Wichita-Sedgwick County Metropolitan Area Planning Department

January 6, 2026

29th & Greenwich, LLC
Attn: Christian Ablah
8110 E. 32nd St. N., Ste. 150
Wichita, KS 67226

Ref: VAC2025-000050: 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.

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

CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

December 9, 2025

29th & Greenwich, LLC
Attn: Christian Ablah
8110 E. 32nd St. N., Ste. 150
Wichita, KS 67226

Ref: VAC2025-000050: 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.

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 utility 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 platted utility 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) Dedicate the proposed sanitary sewer easement. Provide Planning with a copy of the recorded easement. This must be provided to the Planning Department prior to this case going to City Council for final action.

(5) 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

CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

December 4, 2025

29th & Greenwich, LLC
Attn: Christian Ablah
8110 E. 32nd St. N., Ste. 150
Wichita, KS 67226

Ref: VAC2025-000050: 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.

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 utility 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 platted utility 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) Dedicate the proposed sanitary sewer easement. Provide Planning with a copy of the recorded easement. This must be provided to the Planning Department prior to this case going to City Council for final action.

(5) 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.

The above conditions must be met before this case can have final approval. 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,

Samuel Deetz
Current Plans
Associate Planner

Document #: 2026-00248
Date Recorded: 01/14/2026 11:17:08 A
Pages: 3 Recording Fee: 0.00
Sedgwick County Kansa
Tonya Buckingham
Register of Deed

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

IN THE MATTER OF THE VACATION OF A UTILITY EASEMENT	)	
GENERALLY LOCATED ON THE NORTHEAST CORNER OF NORTH GREENWICH ROAD AND EAST 29TH STREET NORTH	)	**VAC2025-00050**
MORE FULLY DESCRIBED BELOW	)	

VACATION ORDER

NOW on this 6th day of January, 2026, comes on for hearing the petition for vacation filed by 29th & Greenwich, LLC. (owner), praying for the vacation of described portion of a utility easement, to wit:

That portion of a platted Sanitary Sewer Easement being situated in Lots 1, 2 & 3, Block A, 29th & GREENWICH ADDITION, Wichita, Sedgwick County, Kansas, more particularly described as follows:

COMMENCING (P.O.C.) at the Northeast corner of said Lot 1, Block A;
THENCE South 77°46'27" West, a distance of 18.12 feet to the POINT OF BEGINNING (P.O.B.), being coincident with the end of a Sanitary Sewer Easement (SSE) as platted in said 29th & GREENWICH ADDITION;
THENCE North 00°42'07" West, along the West line of said SSE, a distance of 10.00 feet;
THENCE North 89°17'53" East, parallel with and 10 feet North of said SSE centerline, a distance of 340.23 feet;
THENCE North 00°57'03" West, parallel with and 15 feet West of said SSE centerline, a distance of 488.05 feet to the South line of an existing 30 feet wide SSE as platted;
THENCE North 89°05'46" East, along said South line, a distance of 30.00 feet to a point hereinafter referred to as point "A";
THENCE South 00°57'03" East, parallel with and 15 feet East of said SSE centerline, a distance of 508.16 feet;

THENCE South 89°17'53" West, parallel with and 10 feet South of said SSE centerline, a distance of 370.32 feet;
THENCE North 00°42'07" West, a distance of 10.00 feet to the POINT OF BEGINNING (P.O.B.).
Subject Tract contains an area of 22,049 Square Feet (0.506 Acres) more or less. Bearings based on the Kansas Coordinate System of 1983 South Zone 1502.

