

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

May 11, 1995

City of Wichita
Attn: John Philbrick
455 N. Main - 13th Floor
Wichita, KS 67202

Re: V-1915 Request to vacate alley right-of-way

Dear Mr. Philbrick:

At the May 11, 1995 meeting of the Metropolitan Area Planning Commission, the above-referenced vacation request was approved subject to the conditions recommended by the Subdivision Committee and stated in our May 4, 1995 letter. This case will be scheduled for final public hearing before the Wichita City Council after all conditions in our letter of May 4, 1995 have been completed.

If you have any questions about this matter, please call - 268-4459.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Union National Bank, Etal, Attn: Thomas Webb, 150 N. Main, Wichita, KS
67202
Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

May 4, 1995

City of Wichita
Attn: John Philbrick
455 N. Main - 13th Floor
Wichita, KS 67202

Re: V-1915 Request to vacate alley right-of-way

Dear Mr. Philbrick:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, May 4, 1995, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

- A. The closing of this alley at 21st Street North shall be provided for as a condition of the U.N.B. 2nd Plat.
- B. The applicant's agent should review the legal description as provided on the staff report and if necessary submit a revision.
- C. The applicant's agent shall submit a vacation petition signed by appropriate parties involved in this site's present or proposed ownership of the properties either side of this alley. That is both a representative of the City or the contract purchaser(s) of these properties need to sign the petition.
- D. This vacation will be subject to approval and recording of the related plat, UNB 2nd Addition. That is, this case will not be completed until the plat has been completed and consequently, the east-west alley segment vacated.
- E. The applicant shall be responsible for the relocation or reconstruction of any utilities made necessary by this vacation.



Made With Recycled Paper

V - 1915 Request to vacate alley right-of-way
May 4, 1995 - Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 11, 1995 at 1:30 p.m. If you have any questions, please call - 268-4459.

Sincerely,

A handwritten signature in dark ink, appearing to read "Don Losew", written in a cursive style.

Don Losew
Senior Planner

DL:rh

cc: Union National Bank, Etal, Attn: Thomas Webb, 150 N. Main, Wichita, KS 67202
Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2

May 11, 1995

STAFF REPORT

CASE NUMBER: V-1915 Request to vacate alley right-of-way

OWNER/APPLICANT: City of Wichita, Attn: John Philbrick, 455 N. Main - 13th Floor, Wichita, KS 67202

CONTRACT PURCHASER: Union National Bank, Etal, Attn: Thomas Webb, 150 N. Main, Wichita, KS 67202

AGENT: Baughman Company, 315 Ellis, Wichita, KS 67211

LEGAL DESCRIPTION: That portion of alley right-of-way platted adjacent to the east line of the Conway Addition to Wichita, Kansas and more specifically described as extending from the south right-of-way line of 21st Street North, southward for a distance of 179.94 feet.

LOCATION: South of 21st Street North and east of Hydraulic

REASON FOR REQUEST: Required as a condition of the platting of the UNB 2nd Addition to the east. Due to that plat's vacation of a connecting East-West alley, this alley segment would become a deadend facility.

CURRENT ZONING: "LC" and "BB"

VICINITY MAP:



NOTE: This vacation case is being necessitated due to the UNB 2nd plat occurring immediately to the east of this alley. That plat will be vacating an E-W alley segment that originally provided a continuous alley right-of-way with the N-S segment involved with this vacation. Since dead-end alleys cannot be allowed, the option of vacating this N-S segment is being pursued. Based upon the sanitary sewer books and a preliminary plat for the UNB 2nd Addition, it appears that there are no utilities in this portion of alley. Since this alley was also platted from the Conway Addition, it is assumed that all of the right-of-way will revert to that Addition or Addition's ownership. At this time, the City of Wichita is apparently the owner of this property.

SUBDIVISION COMMITTEE RECOMMENDATIONS:

Approve the vacation, subject to the following conditions:

STAFF COMMENTS:

- A. The closing of this alley at 21st Street North shall be provided for as a condition of the U.N.B. 2nd Plat.
- B. The applicant's agent should review the legal description as provided on the staff report and if necessary submit a revision.
- C. The applicant's agent shall submit a vacation petition signed by appropriate parties involved in this site's present or proposed ownership of the properties either side of this alley. That is both a representative of the City or the contract purchaser(s) of these properties need to sign the petition.
- D. This vacation will be subject to approval and recording of the related plat, UNB 2nd Addition. That is, this case will not be completed until the plat has been completed and consequently, the east-west alley segment vacated.
- E. The applicant shall be responsible for the relocation or reconstruction of any utilities made necessary by this vacation.