Wichita-Sedgwick County Metropolitan Area Planning Department

January 6, 2026

Vintage Court, LLC
Attn: Mark Cox
2959 N. Rock Rd., Ste. 520
Wichita, KS 67226

Ref: VAC2025-000048: Vacation 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.

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

Wichita-Sedgwick County Metropolitan Area Planning Department

December 4, 2025

Vintage Court, LLC
Attn: Mark Cox
2959 N. Rock Rd., Ste. 520
Wichita, KS 67226

Ref: VAC2025-000048: Vacation 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.

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) Vacation of the described portion of platted complete access control for one driveway within the north 40 feet of the south 122.89 feet along South Julia Street adjacent to Lot 1 except the south 333.58 feet thereof and except the north 23 feet thereof of Lot 1, Ernest Jordan Addition, is contingent on approval by the Traffic Engineer and the Fire Department.
(2) As needed provide Planning with dedication of easements by separate instruments with original signatures to go with the Vacation Order to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds. All to be provided to the Planning Department prior to this case going to City Council for final action.
(3) All improvements shall be according to City Standards and at the applicants' expense.
(4) Provide Planning with a legal description of the vacated portion of complete access control 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.
(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.

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: **VAC2025-00048** – Request to vacate a portion of platted complete access control.

OWNER/APPLICANT: Vintage Court LLC (applicant); K.E. Miller Engineering, P.A. (agent).

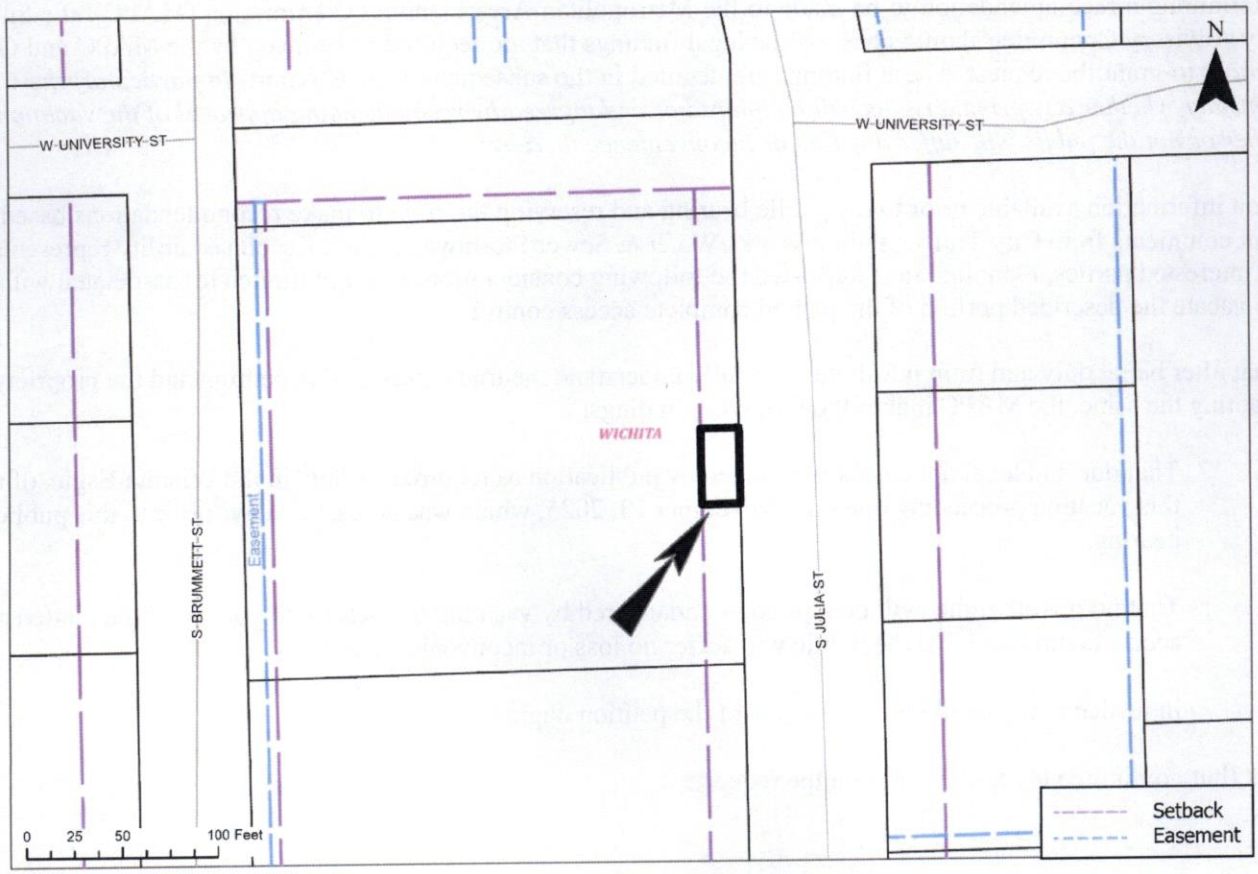
LEGAL DESCRIPTION: Generally described as vacating complete access control to permit one opening within the the north 40 feet of the south 122.89 feet along South Julia Street adjacent to Lot 1 except the south 333.58 feet thereof and except the north 23 feet thereof, Ernest Jordan Addition, Wichita, Sedgwick County, Kansas.

