Wichita-Sedgwick County Metropolitan Area Planning Department

July 14, 2026

Dennis & LuAnn Dorr
2219 W. Mohawk Lane
Wichita, KS 67203

Ref: VAC2026-00019: Vacation request in the City to vacate a portion of a utility easement, generally located on the south side of West Mohawk Lane, within 600 feet east of North Meridian Avenue (2219 West Mohawk Lane).

Dear Applicants,

At the **Tuesday, July 14, 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

June 22, 2026

Dennis & LuAnn Dorr
2219 W. Mohawk Lane
Wichita, KS 67203

Ref: VAC2026-00019: Vacation request in the City to vacate a portion of a utility easement, generally located on the south side of West Mohawk Lane, within 600 feet east of North Meridian Avenue (2219 West Mohawk Lane).

Dear Applicant,

At the **Thursday, June 11, 2026**, 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 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 10-foot utility easement as shown in the Vacation Exhibit. 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, July 14, 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

Wichita-Sedgwick County Metropolitan Area Planning Department

June 12, 2026

Dennis & LuAnn Dorr
2219 W. Mohawk Lane
Wichita, KS 67203

Ref: VAC2026-00019: Vacation request in the City to vacate a portion of a utility easement, generally located on the north side of West Mohawk Lane, within 600 feet east of North Meridian Avenue (2219 West Mohawk Lane).

Dear Applicant,

At the **Thursday, June 11, 2026**, 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 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 10-foot utility easement as shown in the Vacation Exhibit. 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 #: 2026-041743
Date Recorded: 07/21/2026 09:08:22 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 A UTILITY EASEMENT	)	
GENERALLY LOCATED SOUTH OF WEST MOHAWK LANE AND WITHIN 600 FEET EAST OF NORTH MERIDIAN AVENUE	)	**VAC2026-00019**
MORE FULLY DESCRIBED BELOW	)	

VACATION ORDER

NOW on this 14th day of July, 2026, comes on for hearing the petition for vacation filed by Dennis & LuAnn Dorr (owners), praying for the vacation of described portion of a utility easement, to wit:

The 16-foot by 110-foot Platted Utility Easement located on Lot 2, Block 5, Indian Hills 2nd 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 May 21, 2026, 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 14th day of July, 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	IPL0341154	Legal Ad - IPL0341154	MAPC/BZA	2.0	124.0L

ATTENTION: CITY OF WICHITA/PLANNING DEPT IP
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202
MHEBERT@wichita.gov;kgonzalez@wichita.gov

LEGAL PUBLICATION
MAPC/BZA June 11, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, June 11, 2026, 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.**

BZA2026-00034: Variance request in the City to allow a 9' by 4'10" wall sign on property zoned B Multi--Family Residential District, generally located on the north side of East 16th Street North, approximately 300 feet west of North Gentry Street (3800 East 16th Street North).

BZA2026-00042: Variance request in the City to allow a reduced width of a Residential-Design Manufactured Home on property zoned TF-3 Two Family Residential, generally located east side of North Wabash Avenue and 100 feet north of East 12th Street North (1306 North Wabash).

CON2026-00062: Conditional Use request in the City for an Accessory Apartment on property zoned TF-3 Two-Family Residential District, generally located on the west side of North Edwards Avenue and within 300 feet north of West 3rd Street North (431 North Edwards Avenue).

PUD2026-00012: Zone Change request in the City from TF-3 Two-Family Residential District to PUD Planned Unit Development to create the Blue Lake 3rd Planned Unit Development, generally located north of West MacArthur Road, within three-quarters of a mile west of South West Street.

VAC2026-00019: Vacation request in the City to vacate a portion of a utility easement on property zoned SF-5 Single-Family Residential District, generally located on the north side of West Mohawk Lane, within 600 feet east of North Meridian Avenue (2219 West Mohawk Lane).

ZON2026-00017: Zone change request in the City from TF-3 Two-Family Residential and B Multi-Family Residential to NR Neighborhood Retail, generally located on the east side of North Topeka Street, within 150 feet north of East 10th Street North (1122 North Topeka Street).

ZON2026-00022: Zone Change request in the City from SF-5 Single-Family Residential District to GC General Commercial District with a Protective Overlay to have shipping containers on the property, generally located on the northwest corner of North Fountain Avenue and East Brooks Avenue (2901 North Fountain).

ZON2026-00023: Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District to build a duplex, generally located on the west side of North Young Street, within one-quarter mile north of West 2nd Street North (407 North Young Street).

ZON2026-00024: Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District with Protective Overlay #482 to build duplexes, generally located on the north side of West Maple Street, within one-half mile west of South Ridge Road.
IPL0341154
May 20 2026

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:
05/20/26 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Amanda Rodela

DIGITALLY SIGNED

Sworn to and subscribed before me on May 20, 2026, 10:32 AM EDT

NOTARY PUBLIC STATE OF TEXAS
AMANDA RODELA
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135511392
MY COMMISSION EXPIRES 4/15/2029

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.
June 11, 2026

STAFF REPORT

CASE NUMBER: **VAC2026-00019 -** Request to vacate a 16-foot utility easement.

