

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

October 31, 1996

Autozone, Inc., Attn: Buford Grady, 2053 East Richmond, Springfield, MO 65804

Attn: Thomas Heigle, Autozone, Inc., 60 Madison Avenue - Dept. 8320, Memphis, TN 38103

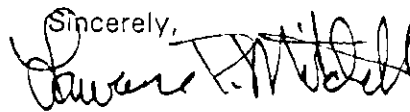
Re: V-1998 - Request to vacate a utility easement and a sanitary sewer easement

Gentlemen:

At the October 31, 1996 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 October 24, 1996 letter. This case will be scheduled for final public hearing before the Wichita City Council at the first appropriate date after all conditions have been met.

If you have any questions about this matter, please call - 268-4421.

Sincerely,



Lawrence P. Mitchell
Senior Planner

LPM:rh

cc: Mary Frances Grady (Trustee) #728, 909 North Maize, Wichita, KS 67212
DDL Partnership, 429 N. St. Francis, Wichita, KS 67202
Baughman Company, P.A., Agent, 315 Ellis, Wichita, KS 67211
Mike Lindebak, City Engineer

SEDGWICK COUNTY



October 24, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Autozone, Inc., Attn: Buford Grady, 2053 East Richmond, Springfield, MO 65804

Attn: Thomas Heigle, Autozone, Inc., 60 Madison Avenue - Dept. 8320, Memphis, TN 38103

Re: V-1998 - Request to vacate a utility easement and a sanitary sewer easement

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, October 24, 1996, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

- A. Prior to this case being scheduled for City Council review, the existing sewer line should be abandoned and all necessary relocations, etc. shall be completed and accepted by City Engineering or a guarantee shall be provided which will provide for the abandoning of the existing sewer line and the reconstruction, reconnection, etc. of the new sewer line.
- B. The applicant shall provide to City Engineering for approval a substitute easement for the relocated sewer. This easement shall then be provided to Planning for processing with this vacation case.
- C. The applicant shall be responsible for the relocation or reconstruction of any utilities made necessary by this vacation.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 31, 1996, at 1:30 p.m. If you have any questions, please call - 268-4421.

Sincerely,

Lawrence P. Mitchell
Senior Planner

LPM:rh

cc: Mary Frances Grady (Trustee) #728, 909 North Maize, Wichita, KS 67212
DDL Partnership, 429 N. St. Francis, Wichita, KS 67202
Baughman Company, P.A., Agent, 315 Ellis, Wichita, KS 67211
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. **4-2**

October 31, 1996

STAFF REPORT

CASE NUMBER: V-1998 - Request to vacate an overlapping utility easement and a sanitary sewer easement

OWNER/APPLICANT: Autozone, Inc., Attn: Buford Grady, 2053 East Richmond, Springfield, MO 65804
and Attn: Thomas Heigle, Autozone, Inc., 60 Madison Avenue - Dept. 8320, Memphis, TN 38103

AGENT: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LEGAL DESCRIPTION: Vacate a utility easement described as a 20-foot utility easement lying 10 feet either side of the following described centerline: Commencing at the southeast corner of Lot 2, McPherson Addition, Wichita, Kansas; thence S89°58'19"W along the south line of said Lot 2, 123 feet to a point of beginning; thence N02°23'06"E, 120.16 feet to a point on the north line of said Lot 2; thence N17°33'32"E, 83.96 feet to a point on the north line of Lot 1 in said McPherson Addition, said point being 92.67 feet west of the northeast corner of said Lot 1.

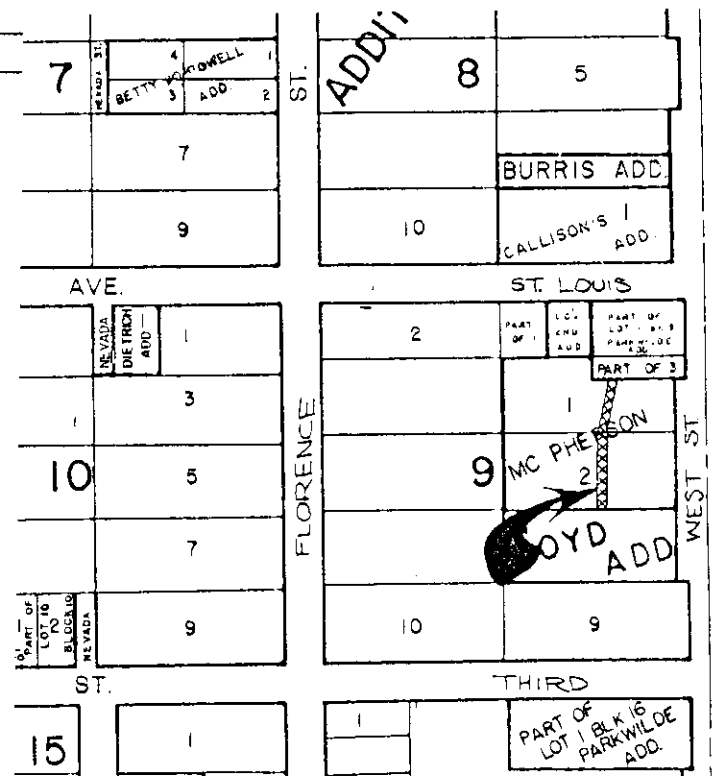
Vacate a sanitary sewer easement described as a 16-foot sanitary sewer easement as granted in Misc. Book 460, page 328, lying 8 feet either side of the following described centerline: Commencing at the southeast corner of Lot 2, McPherson Addition, Wichita, Kansas; thence S89°58'19"W along the south line of said Lot 2, 123 feet to a point of beginning; thence N02°23'06"E, 120.16 feet to a point on the north line of said Lot 2, said point being 118 feet west of the northeast corner of said Lot 2.

LOCATION: West of West Street and south of St. Louis

REASON FOR REQUEST: The applicants wish to vacate an overlapping utility easement and a sanitary sewer easement to permit development of an Autozone (auto parts store) site.

CURRENT ZONING: "LC" Limited Commercial

VICINITY MAP:



SUBDIVISION COMMITTEE RECOMMENDATIONS:

Approve the vacation, subject to the following conditions:

STAFF COMMENTS:

- A. Prior to this case being scheduled for City Council review, the existing sewer line should be abandoned and all necessary relocations, etc. shall be completed and accepted by City Engineering or a guarantee shall be provided which will provide for the abandoning of the existing sewer line and the reconstruction, reconnection, etc. of the new sewer line.
- B. The applicant shall provide to City Engineering for approval a substitute easement for the relocated sewer. This easement shall then be provided to Planning for processing with this vacation case.
- C. The applicant shall be responsible for the relocation or reconstruction of any utilities made necessary by this vacation.