Wichita-Sedgwick County Metropolitan Area Planning Department

January 7, 2026

Andrew Herndon & Sara Dulac
1212 N. Bitting Ave.
Wichita, KS 67203

Jolene Herndon
1118 N. Curtis St.
Wichita, KS 67212

Ref: VAC2025-000049: Vacation request in the County to vacate plattor's text on property zoned RR Rural Residential, generally located east of North Maize Road and 2,000 feet north of West 53rd Street North.

Dear Applicants,

At the **Wednesday, January 7, 2026**, meeting of the Sedgwick County Board of County Commissioners, the above-referenced vacation request was approved as recommended by the Metropolitan Area Planning Commission.

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

Andrew Herndon & Sara Dulac
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Wichita, KS 67203

Jolene Herndon
1118 N. Curtis St.
Wichita, KS 67212

Ref: VAC2025-000049: Vacation request in the County to vacate plattor's text on property zoned RR Rural Residential, generally located east of North Maize Road and 2,000 feet north of West 53rd 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) Vacate the plattor's text to allow the issuance of a building permit without a Letter of Map Revision based on Fill for property not within a FEMA floodplain within the Herndon Addition. All other requirements of the plattor's text shall remain unchanged and any development shall adhere to this text.
(2) Any relocation or reconstruction of utilities made necessary by this vacation shall be to County Standards and the responsibility of the owner and at the expense of the owner, including the relocation of any power poles, equipment, or public utilities and drainage. Provide approval from those utilities of any relocation of those impacted utilities prior to the case going to the Sedgwick County Board of County Commissioners for final action.
(3) All improvements shall be according to County Standards and at the applicants' expense.
(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 Sedgwick County Board of County Commissioners on **Wednesday, January 7, 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 #: 2026-001262
Date Recorded: 01/09/2026 08:40:46 AM
Pages: 3 Recording Fee: 0.00
Sedgwick County Kansas
Tonya Buckingham,
Register of Deeds

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE VACATION OF PLATTOR'S TEXT	)	
LOCATED EAST OF NORTH MAIZE ROAD AND 2,000 FEET NORTH OF WEST 53RD STREET NORTH	)	CASE NO. VAC2025-00049

VACATION ORDER

NOW on this 7th day of January, 2026, comes the petition filed by Andrew Herndon, Sara Dulac, Jolene Herndon, and Herndon Holdings LLC, owner(s) of the subject property, praying for the vacation of the following-described plattor's text to-wit:

Plattor's text for the Herndon Addition shall be revised as follows:

Original Text

A restrictive covenant has been filed with the Register of Deeds for lots within this addition requiring that prior to obtaining a building permit from Metropolitan Area Building Department, lot owners must obtain a Letter of Map Revision based on Fill (LOMR-F) from FEMA. Requirements for acquiring a LOMR-F from FEMA include but may not be limited to acquisition of state/local permits for fill placement in a floodplain, cost and construction of the compacted fill permitted for a building pad and area required for construction of on-site wastewater disposal system, certification of fill in a floodplain for construction and elevation demonstrating completion of pad for building and wastewater disposal system at or above the 100 year base flood elevation.

Revised Text

A restrictive covenant has been filed with the Register of Deeds for lots within this addition requiring that prior to obtaining a building permit from the Metropolitan Area Building and Construction Department, lot owners must obtain a Letter of Map Revision based on Fill (LOMR-F) from FEMA for any construction that would be within an identified FEMA Floodplain. A LOMR-F is not required for any construction on a lot, or portion of a lot, that is not within an identified FEMA Floodplain. Requirements for acquiring a LOMR-F from FEMA include but may not be limited to acquisition of state/local permits for fill placement in a floodplain, cost and construction of the compacted fill permitted for a building pad and area required for construction of on-site wastewater disposal system, certification of fill in

a floodplain for construction and elevation demonstrating completion of pad for building and wastewater disposal system at or above the 100 year base flood elevation.

Upon the filing of the petition, the Metropolitan Area Planning Commission ("Planning Commission") set the petition for hearing on December 4, 2025 at 1:30 P.M., and gave notice of said hearing by publication in the official county newspaper on November 13, 2025.