TOGETHER WITH

COMMENCING (P.O.C. 2) at the aforementioned Point "A",
THENCE North 00°57'03" West, parallel with and 15 feet East of said SSE centerline, a distance of 15.69 feet to the POINT OF BEGINNING (P.O.B. 2);
THENCE continuing North 00°57'03" West, parallel with and 15 feet East of said SSE centerline, a distance of 14.31 feet;
THENCE South 89°05'46" West, parallel with and 15 feet North of said SSE centerline, a distance of 13.96 feet;
THENCE North 44°42'42" East, parallel with and 10 feet Northwesterly of said SSE centerline, a distance of 131.13 feet;
THENCE South 45°17'18" East, along the Northeasterly line of said 20 foot SSE, a distance of 20.00 feet;
THENCE South 44°42'42" West, parallel with and 10 feet Southeasterly of said SSE centerline, a distance of 131.16 feet to the POINT OF BEGINNING (P.O.B.). Subject Tract contains an area of 2,523 Square Feet (0.058 Acres) more or less. Bearings based on the Kansas Coordinate System of 1983 South Zone 1502.

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 portion of a utility 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 portion of a utility easement, should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 6th day of January, 2026, ordered that the described portion of a utility 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: **VAC2025-00050 -** Request to vacate a utility easement.

OWNER/APPLICANT: 29th & Greenwich LLC (Applicant); PSC Consulting LLC (Agent)

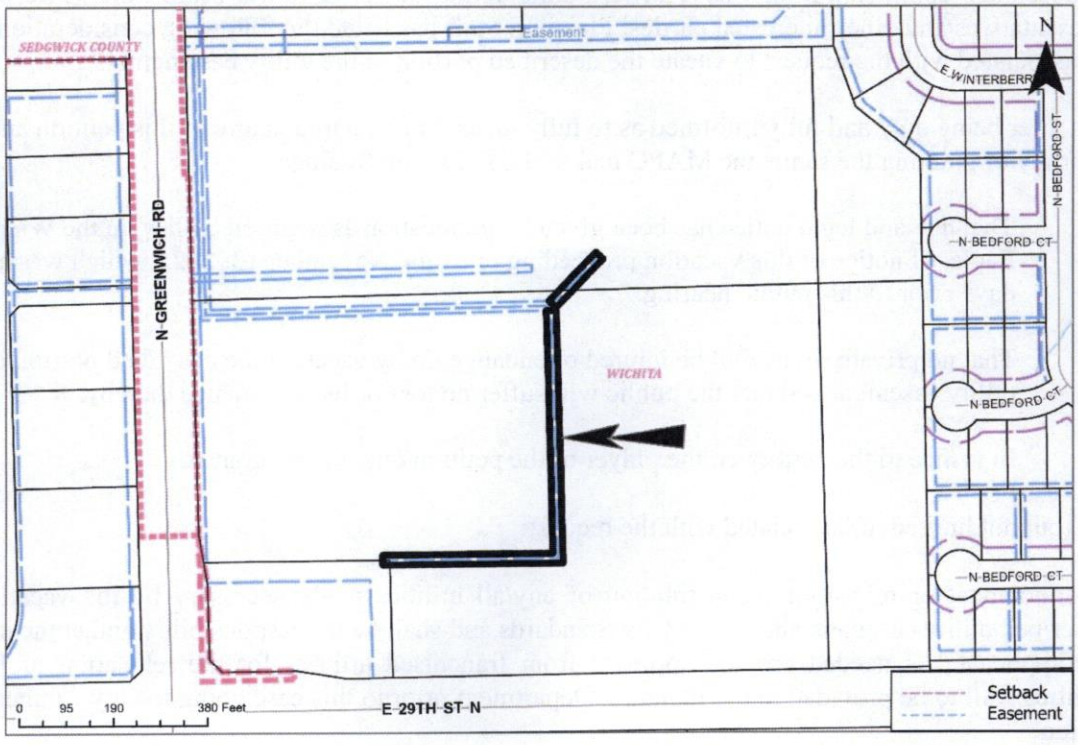
LEGAL DESCRIPTION: Generally described as vacating the utility easement running southwest to northeast on Lots 1, 2, and 3, Block A, 29th & Greenwich Addition, Wichita, Sedgwick County, Kansas. (See attached legal description)

LOCATION: Generally located at the northeast corner of East 29th Street North and North Greenwich Road.