LOCATION: Generally located on the west side of South Julia Street, approximately 800 feet south of West Maple Street. (District IV)

REASON FOR REQUEST: Permit one opening to Julia Street to access proposed development.

CURRENT ZONING: The overall subject site is zoned LC Limited Commercial District (LC) with PO #82 and PO #324 and is undeveloped. Property to the north is zoned LC Limited Commercial District (LC) with PO #324 and developed with commercial uses. Property to the south is zoned LC Limited Commercial District (LC) with PO #82 and developed with commercial uses. Properties to the east and west are zoned SF-5 Single-Family Residential District (SF-5) and developed with single-family dwellings.

VICINITY MAP:



The applicant is requesting a vacation of a portion of platted complete access control to permit one, full-movement drive onto South Julia Street on the east side of Lot 1, Ernest Jordan Addition. The purpose of the new drive approach is to provide access to the proposed development. The proposed drive would be 40 feet wide. When platted, the east line of Lot 1 restricted access control except for one entrance, while access control on the west line does not allow for any entrance. However, a subsequent lot split has resulted in the property to the south utilizing the access off South Julia Street. Therefore, the subject property has no available access from any direction. If approved, the proposed full-movement access point would be the following approximate distances away from streets or other access points (distances measured centerline to centerline):

- 120 feet south of the existing full-movement drive entrance to Lot 1;
- 188 feet south of West University Street (full movements allowed);
- 485 feet north of West Taft Avenue (full movements allowed).

The proposed new drive would not meet the City of Wichita's Access Management Standards for driveways onto arterial streets. However, South Julia Street is classified as a collector street. Otherwise, City Access Management Standards would require a minimum of 400 feet between full-movement drives.

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. However, Cox has buried lines in the vacation area and any relocation will be at the applicant's expense.

Evergy has reviewed the request and 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 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 Ernest Jordan Addition was recorded September 5, 2002.

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 platted complete access control.

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 platted complete access control 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) Vacation of the described portion of platted complete access control for one driveway within the the north 40 feet of the south 122.89 feet along South Julia Street adjacent to Lot 1 except the south 333.58 feet thereof and except the north 23 feet thereof of Lot 1, Ernest Jordan Addition, is contingent on approval by the Traffic Engineer and the Fire Department.

(2) As needed provide Planning with dedication of easements by separate instruments with original signatures to go with the Vacation Order to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds. All to be provided to the Planning Department prior to this case going to City Council for final action.

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

(4) Provide Planning with a legal description of the vacated portion of complete access control 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.