On November 20, 2025, the Subdivision Committee of the Planning Commission held a public hearing on the petition and voted to recommend approval of the vacation to the Planning Commission, subject to the following conditions:

1. Vacate the plattor's text to allow the issuance of a building permit without a Letter of Map Revision based on Fill for property not within a FEMA floodplain within the Herndon Addition. All other requirements of the plattor's text shall remain unchanged and any development shall adhere to this text.
2. Any relocation or reconstruction of utilities made necessary by this vacation shall be to County Standards and the responsibility of the owner and at the expense of the owner, including the relocation of any power poles, equipment, or public utilities and drainage. Provide approval from those utilities of any relocation of those impacted utilities prior to the case going to the Sedgwick County Board of County Commissioners for final action.
3. All improvements shall be according to County Standards and at the applicants' expense.
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.

On December 4, 2025, the Planning Commission held a public hearing on the petition and voted on consent to recommend approval of the vacation to the Board of County Commissioners of Sedgwick County, Kansas, subject to the aforementioned conditions.

NOW, after being duly advised in the premises, the Board of County Commissioners of Sedgwick County, Kansas (the "Board") finds that:

1. notice has been given as required by K.S.A. 58-2613 and amendments thereto;
2. no written objections have been filed with the County Clerk by adjoining properties or any municipality whose subdivisions are applicable;
3. the public will suffer no loss or inconvenience by such vacation; and
4. no private rights will be injured or endangered thereby.

IT IS THEREFORE ORDERED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS that the portion of plattor's text described above is hereby vacated subject to the aforementioned conditions and all property rights of public utilities, rights-of-ways, and easements for public service facilities then in existence and use within the vacated area are preserved and protected.

IT IS FURTHER ORDERED that the County Clerk enter this Order on the records of proceedings of the Board and file a certified copy of this Order in the Office of the Register of Deeds of Sedgwick County.

Commissioners present and voting were:

PETER F. MEITZNER	aye
JEFF BLUBAUGH	aye
STEPHANIE WISE	aye
RYAN K. BATY	aye
JAMES M. HOWELL	aye

Dated this 7th day of January, 2026.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

RYAN K. BATY, Chairman
Commissioner, Fourth District

PETER F. MEITZNER, Chair Pro Tem
Commissioner, First District

JEFF BLUBAUGH
Commissioner, Second District

STEPHANIE WISE
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

ATTEST:

KELLY B. ARNOLD, County Clerk

CLERK OF SEDGWICK COUNTY SEDGWICK COUNTY KANSAS KANSAS

APPROVED AS TO FORM:

KIRK SPONSEL
Deputy County Counselor

Sedgwick Co. public notice

(Published in The Ark Valley News Nov. 13, 2025.)

MAPC 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.**

CON2025-00148: Conditional Use request in the County to allow Oil and Gas Drilling on property zoned RR Rural Residential District, generally located on the north and south sides of West 63rd Street South, within one-half mile west of South Seneca Street. (Haysville Area of Influence)

CON2025-00152: Conditional Use request in the County to allow Vehicle Storage Yard on property zoned RR Rural Residential, generally located on the west side of South Grove Street and within 0.70 miles north of East 79th Street South (7415 South Grove Street). (Haysville Area of Influence)

CON2025-00155: Conditional Use request in the County to allow a single-vehicle Recreational Vehicle Campground on property zoned RR Rural Residential District, generally located on the south side of West 71st Street South, one-half mile east of South 71st Street West (6725 West 71st Street South).

VAC2025-00049: Vacation request in the County to vacate plattor's text on property zoned RR Rural Residential, generally located east of North Maize Road and 2,000 feet north of West 53rd Street North.

ZON2025-00053: Zone Change request in the County from RR Rural Residential to LI Limited Industrial to allow industrial development, located at the southeast corner of East 45th Street North and North Greenwich Road.

ZON2025-00054: Zone Change request in the County from SF-20 Single Family Residential to MF-29 Multi-family Residential with Protective Overlay to allow residential development, located at the southwest corner of North Broadway Avenue and West 69th Street North. (Park City Area of Influence)

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the Wichita Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate:

1) **Attend In-Person** at the **Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202.** Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268 4464) by 5:00 PM, 3 days prior to the meeting.