REASON FOR REQUEST: To replace current easement with alternate easement to match lot reconfiguration.

CURRENT ZONING: The subject site along with properties to the east are zone LC Limited Commercial (LC) with CUP DP-359 and are undeveloped. Property to the north is zoned MF-18 Multi-Family Residential (MF-18) with CUP DP-316 and is undeveloped. Property to the south is zoned LI Limited Industrial (LI) and MF-18 with PO #74 and developed with golf and multi-family residential uses respectively. Property to the west is zoned PUD Planned Unit Development (PUD #111) and is undeveloped.

VICINITY MAP:



The applicant proposes to vacate a platted utility easement running across Lots 1, 2, and 3, Block A, 29th & Greenwich Addition. The site is generally located at the northeast corner of East 29th Street North and North Greenwich Road. The site is zoned LC Limited Commercial (LC) with CUP DP-359 and is undeveloped. The subject utility easement is not identified on the CUP drawing, therefore, no adjustment to the CUP will be necessary. The purpose of the vacation is to replace the current easement with an alternate easement to match lot reconfiguration that took place in LSP2025-00023 and CUP2025-00035. 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, Stormwater, or Traffic Engineering do not object to this vacation. Comments from franchised utilities have been received. Cox and Kansas Gas have no lines or equipment in the vacation area and therefore have no objections.

Evergy has no items in the vacation area and therefore has no objection. John Unruh, Area Design Representative, will be the contact for this vacation request and any project associated with it. He can be contacted at (316) 261-6213 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 29th & Greenwich Addition was recorded on February 18, 2025.

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 utility 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 utility 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 utility 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 platted utility 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) Dedicate the proposed sanitary sewer easement. Provide Planning with a copy of the recorded easement. This must be provided to the Planning Department prior to this case going to City Council for final action.

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SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

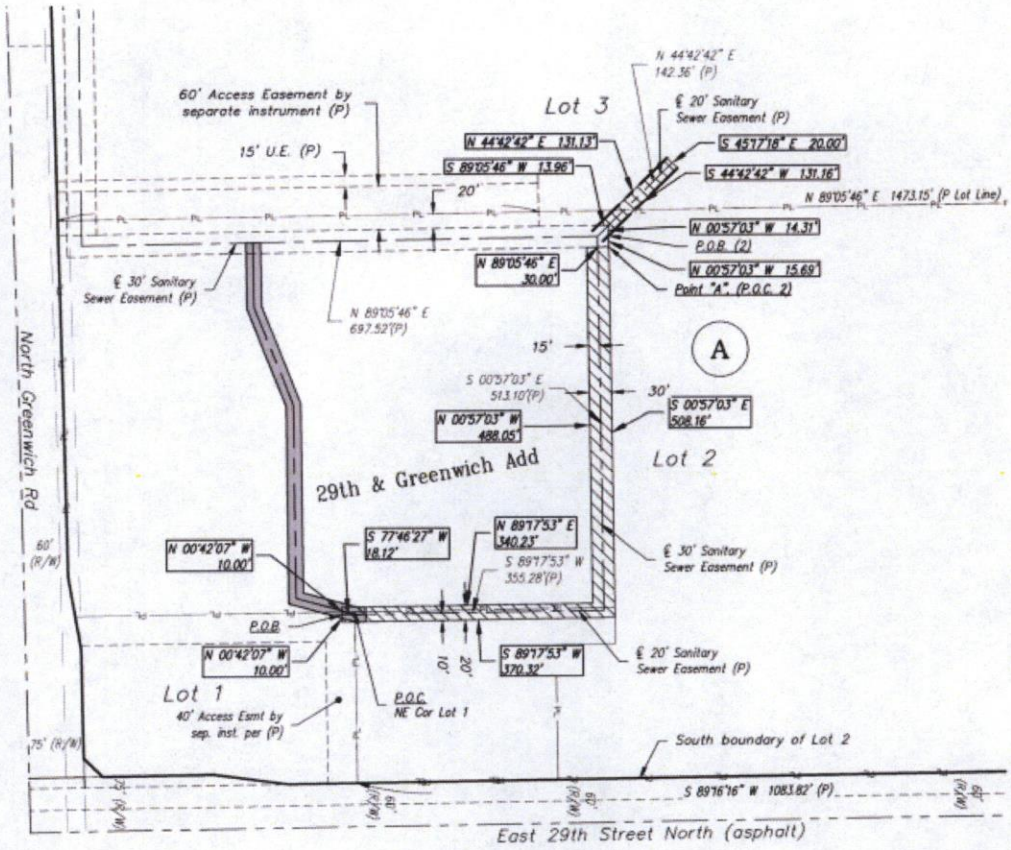
The Subdivision Committee recommends approval per staff recommendations.

