Wichita-Sedgwick County Metropolitan Area Planning Department

December 16, 2025

Champs 316, LLC
5600 W. Central
Wichita, KS 67212

Halagains
Attn: Shad Biggs
501 N. Main St.
Garden Plain, KS 67050

Ref: VAC2025-000045: Vacation request in the City of 13-foot utility easement, generally located on the southeast corner of West Irving Avenue and South Seneca Street (1106 South Seneca Street & 1015 West Irving Street).

Dear Applicant,

At the **Tuesday, December 16, 2025**, 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

November 13, 2025

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5600 W. Central
Wichita, KS 67212

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Attn: Shad Biggs
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Ref: VAC2025-000045: Vacation request in the City of 13-foot utility easement, generally located on the southeast corner of West Irving Avenue and South Seneca Street (1106 South Seneca Street & 1015 West Irving Street).

Dear Applicant,

At the **Thursday, November 13, 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) 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, December 16, 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 #: 2025-064835
Date Recorded: 12/22/2025 04:10:29 PM
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 ON THE SOUTHEAST CORNER OF WEST IRVING AVENUE AND SOUTH SENECA STREET	)	**VAC2025-00045**
MORE FULLY DESCRIBED BELOW	)	

VACATION ORDER

NOW on this 16th day of December, 2025, comes on for hearing the petition for vacation filed by Champs 316 LLC (owners), praying for the vacation of described utility easement, to wit:

The east 8 feet of Lot 1, Laughlin Kennedy Addition, Wichita, Sedgwick County, Kansas.

TOGETHER WITH

The west 5 feet of Lot 4, Parkers Addition, Wichita, Sedgwick County, Kansas, excepting the south 50 feet.

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 October 23, 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 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 utility easement, should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 16th day of December, 2025, ordered that the described 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	IPL0283150	Legal Ad - IPL0283150		3.0	237.0L

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 October 22, 2025
(One Time Only)
MAPC/BZA November 13, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, November 13, 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.**

BZA2025-00064: Variance request in the City to allow a 65-foot pole sign, generally located at the northwest corner of the interchange of Interstate 235 and South West Street (3405 South West Street).

BZA2025-00067: Sign Variance request in the City to allow for a roof sign on property zoned CBD Central Business District, generally located on the west side of South Hydraulic Avenue and within 165 feet of East English Street (213 & 215 South Hydraulic Street & 212 South Greenwood Avenue).

CON2025-00118: Conditional Use in the City to allow Personal Improvement Service (massage therapy) on property zoned GO General Office, generally located on the south side of East Central Avenue and 600 feet east of North Edgemoor Drive (5739 East Central Avenue).

CON2025-00133: Conditional Use request in the City for Personal Improvement Service in the GO General Office District, generally located on the northwest corner of South Seneca Street and West 29th Street South (2935 South Seneca Street).

CON2025-00136: Conditional Use request in the City for Group Residence, Limited in the SF-5 Single-Family District, generally located on the west side of North Oliver Avenue and 1,000 feet north of East 21st Street North (15 North Crestview Lakes Drive).

CON2025-00138: Conditional Use request in the City to allow Vehicle and Equipment Sales, Outdoor on property zoned LC Limited Commercial District, generally located on the northeast corner of South Meridian Avenue and West Pawnee Avenue (2412 West Pawnee Avenue).

CON2025-00140: Conditional Use request in the City for multi-family density (with ZON2025-00049 to TF-3), generally located on the west side of North Arapaho Avenue, within one-quarter mile north of West Central Avenue (749 North Arapaho Ave).

CUP2025-00036: Amendment in the City to CUP DP-347 to remove architectural controls on Parcels 1, 5, and 6, modify building coverage and gross floor area, generally located on the southeast corner of East Kellogg Street and South Wildcat Lane (9901 East Kellogg Street).

VAC2025-00043: Vacation request in the City to vacate platted reserve plattor's text on property zoned SF-5 Single-Family Residential, generally west of South 143rd Street East and approximately 950 feet north of East Pawnee Road.