2) **Submit Comments Ahead of Time** regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) – using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting. Planning Departments staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. **Written Comments** should be submitted by 5:00 PM the day before the meeting. **Video and Audio Comments** (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

Email Planning@wichita.gov
Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department
Attn: **Scott Wadle**
271 W. 3rd Street – Suite 201
Wichita, KS 67202
Phone 316.268.4421
Fax 316.858.7764

3) **If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.**

Option to View Remotely (Not Participate)

The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: https://www.wichita.gov/Planning.

WITNESS MY HAND on November 13, 2025
Scott Wadle, Secretary
Wichita Sedgwick County Metropolitan Area Planning Commission

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 13th day of November, 2025. with subsequent publications being made on the following dates:

_____, 2025 _____, 2025
_____, 2025 _____, 2025
_____, 2025 _____, 2025

Chris Strunk

Subscribed and sworn to before me this 13th day of November, 2025.

Lisa K. Strunk
Notary Public

My commission expires

Additional copies $

Printer's fee

LISA K. STRUNK NOTARY PUBLIC 4/24/28 STATE OF KANSAS

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO.
December 4, 2025

STAFF REPORT

CASE NUMBER: **VAC2025-00049** – County vacation of plattor's text.

APPLICANT/OWNER: Andrew Herndon, Sara Dulac, Jolene Herndon, Herndon Holdings LLC (applicants); Certified Engineering Design, PA (Agent)

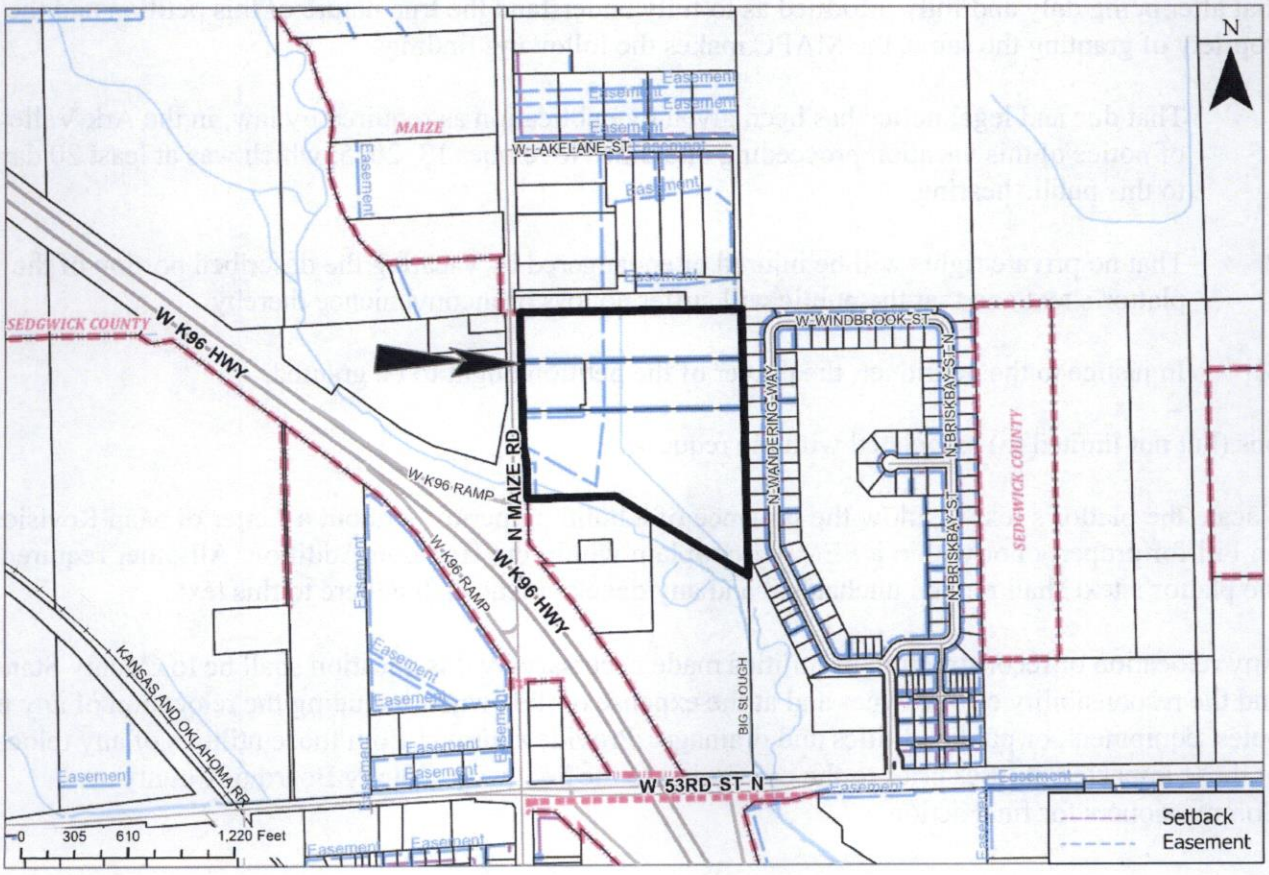
LEGAL DESCRIPTION: Generally described as vacating the plattor's text for the Herndon Addition, Sedgwick County, Kansas.

