



**Wichita-Sedgwick County Metropolitan Area Planning Department**

May 26, 2000

Woodridge Christian Church  
c/o Diana Dawkins  
P.O. Box 763  
Andover, KS 67002

Re: VAC2000-00008- Request to vacate 20-foot utility easement, generally located west of 127<sup>th</sup> Street East on the south side of 135<sup>th</sup> Street North.

Dear Ms. Dawkins:

At the Thursday, May 25, 2000 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 May 19, 2000. Since you have completed all the approval conditions, this case will be placed on the Consent Agenda for final approval by the Wichita City Council on Tuesday, June 13, 2000, at 9:00 A.M. in the City Council Chamber, First Floor, City Hall, 455 North Main Street, Wichita, Kansas.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Lisa A. Van de Water'.

Lisa A. Van de Water  
Senior Planner

LAV:le

cc: Mike Lindebak, City Engineer, Public Works Dept., Mail Stop 1-71  
Professional Engineering Consultants, P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS  
67202



**Wichita-Sedgwick County Metropolitan Area Planning Department**

May 19, 2000

Woodridge Christian Church  
c/o Diana Dawkins  
P.O. Box 763  
Andover, KS 67002

Re: VAC2000-00008 - Request to vacate 20-foot utility easement and joint access easement, generally located west of 127<sup>th</sup> Street East on the south side of 135<sup>th</sup> Street North.

Dear Ms. Dawkins:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 18, 2000, 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 coordinate with the County clerk to shift the western boundaries of Lots 139 and 140 to coincide with the eastern extent of the subject property on Lot 138.
- B. The applicant shall submit a restrictive covenant that ties Lots 139 and 140 together.

This matter is set for public hearing by the Metropolitan Area Planning Commission on Thursday, May 25, 2000 at 1:30 p.m. in the Planning Conference Room, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas. If you have any questions, please call at 268-4421.

Sincerely,

Lisa A. Van de Water  
Senior Planner

LAV:le

cc: Mike Lindebak, City Engineer, Public Works Department, Mail Stop 1-71  
Professional Engineering Consultants, P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

STAFF REPORT

**CASE NUMBER:** **VAC2000-00008** Request to vacate a 20-foot utility easement and joint access easement

**OWNER/APPLICANT:** Woodridge Christian Church, c/o Diana Dawkins

**AGENT:** P.E.C., P.A.

**LEGAL DESCRIPTION:** **Joint Access Easement:**  
The east 25 feet of the North 245 feet of Lot 138, Block 4, White Tail Addition, Sedgwick County, Kansas

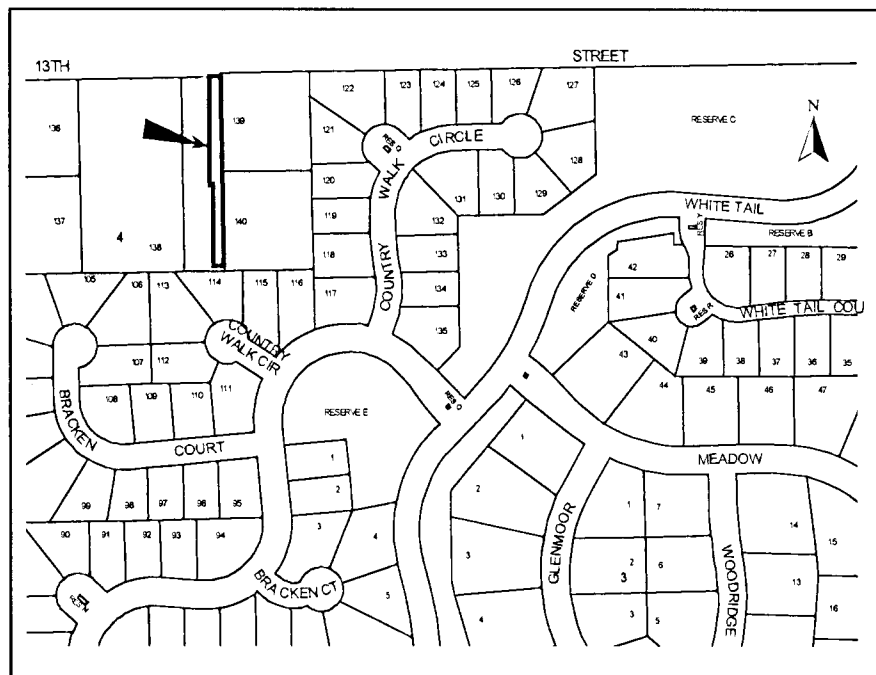
**20-Foot Utility Easement:**  
The east 20 feet of the North 430 feet of Lot 138, Block 4, White Tail Addition, Sedgwick County, Kansas

**LOCATION:** Approx. ½ mile west of 127<sup>th</sup> Street East on the south side of 13<sup>th</sup> Street North

**REASON FOR REQUEST:** Development of a church on adjoining 2½ lots

**CURRENT ZONING:** LC

VICINITY MAP:



The applicant is requesting to vacate the 20-foot utility easement and 25-foot joint access easements that run interior to the three lots that they intend to develop as a new church site.

Based upon the information available prior to the public hearing, staff recommends the MAPC make the following findings and recommendation to the City Council:

- 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, by publication in the Daily Reporter of notice of this vacation proceeding one time May 2, 2000, which was at least 20 days prior to this public hearing.
  2. That no private rights will be injured or endangered by the vacation of the above-described utility easement and joint access 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.
- B. Therefore, the vacation of the access and utility easements described in the petition should be approved, subject to the following conditions:
1. The applicant shall coordinate with the County Clerk to shift the western boundaries of Lots 139 and 140 to coincide with the eastern extent of the subject property on Lot 138.
  2. The applicant shall submit a restrictive covenant that ties Lots 139 and 140 together.

**SUBDIVISION COMMITTEE'S RECOMMENDED ACTION:**

The Subdivision Committee recommends approval subject to the following conditions:

1. The applicant shall coordinate with the ~~County Clerk~~ <sup>OFFICE OF CENTRAL INSPECTION</sup> to shift the western boundaries of Lots 139 and 140 to coincide with the eastern extent of the subject property on Lot 138.
2. The applicant shall submit a restrictive covenant that ties Lots 139 and 140 together.