VAC2025-00045: Vacation request in the City of 13-foot utility easement, generally located on the southeast corner of West Irving Avenue and South Seneca Street (1106 South Seneca Street & 1015 West Irving Street).

VAC2025-00046: Vacation request in the City of a portion of a platted 20-foot drainage and utility easement on property located at the northeast corner of Fairmount Avenue and Thunder Street (4919 N Fairmount Ave).

VAC2025-00047: Vacation request in the City to vacate platted setbacks to allow for the zoned/CUP setbacks to govern and vacate street right-of-way, generally located on the southeast corner of East Kellogg Drive and South Wildcat Lane (9901 East Kellogg Street).

ZON2025-00048: Zone Change request in the City from SF-5 Single Family Residential to TF-3 Two-family Residential to allow duplex development, generally located on the west side of South Vine Avenue and one block south of West Douglas Avenue (201 South Vine Avenue).

ZON2025-00049: Zone Change request in the City from SF-5 Single-Family Residential District to Two-Family Residential District (with CON2025-00140 to allow multi-family density), generally located on the west side of North Arapaho Street, within one-quarter mile north of West Central Avenue (749 North Arapaho Ave).

ZON2025-00050: Zone Change request in the City from SF-5 Single-Family Residential District and LC Limited Commercial District to LI Limited Industrial District to allow for future industrial development, generally located on the west side of North Oliver Ave, between East 45th Street North and East 53rd Street North.

ZON2025-00051: Zone Change request in the City from SF-5 Single-Family Residential to B Multi-Family Residential with Protective Overlay for a medical clinic, generally located south of East Pawnee Avenue and 2,000 feet west of South Hillside Avenue (2611 East Pawnee Avenue).

ZON2025-00052: Zone Change request in the City from LI Limited Industrial to TF-3 Two-Family Residential to allow duplex development, generally located on the northeast corner of West 31st Street South and South 119th Street West (11600 West 31st Street South).
IPL0283150
Oct 22 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:
10/22/25 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Russ Cage Davis

DIGITALLY SIGNED

Sworn to and subscribed before me on Oct 22, 2025, 10:49 AM EDT

NOTARY PUBLIC STATE OF TEXAS
RUSS CAGE DAVIS
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135512448
MY COMMISSION EXPIRES 4/24/2029

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.
November 13, 2025

STAFF REPORT

CASE NUMBER: **VAC2025-00045 -** Request to vacate a portion of a utility easement.

OWNER/APPLICANT: Champs 316 LLC (Applicants)