OWNER/APPLICANT: Dennis & Luann Dorr (Applicants)

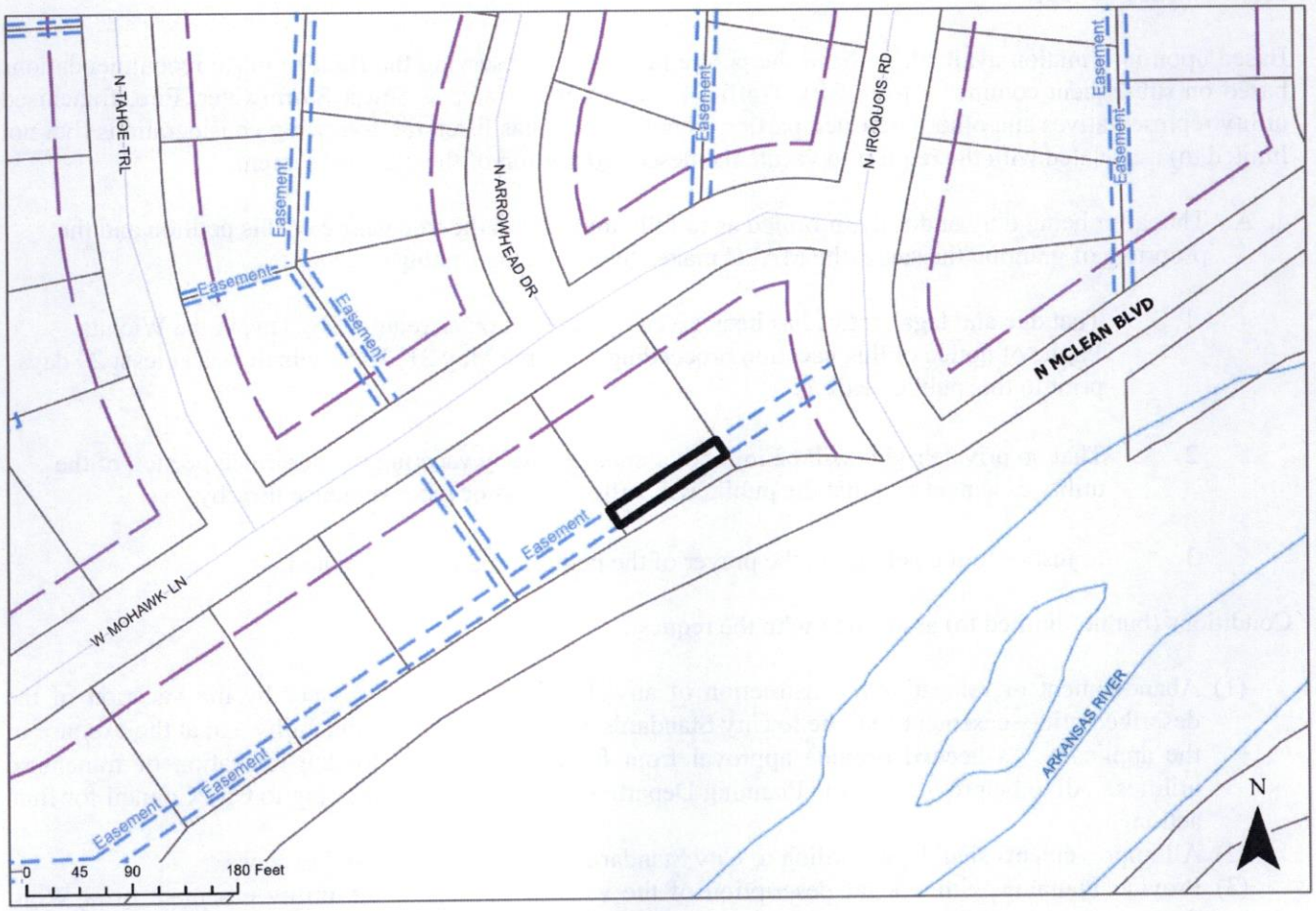
LEGAL DESCRIPTION: Generally described as vacating a 16-foot utility easement on Lot 2, Block 5, Indian Hills 2nd Addition, Wichita, Sedgwick County, Kansas.

LOCATION: Generally located south of West Mohawk Lane and within 600 feet east of North Meridian Avenue (2219 West Mohawk Lane).

REASON FOR REQUEST: To remove encumbrances to development.

CURRENT ZONING: The subject site and adjacent properties are zoned SF-5 Single-Family Residential District (SF-5) and are developed with single-family residences.

VICINITY MAP:



The applicants propose to vacate a 16-foot utility easement running across Lot 2, Block 5, Indian Hills 2nd Addition. The site is generally located south of West Mohawk Lane and within 600 feet east of North Meridian Avenue. The subject site is zoned SF-5 Single-Family Residential District (SF-5) and is developed with a single-family residence. The purpose of the vacation is remove encumbrances to development as the owner wishes to build in the vacation area. There are no additional easements, nor public water or sewer lines on the property which will be affected by this request. The applicant proposes to dedicate a new 10-foot utility easement along the south property line to cover an existing overhead line.