LOCATION: Generally located east of North Maize Road and 2,000 feet north of West 53rd Street North.

REASON FOR REQUEST: To correct the plattor's text.

CURRENT ZONING: The subject site and property to the west are zoned RR Rural Residential (RR). Property to the east is zoned SF-10 Single-Family Residential (SF-10). Property to the north and south are governed by Maize zoning.

VICINITY MAP:



The applicant is requesting the vacation of the plattor's text to remove the requirement for a Letter of Map Revision based on Fill (LOMR-F) for areas not located within a FEMA floodplain within the Herndon Addition. The existing plattor's text requires a LOMR-F prior to the issuance of any building permit, regardless of location. The attached revised plattor's text includes the legal description that provides this exemption. All easements and floodway reserves will remain and are not affected by this vacation request. The Herndon Addition was recorded May 24, 2024.

Sedgwick County Public Works does not object to this vacation. Sedgwick County Fire did not provide comments. Comments from franchised utilities have been received. Cox and Kansas Gas have no lines or equipment affected by the vacation request and therefore have no objections.

Evergy has reviewed this vacation request and has no objection. Evergy does not have any items in the areas the applicant is requesting to vacate. Brandon Chadd, Area Design Representative, will be the contact for this vacation request and any project associated with it. He can be contacted at (785) 508 - 2700. 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 County Public Works, 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 plattor's text.

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 Ark Valley News, 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 plattor's text 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 plattor's text to allow the issuance of a building permit without a Letter of Map Revision based on Fill for property not within a FEMA floodplain within the Herndon Addition. All other requirements of the plattor's text shall remain unchanged and any development shall adhere to this text.

(2) Any relocation or reconstruction of utilities made necessary by this vacation shall be to County Standards and the responsibility of the owner and at the expense of the owner, including the relocation of any power poles, equipment, or public utilities and drainage. Provide approval from those utilities of any relocation of those impacted utilities prior to the case going to the Sedgwick County Board of County Commissioners for final action.

