

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: July 19, 1991

TO: Gerri Lynde, Public Work Department RJ
FROM: Kandace Jones, Associate Planner
SUBJECT: Minor Street Privilege for State Street associated
with V-1720, vacation case.

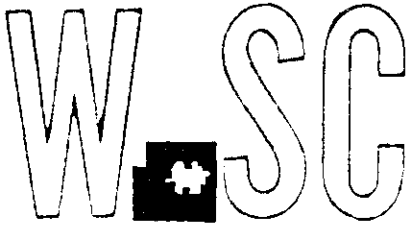
This case is being withdrawn as a vacation case and the applicants, Les and Stewart Aaby of Central Steel, have agreed to use a minor street privilege. Our Department would like the following people to receive a copy of the minor street privilege agreement once it is drawn up.

Mary Breth, 1144 State Street, Wichita, KS 67203
Mr. & Mrs. Donald Hartman, 1144 Fairview, Wichita, KS 67203
Joyce M. Dillon, 1144 State Street, Wichita, KS 67203
Thelma Turnbull, 1525 W. Murdock, Wichita, KS 67203
Jeff Darge, 301 W. 11th, Wichita, KS 67203
Mike Welch, 303 W. 11th, Wichita, KS 67203
Mr. DeSilva, 215 W. 11th, Wichita, KS 67203
Billy Z. Zody, 305 W. 11th, Wichita, KS 67203
Amanda Moody, 1154 N. Fairview, Wichita, KS 67203
Mr. & Mrs. Kenneth Malnar, 215 W. 11th St. N., Wichita, KS 67203
Richard A. Turnbull, 301 W. 11th St. N., Wichita, KS 67203
Martel Investment Co., P.O. Box 47166, Wichita, KS 67201
Donald L. Engel, 1512 Imperial Circle, Pittsburg, KS 66762

Please contact Don Losew, Ext. 4459 if you have any questions.

cc: Bill Mckinley, Traffic Engineer
Theresa Carrington, Supervisor of Current Plans

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

Les & Richard Aaby
P.O. Box 1773
Wichita, KS 67201

July 22, 1991

Re: V-1720 - Request to vacate a portion of State Street;
located north of 10th Street and west of Broadway

Dear Mr. Aaby:

At the Thursday July 18, 1991 meeting of the Metropolitan Area Planning Commission, the above captioned vacation request was denied. Should you decide to withdraw this case, a letter to that effect should be submitted to our Department so we can officially close your file.

If you decide to have your case forwarded to the City Council, please contact me for further information.

Sincerely,

A handwritten signature in cursive script that reads 'Kandace A. Jones'.

Kandace A. Jones
Associate Planner

KJ:sm

cc: CSI Investments, a Kansas Partnership, P.O. Box 1773,
Wichita, KS 67201
Mary P. Breth & Joyce M. Dillon, 1144 N. State St., Wichita,
KS 67203
Donald D. & Rozella M. Hartman, 1144 N. Fairview Ave.,
Wichita, KS 67203
Donald L. Engel, 1512 Imperial Circle, Pittsburg, KS 66762
Martel Investment Co., P.O. Box 47166, Wichita, KS 67201
Thelma Turnbull, 1525 W. Murdock, Wichita, KS 67203
Kenneth George Malnar, eutx, 215 W. 11th St. North, Wichita,
KS 67203
Mike Lindebak, City Engineer

FILE COPY

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-1

July 18, 1991

STAFF REPORT

CASE NUMBER: V-1720 - REQUEST TO VACATE A PORTION OF A
PLATTED STREET

OWNER/APPLICANT: Les Aaby and Richard Aaby, P.O. Box 1773,
Wichita, KS 67201

LEGAL DESCRIPTION: Vacation of State Street:

From the north right-of-way line of 10th
Street North to the south line of lot 1136,
Spaun's Subdivision of the north half of
Block 3 Ferrill's Addition to Wichita,
Sedgwick County, Kansas.

LOCATION: South of 13th; west of Broadway

REASON FOR REQUEST: For future expansion and plant layout.

SITE SIZE: Approx. 83,500 sq. ft.

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



STAFF COMMENTS:

NOTE: The Subdivision Committee recommended denial of this vacation. Several utility companies have utilities in this street which would either need to be relocated or accommodated by the applicant. Additionally, the Fire Dept. stated the turnaround provided would be insufficient for their standards. The applicant desires to expand his facilities, Central Steel, and wishes to extend the use of a crane-way across State St. to the east area of their property. State Street basically functions as an alley between the applicant's property and serves only one home directly.

This vacation is subject to the following conditions:

- A. The applicant shall guarantee the closing of State Street at 10th Street and also at the north end of his site. The applicant shall guarantee construction at the north end of a hammerhead turnaround. The Traffic Engineering Department has been contacted and given its approval of a dedication, which has been submitted, for the turnaround. Engineering will also need to be contacted concerning the amount of cash guarantee to be provided. The applicant has agreed to dedicate, by separate instrument, the following right-of-way needed to construct the hammerhead turnaround:

Beginning at the northeast corner of Lot 1135, Wichita Street, Lowellen's Second Addition to Wichita, Sedgwick County, Kansas, thence west 15 feet, thence south 12 feet, thence east 15 feet, thence north 12 feet, to the point of beginning.

- B. The street right-of-way shall be retained as a utility easement as sanitary sewer is in State Street. If any utilities request relocation, the applicant should be advised that relocation will require letters from the companies involved stating all relocation requirements have been satisfied.
- C. Any relocation or reconstruction of utilities necessitated by this vacation shall be at the sole expense of the applicant.
- D. The applicant will need to submit to the Planning Department for review, a copy of an agreement between the applicant and owner of Lot 1130 which provides that Lot 1130 will have access to his property across the applicant's property, to a public street, and that the agreement runs with the land and assigns.