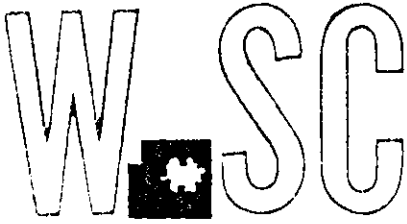


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

FILE COPY

November 23, 1998

Wesley Medical Center
c/o Carl W. Fitch Sr
550 N. Hillside
Wichita KS 67214

RE: V-2137 - Request to vacate a portion of a 20 foot building setback

Dear Mr. Fitch:

At the Thursday, November 19, 1998, 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 letter of November 5, 1998. Once you have completed all the approval conditions we will schedule this case for review by the Wichita City Council at the first appropriate date.

Sincerely,

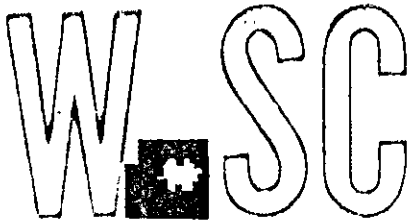
A handwritten signature in cursive script that reads 'Keith Gooch'.

Keith Gooch
Senior Planner

KG:le

cc: Mike Lindebak, City Engineer, Public Works Department, Mailstop 1-71
Gossen Livingston Associates, Inc., c/o Nancy Steele, 420 S. Emporia, Wichita, KS 67202

WICHITA - SEDGWICK COUNTY



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DEPARTMENT

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WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

FILE COPY

November 6, 1998

Wesley Medical Center
c/o Carl W. Fitch Sr
550 N. Hillside
Wichita, KS 67214

RE: V- 2137 - Request to vacate a portion of a 20 foot building setback

Dear Mr. Fitch:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, November 5, 1998, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

- A. The applicant shall provide the City of Wichita Water Department a site plan in order for the Water Department to determine if there is any impact on its' facilities in the area.
- B. A survey shall be completed to determine the exact location of a sewer line in the area. Based on the survey the applicant shall either abandon the sewer line or relocate the line.
- C. The applicant shall determine the location of a four inch gas line in the area and shall relocate the line if it is determined the construction will affect this line.
- D. Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicant.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 19, 1998, at 1:30 p.m. If you have any questions, please call at 268-4421.

Sincerely,

Keith Gooch
Senior Planner

KG:le

cc: Mike Lindebak, City Engineer, Public Works Department, Mailstop 1-71
Gossen Livingston Associates Inc., c/o Nancy Steele, 420 S. Emporia, Wichita, KS 67202