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

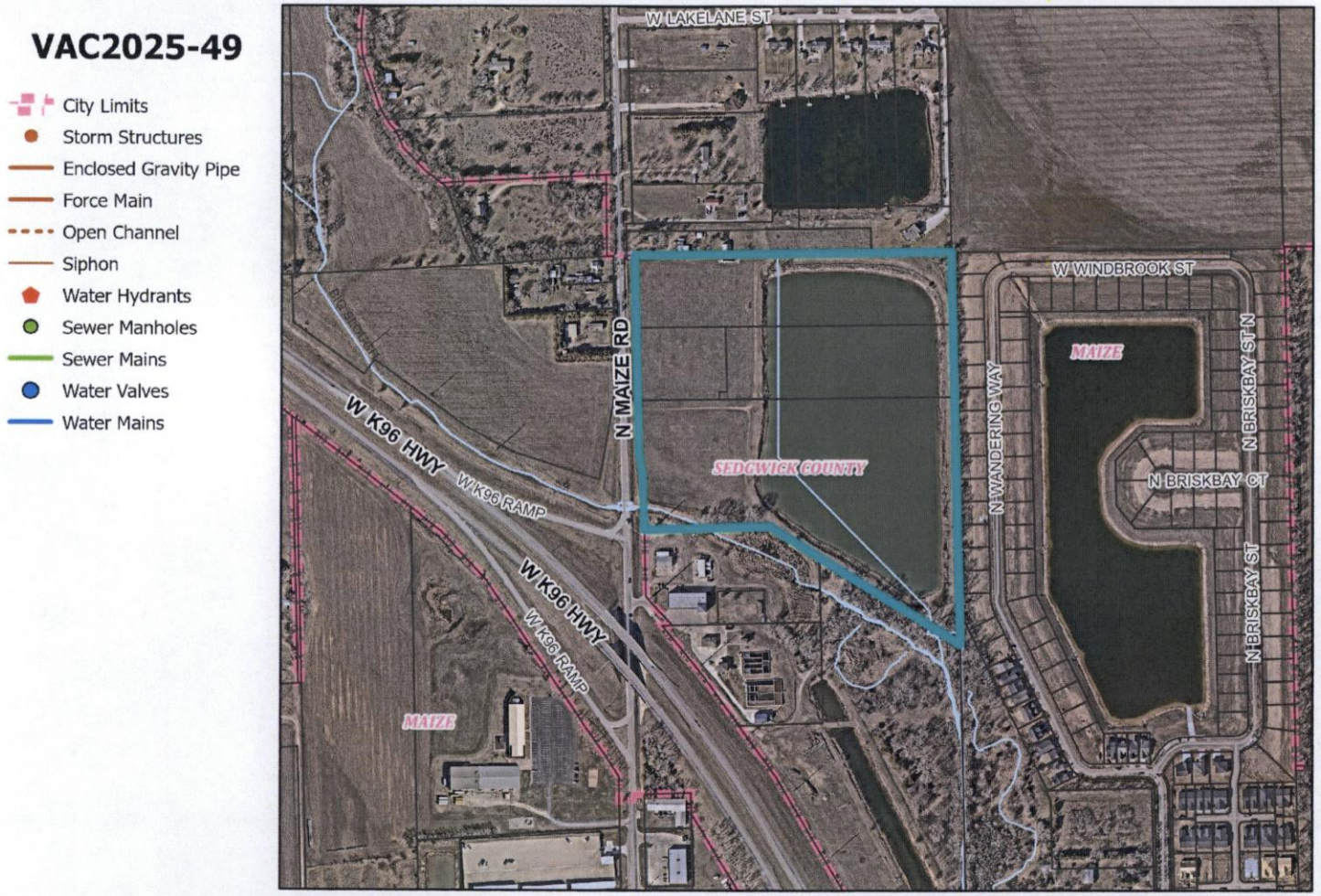
(4) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken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

Aerial Map


VAC2025-49
City Limits
Storm Structures
Enclosed Gravity Pipe
Force Main
Open Channel
Siphon
Water Hydrants
Sewer Manholes
Sewer Mains
Water Valves
Water Mains
W LAKELANE ST
N MAIZE RD
W K96 HWY
W K96 RAMP
W K96 HWY
W K96 RAMP
SEDGWICK COUNTY
MAIZE
MAIZE
W WINDBROOK ST
N WANDERING WAY
N BRISKBAY ST N
N BRISKBAY CT
N BRISKBAY ST