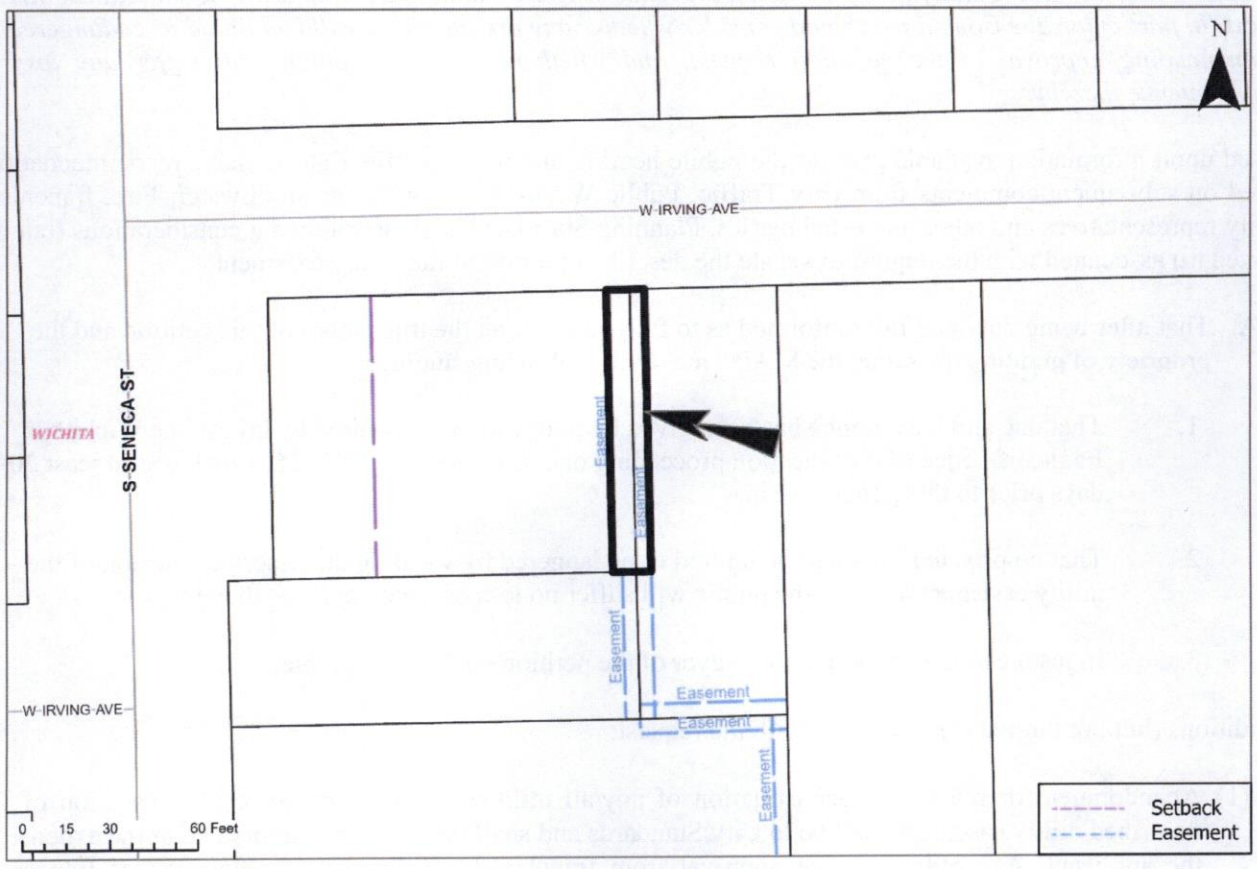
LEGAL DESCRIPTION: Generally described as vacating a portion of the utility easement running north-south on either side of the property line between Lot 1, Laughlin Kennedy Addition and Lot 4, Parkers Addition, Wichita, Sedgwick County, Kansas.

LOCATION: Generally located on the southeast corner of West Irving Avenue and South Seneca Street (1106 South Seneca Street and 1015 West Irving Street).

REASON FOR REQUEST: To allow for expansion of existing building to the east.

CURRENT ZONING: The subject sites and property to the northwest are zoned LC Limited Commercial (LC) and developed with commercial uses. All other adjacent properties are zoned MF-29 Multi-Family Residential (MF-29) and developed with residential uses.

VICINITY MAP:



The applicants propose to vacate a portion of a platted utility easement running north-south on either side of the property line. The subject sites were platted as Lot 1 of the Laughlin Kennedy Addition and Lot 4 of the Parkers Addition. The sites are addressed as 1106 South Seneca Street and 1015 West Irving Street, which is generally located on the southeast corner of West Irving Avenue and South Seneca Street. The subject sites and property to the northwest are zoned LC Limited Commercial (LC) and developed with commercial uses. All other adjacent properties are zoned MF-29 Multi-Family Residential (MF-29) and developed with residential uses. The purpose of the vacation is to allow for an expansion of the existing building to the east. 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. AT&T, 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. 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 Laughlin Kennedy Addition was recorded on November 19, 1964. The Parkers Addition was recorded on November 21, 1930.