STAFF REPORT

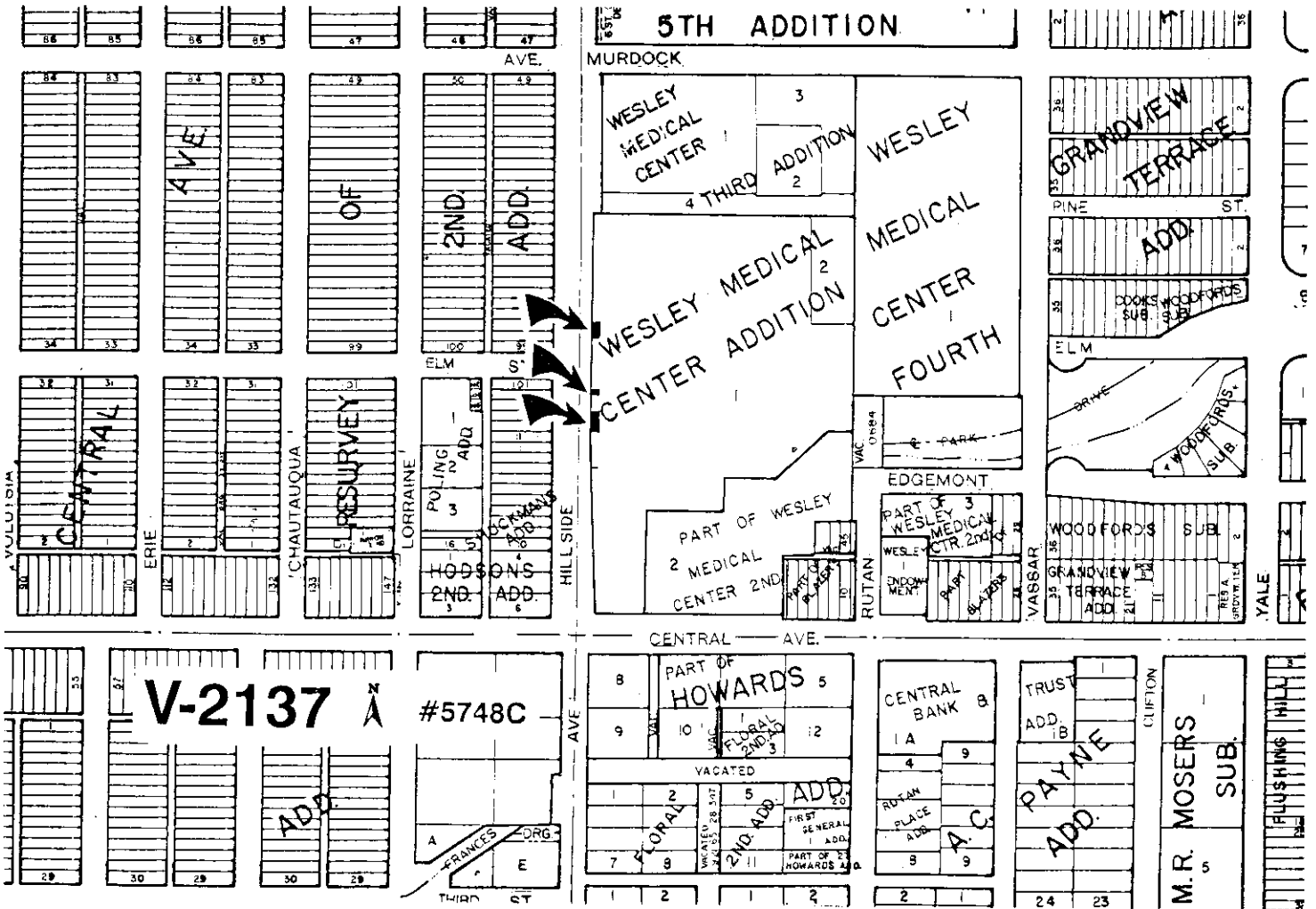
- CASE NUMBER:** V-2137 - Request to vacate a portion of a 20 foot buildings setback
- OWNER/APPLICANT:** Wesley Medical Center, c/o Carl W. Fitch, Sr.
- AGENT:** Gossen Livingston Associates Inc., c/o Nancy Steele
- LEGAL DESCRIPTION:** A tract of land lying in a portion of Lot 1, Wesley Medical Center Addition, an addition to Wichita, Sedgwick County, more particularly described as:
- Tract 1:
- Commencing at the southwest corner of Section 14, Township 27S, Range 1E; thence north along the west line of said Section, 477.86 feet; thence east perpendicular to the west line of said Section, 30 feet to a point on the west line of said Lot, the point of beginning; thence north along the west line of said Lot, 45.95 feet; thence east perpendicular to the west line of said Lot, 20.00 feet; thence south parallel to the west line of said Lot, 45.95 feet; thence west perpendicular to the west line of said Lot, 20 feet to the point of beginning.
- Tract 2:
- Commencing at the southwest corner of Section 14, Township 27S, Range 1E; thence north along the west line of said Section, 562.62 feet; thence east perpendicular to the west line of said Section, 30 feet to a point on the west line of said Lot, the point of beginning; thence north along the west line of said Lot, 10 feet; thence east perpendicular to the west line of said Lot, 20.00 feet; thence south parallel to the west line of said Lot, 10 feet; thence west perpendicular to the west line of said Lot, 20 feet to the point of beginning.
- Tract 3:
- Commencing at the southwest corner of Section 14, Township 27S, Range 1E; thence north along the west line of said Section, 691.91 feet; thence east perpendicular to the west line of said Section, 30 feet to a point on the west line of said Lot, the point of beginning; thence north along the west line of said Lot, 38 feet; thence east perpendicular to the west line of said Lot, 20.00 feet; thence south parallel to the west line of said Lot, 38 feet; thence west perpendicular to the west line of said Lot, 20 feet to the point of beginning.

LOCATION: North of Central and east of Hillside

REASON FOR REQUEST: To allow for new construction

CURRENT ZONING: "GO" General Office

VICINITY MAP:



The applicant is requesting to vacate a portion of a 20 foot building setback. This would allow for the construction of a covered area and a pharmacy drive thru. The applicant has submitted a variance request to reduce the front yard zoning setback. This request will be heard by the BZA on November 17, 1998.

SUBDIVISION COMMITTEE RECOMMENDS APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

- A. The applicant shall provide the City of Wichita Water Department a site plan in order for the Water Department to determine if there is any impact on its' facilities in the area.
- B. A survey shall be completed to determine the exact location of a sewer line in the area. Based on the survey the applicant shall either abandon the sewer line or relocate the line.
- C. The applicant shall determine the location of a four inch gas line in the area and shall relocate the line if it is determined the construction will affect this line.
- D. Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicant.