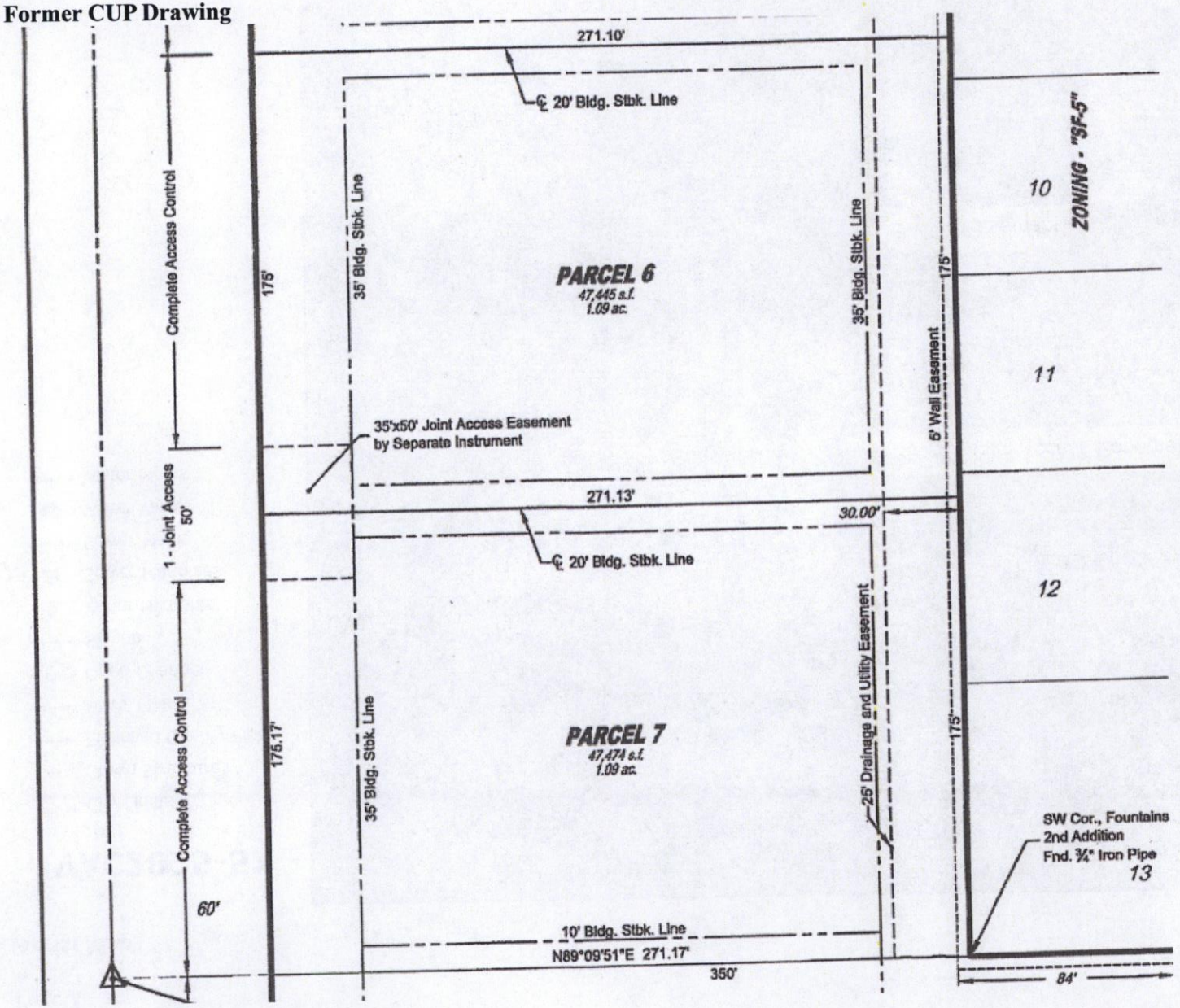

VACATION
Part of Access Easement
Lot 6 and Lot 7, Block 1
CANYON PROPERTIES ADDITION
Wichita, Sedgwick County, Kansas
Lot 5
N89°11'58"E 271.14'(P)
GREENWICH ROAD
Complete Access Control
N00°48'02"W 175.00'(P)
35'x50' Joint Access Easement By Seperate Instrument (Per Plat)
Lot 6
30' Drainage Easement (Per Plat)
S00°48'02"E 175.00'(P)
1-Joint Access
50.0'
35.0'
15.0'
25.0'
20.0'
N89°11'58"E 271.14'(P)
Block (1)
CANYON PROPERTIES ADDITION
Complete Access Control
N00°48'02"W 175.17'(P)
20' Front Yard Setback (Remainder per Doc.#/Bm-Pg: 30099526)
Lot 7
5' Wall Easement (Per Plat)
S00°48'43"E 175.00'(P)
5' Wall Easement (Per Plat)
S89°09'51"W 271.17'(P)
INDICATES AREA OF LEGAL DESCRIPTION
0
50
Scale: 1" = 50'
Page 2 of 2
Oct, 27, 2025
BAUGHMAN COMPANY
315 Ellis St, Wichita, KS 67211 316-262-7271
BaughmanCo.com


VACATION
Part of Wall Easement
Lot 7, Block 1
CANYON PROPERTIES ADDITION
Wichita, Sedgwick County, Kansas
Lot 5
N89°11'58"E 271.14'(P)
GREENWICH ROAD
Complete Access Control
N00°48'02"W 175.00'(P)
35'x50' Joint Access Easement By Seperate Instrument (Per Plat)
Lot 6
30' Drainage Easement (Per Plat)
S00°48'02"E 175.00'(P)
1'-Joint Access
N89°11'58"E 271.14'(P)
Block (1)
CANYON PROPERTIES ADDITION
Complete Access Control
N00°48'02"W 175.17'(P)
20' Front Yard Setback (Remainder per Doc.#[illegible]-Pg. 30099526)
Lot 7
5' Wall Easement (Per Plat)
S00°48'43"E 175.00'(P)
266.17'
5' Wall Easement (Per Plat)
5.0'
5.0'
S89°09'51"W 271.17'(P)
INDICATES AREA OF LEGAL DESCRIPTION
0
50
Scale: 1" = 50'
Page 2 of 2
Oct, 27, 2025
BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

Aerial Map


VAC2025-51
City Limits
Storm Structures
Enclosed Gravity Pipe
Force Main
Open Channel
Siphon
Water Hydrants
Sewer Manholes
Sewer Mains
Water Valves
Water Mains
SEDGWICK COUNTY
WICHITA
N GREENWICH RD
35'x50' Joint Access Easement
5' Wall Easement

Former CUP Drawing



Amended CUP Drawing