Attachments:
1. Vacation Exhibit
2. Aerial Map
3. CUP Drawing
4. Proposed Easement

Vacation Exhibit

EXHIBIT
SANITARY SEWER EASEMENT (VACATION)

THIS SKETCH HAS BEEN PREPARED FOR EASEMENT EXHIBIT PURPOSES ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. BASIS OF BEARINGS ARE BASED ON THE KANSAS COORDINATE SYSTEM OF 1983 SOUTH ZONE (1502), GRID NORTH.



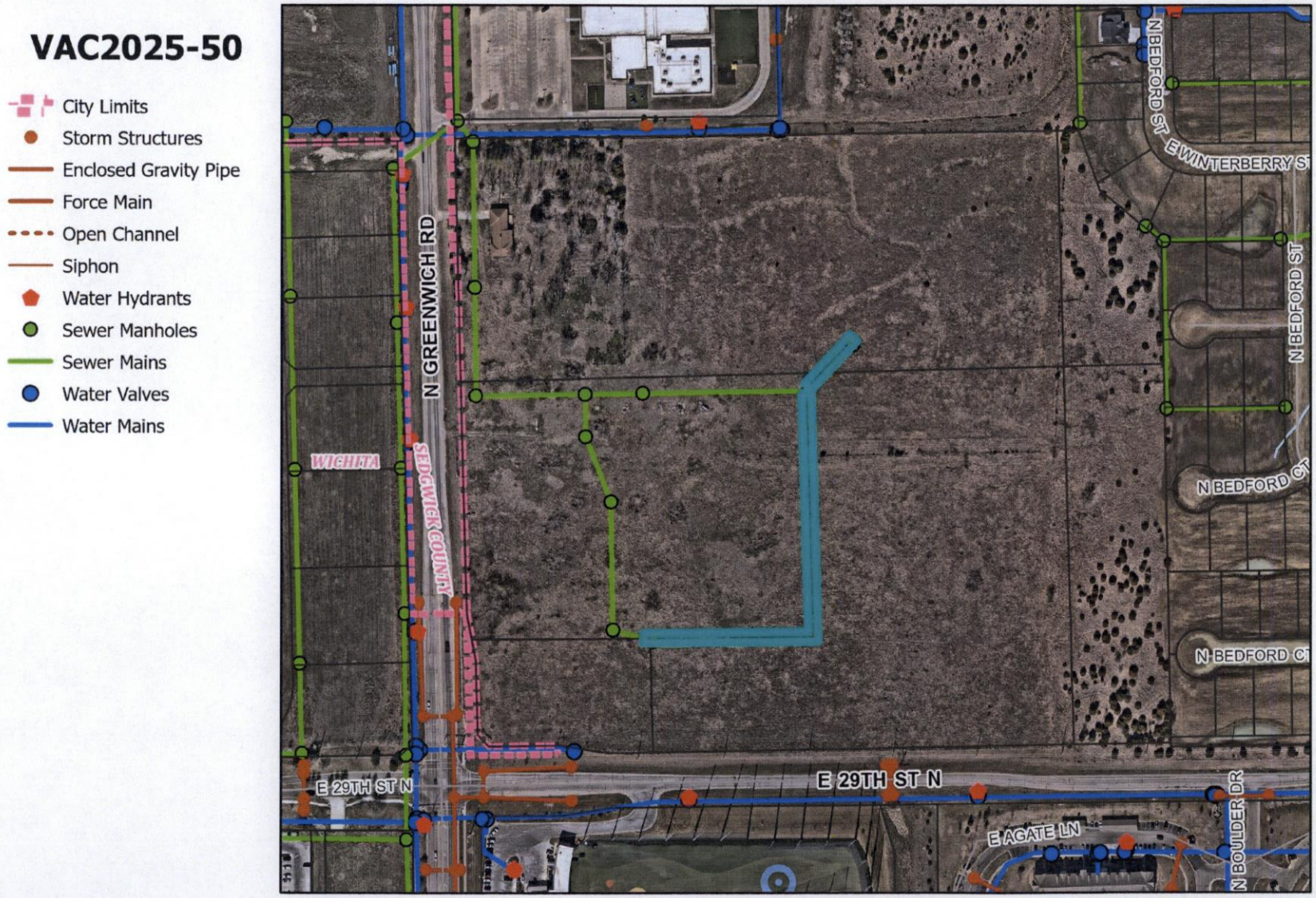
LEGEND

PROPOSED SSE	S.S.E. SANITARY SEWER EASEMENT
SSE TO BE VACATED	P.O.C. POINT OF COMMENCEMENT
CENTERLINE OF EASEMENT	P.O.B. POINT OF BEGINNING
PARCEL LINE	(P) PER 29th & GREENWICH PLAT
ORIGINAL LOT LINE	
EASEMENT LINE (P)	

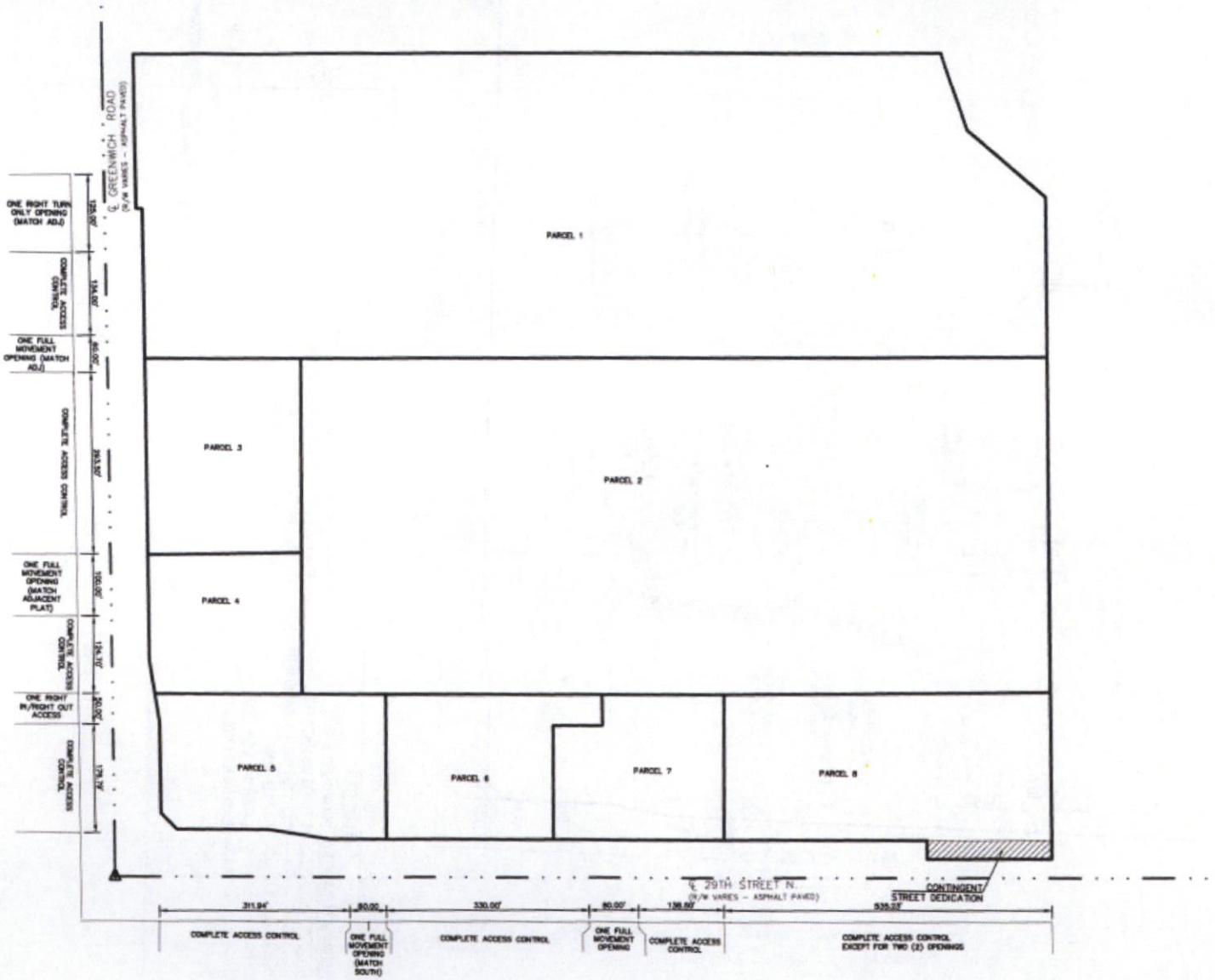
Scale: 1" = 200'