There are no public utilities within the subject easement. Wichita Public Works & Utilities, Fire, Stormwater, or Traffic Engineering do not object to this vacation. Comments from franchised utilities have been received. Black Hills Energy, Cox, Evergy, and Kansas Gas have no objection to this vacation. Standard language will apply: **any relocation or removal of existing equipment will need to be discussed and will be at the applicant's expense.**

The Indian Hills 2nd Addition was recorded on July 31, 1952.

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 May 21, 2026, 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 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 10-foot utility easement as shown in the Vacation Exhibit. 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.

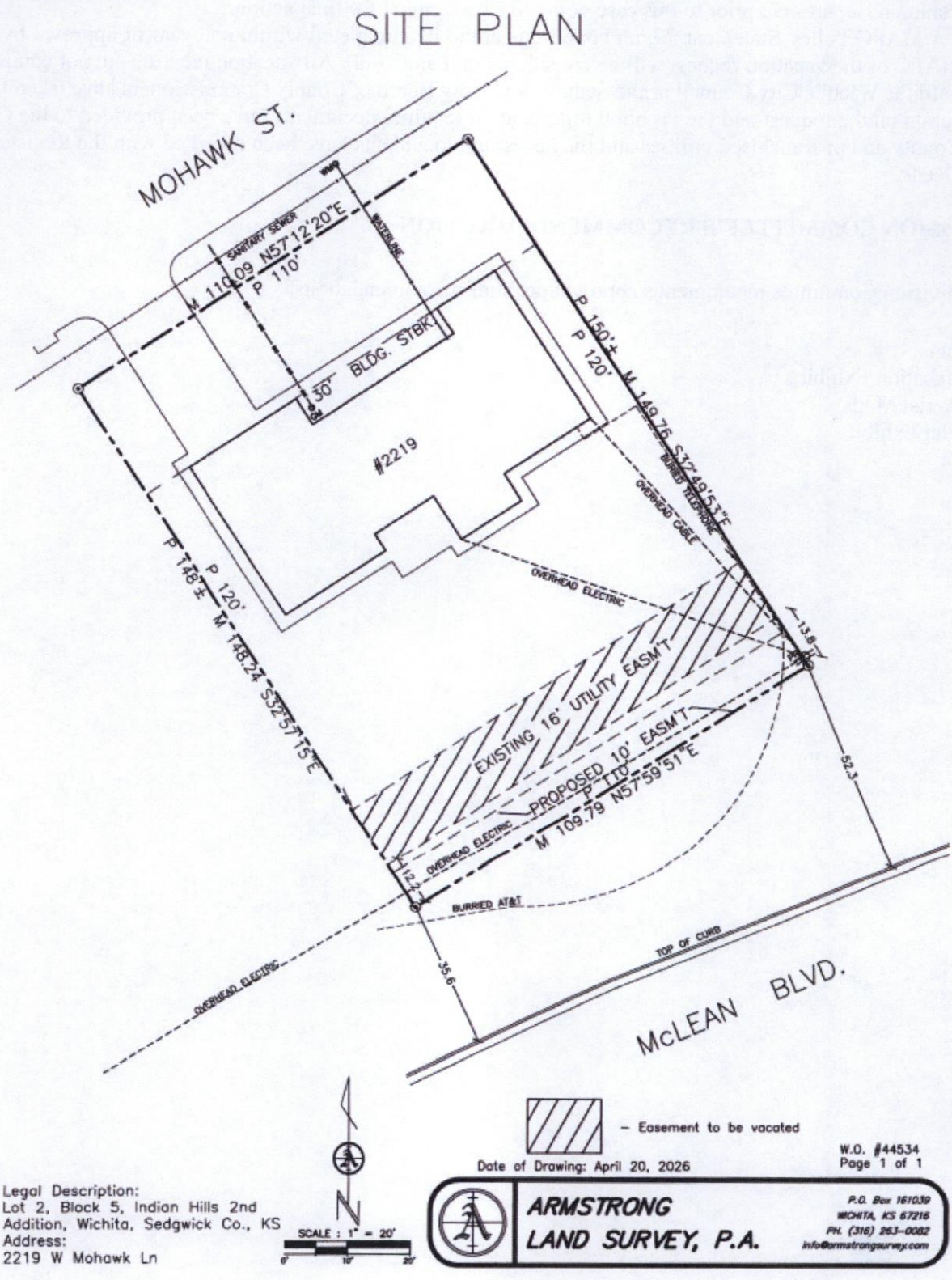
SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

The Subdivision Committee recommends approval per staff recommendations.

Attachments:

1. Vacation Exhibit
2. Aerial Map
3. Plat Exhibit

Vacation Exhibit



Aerial Map


VAC2026-19
Storm Structures
Enclosed Gravity Pipe
Force Main
Open Channel
Siphon
Water Hydrants
Sewer Manholes
Sewer Mains
Water Valves
Water Mains
N
0 20 40 80 Feet
N ARROWHEAD DR
W MOHAWK LN
N IROQUOIS RD
N MCLEAN BLVD
Easement
Easement
Easement
Easement
Easement

Plat Exhibit