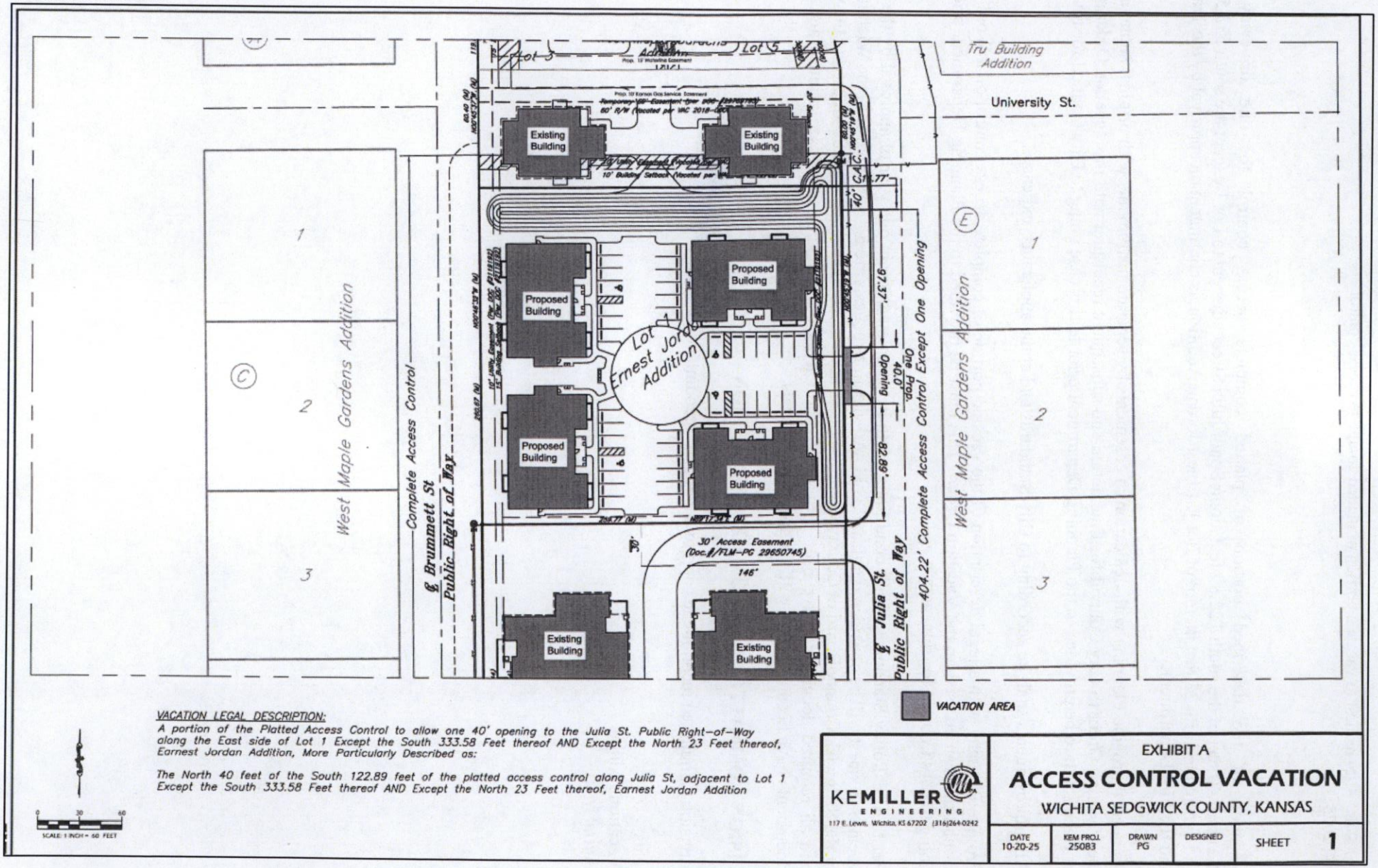
(5) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken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

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

The Subdivision Committee recommends approval per staff recommendations.

Attachments:
1. Vacation Exhibit
2. Aerial Map

Vacation Exhibit



VACATION LEGAL DESCRIPTION:

A portion of the Platted Access Control to allow one 40' opening to the Julia St. Public Right-of-Way along the East side of Lot 1 Except the South 333.58 Feet thereof AND Except the North 23 Feet thereof, Earnest Jordan Addition, More Particularly Described as:

The North 40 feet of the South 122.89 feet of the platted access control along Julia St, adjacent to Lot 1 Except the South 333.58 Feet thereof AND Except the North 23 Feet thereof, Earnest Jordan Addition