0 200' 400'

Aerial Map


VAC2025-50
City Limits
Storm Structures
Enclosed Gravity Pipe
Force Main
Open Channel
Siphon
Water Hydrants
Sewer Manholes
Sewer Mains
Water Valves
Water Mains
N GREENWICH RD
WICHITA
SEDGWICK COUNTY
N BEDFORD ST
E WINTERBERRY ST
N BEDFORD CT
E 29TH ST N
E AGATE LN
N BOULDER DR

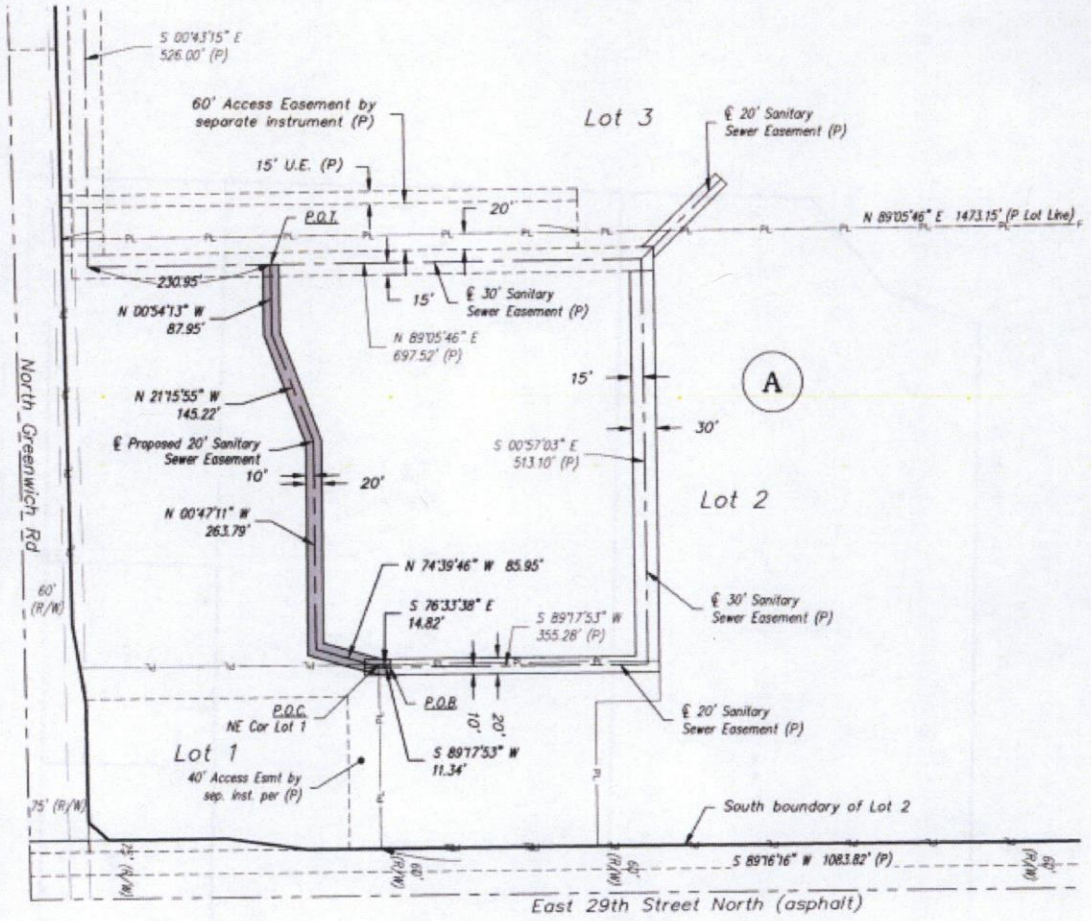
CUP Drawing


ONE RIGHT TURN ONLY OPENING (MATCH ADJ.)
COMPLETE ACCESS CONTROL
ONE FULL MOVEMENT OPENING (MATCH ADJ.)
COMPLETE ACCESS CONTROL
ONE FULL MOVEMENT OPENING (MATCH ADJACENT PLAT)
COMPLETE ACCESS CONTROL
ONE RIGHT IN/RIGHT OUT ACCESS
COMPLETE ACCESS CONTROL
195.26'
134.00'
85.00'
263.00'
155.00'
134.00'
50.00'
134.00'
PARCEL 1
PARCEL 3
PARCEL 2
PARCEL 4
PARCEL 5
PARCEL 6
PARCEL 7
PARCEL 8
E. GREENWICH ROAD
(R/W VARIES - ASPHALT PAVED)
E. 29TH STREET N.