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 October 23, 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) 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

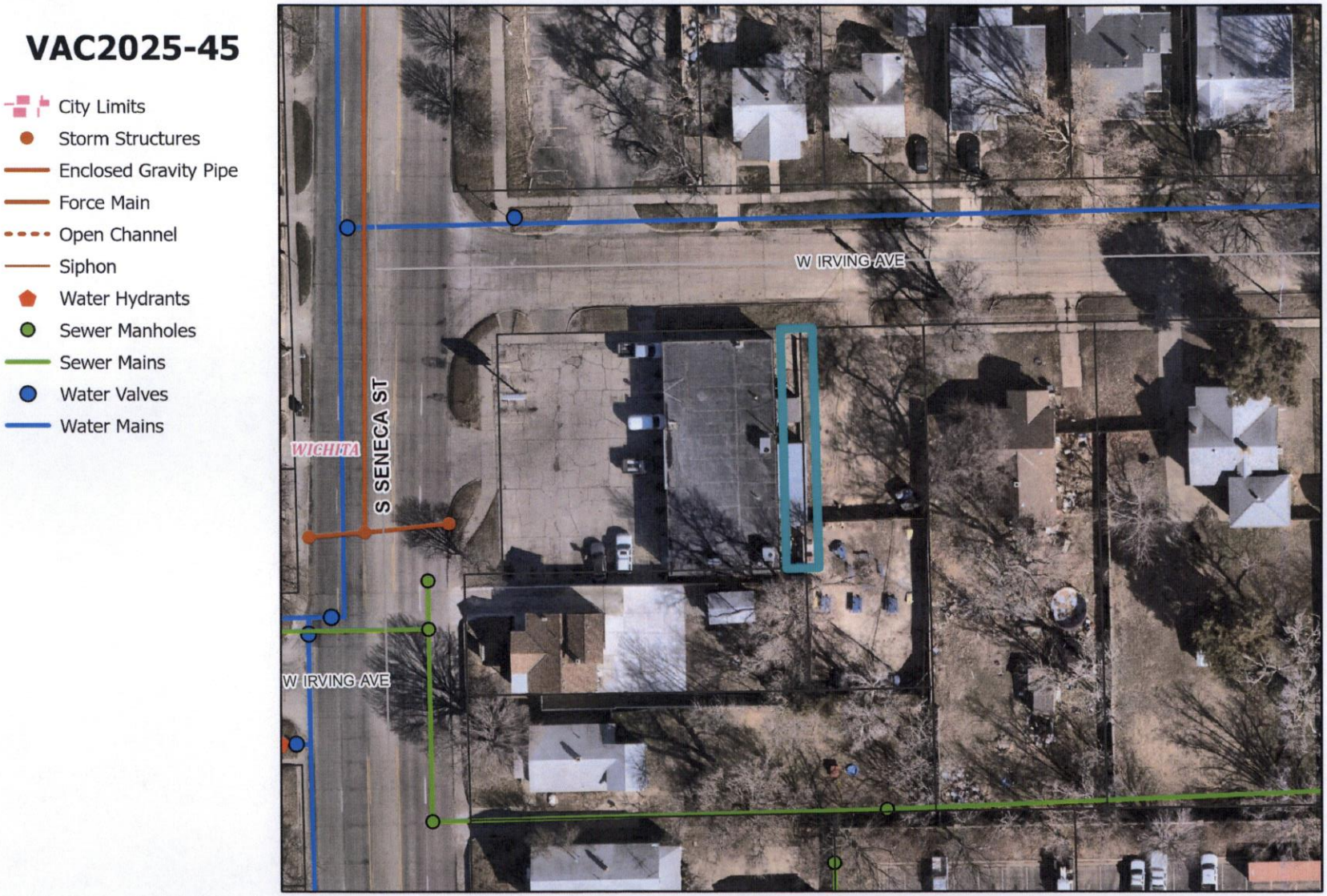
The Subdivision Committee recommends approval per staff recommendations.

Attachments:
1. Vacation Exhibit
2. Aerial Map

Vacation Exhibit



Aerial Map


VAC2025-45
City Limits
Storm Structures
Enclosed Gravity Pipe
Force Main
Open Channel
Siphon
Water Hydrants
Sewer Manholes
Sewer Mains
Water Valves
Water Mains
W IRVING AVE
S SENECA ST
WICHITA
W IRVING AVE