KEMILLER ENGINEERING
117 E. Lewis, Wichita, KS 67202 (316)264-0242

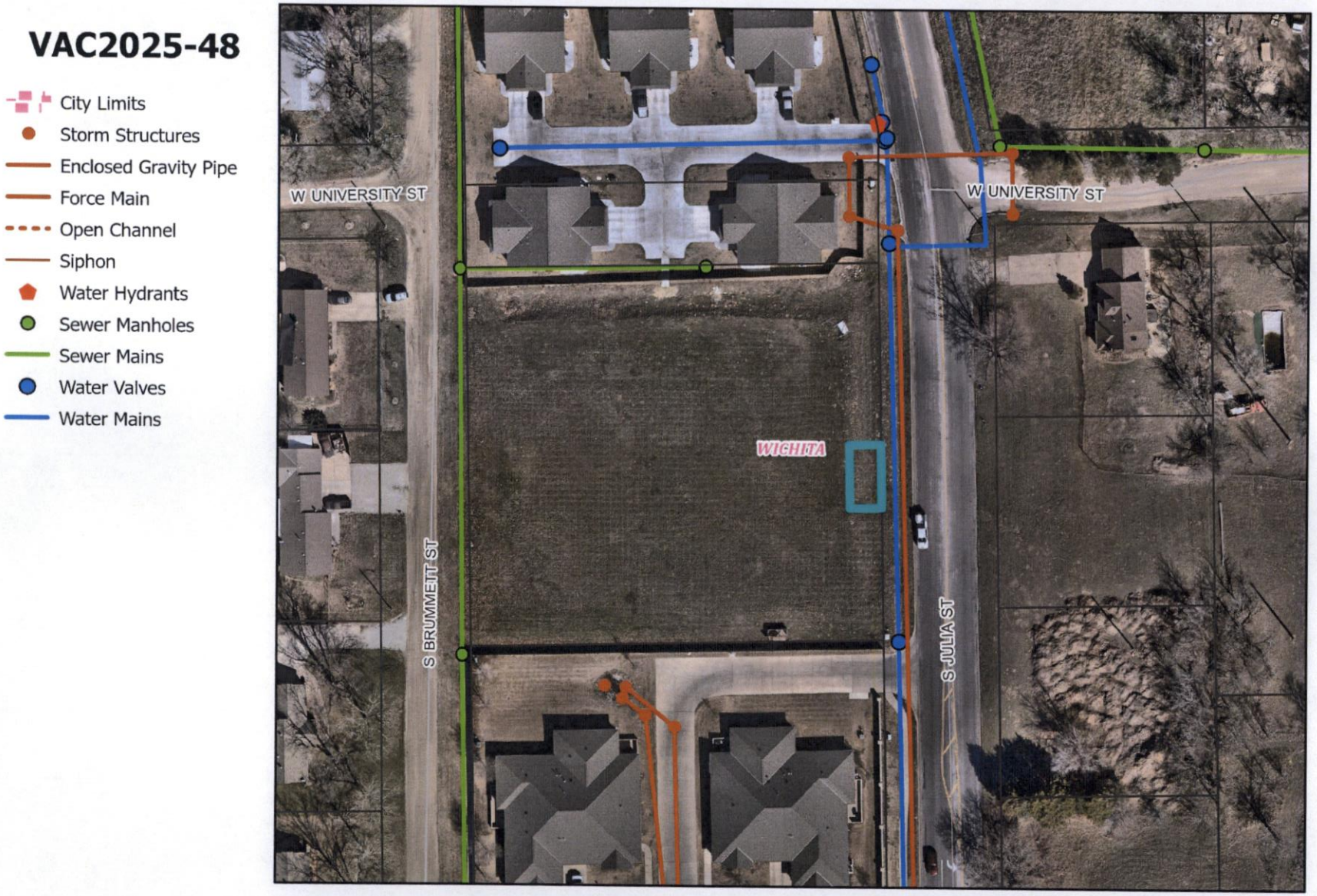
EXHIBIT A

ACCESS CONTROL VACATION

WICHITA SEDGWICK COUNTY, KANSAS

DATE	KEM PROJ.	DRAWN	DESIGNED	SHEET
10-20-25	25083	PG		1

Aerial Map


VAC2025-48
City Limits
Storm Structures
Enclosed Gravity Pipe
Force Main
Open Channel
Siphon
Water Hydrants
Sewer Manholes
Sewer Mains
Water Valves
Water Mains
W UNIVERSITY ST
W UNIVERSITY ST
WICHITA
S BRUMMETT ST
S JULIA ST