(R/W VARIES - ASPHALT PAVED)
CONTINGENT STREET DEDICATION
311.94'
80.00'
330.00'
80.00'
138.00'
535.03'
COMPLETE ACCESS CONTROL
ONE FULL MOVEMENT OPENING (MATCH SOUTH)
COMPLETE ACCESS CONTROL
ONE FULL MOVEMENT OPENING
COMPLETE ACCESS CONTROL
COMPLETE ACCESS CONTROL EXCEPT FOR TWO (2) OPENINGS

Proposed Easement

EXHIBIT
SANITARY SEWER EASEMENT

THIS SKETCH HAS BEEN PREPARED FOR EASEMENT EXHIBIT PURPOSES ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. BASIS OF BEARINGS ARE BASED ON THE KANSAS COORDINATE SYSTEM OF 1983 SOUTH ZONE (1502), GRID NORTH.



LEGEND

PROPOSED SSE		S.S.E.	SANITARY SEWER EASEMENT
SSE TO BE VACATED		P.O.C.	POINT OF COMMENCEMENT
CENTERLINE OF EASEMENT		P.O.B.	POINT OF BEGINNING
PARCEL LINE		(P)	PER 29th & GREENWICH PLAT
ORIGINAL LOT LINE			
EASEMENT LINE (P)			

Scale: 1" = 200'

0 200' 400'