Proposed Plattor's Text

Original Text

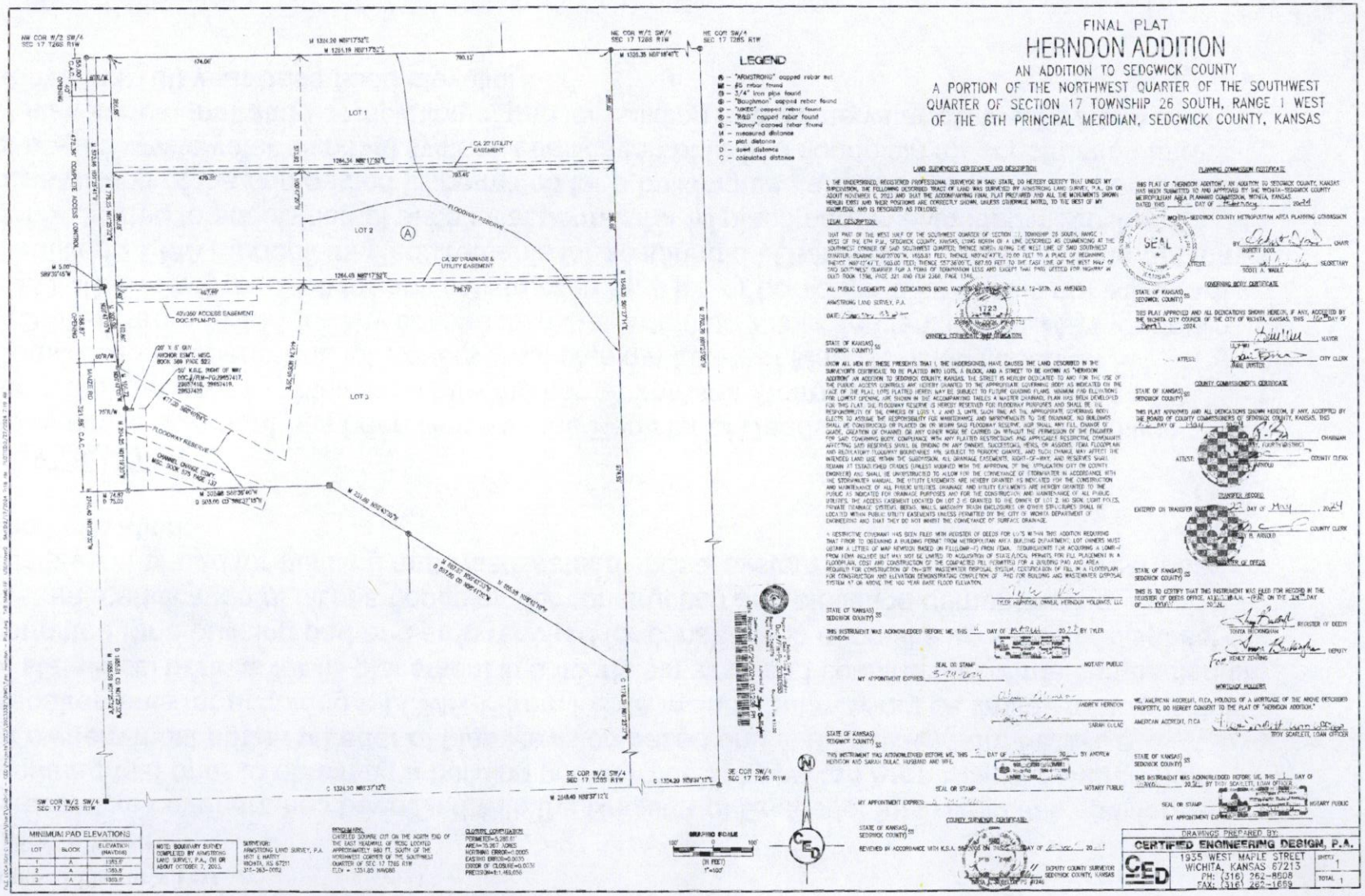
A restrictive covenant has been filed with the Register of Deeds for lots within this addition requiring that prior to obtaining a building permit from Metropolitan Area Building Department, lot owners must obtain a Letter of Map Revision based on Fill (LOMR-F) from FEMA. Requirements for acquiring a LOMR-F from FEMA include but may not be limited to acquisition of state/local permits for fill placement in a floodplain, cost and construction of the compacted fill permitted for a building pad and area required for construction of on-site wastewater disposal system, certification of fill in a floodplain for construction and elevation demonstrating completion of pad for building and wastewater disposal system at or above the 100 year base flood elevation.

REVISED Text

A restrictive covenant has been filed with the Register of Deeds for lots within this addition requiring that prior to obtaining a building permit from the Metropolitan Area Building and Construction Department, lot owners must obtain a Letter of Map Revision based on Fill (LOMR-F) from FEMA for any construction that would be within an identified FEMA Floodplain. A LOMR-F is not required for any construction on a lot, or portion of a lot, that is not within an identified FEMA Floodplain. Requirements for acquiring a LOMR-F from FEMA include but may not be limited to acquisition of state/local permits for fill placement in a floodplain, cost and construction of the compacted fill permitted for a building pad and area required for construction of on-site wastewater disposal system, certification of fill in a floodplain for construction and elevation demonstrating completion of pad for building and wastewater disposal system at or above the 100 year base flood elevation.

Plat

PC 321-2



PC 321-2