



Wichita-Sedgwick County Metropolitan Area Planning Department

February 28, 2001

Kelley & Coleman, Inc.
Attention: Stephen R. Kelley
11825 W. Alderny Court
Wichita, KS 67212

Re: **VAC2001- 00006**- Request to vacate 20 foot sewer easement and a portion of the complete access control generally located at the southwest corner of Kessler and Central Avenue.

Dear Mr. Kelley:

At the Thursday, February 22, 2001, 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 February 16, 2001. This case will be scheduled for final action by 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 -- 268-4494.

Sincerely,

Bill Longnecker
Senior Planner

BL:le

cc: Mike Lindebak, City Engineer, Public Works Department, Mailstop 1-71
Baughman Company, P.A., c/o Phil Meyer, 315 Ellis, Wichita, KS 67211
Eileen Ford, 3615 W. Central, Wichita, KS 67203
Joyce Paquette, 636 N. Kessler, Wichita, KS 67203
Margaret Susan Ochs, 630 N. Kessler, Wichita, KS 67203
Harry L. Valeria E. Martin, 624 N. Kessler, Wichita, KS 67203
Carrie L. Landsverk, 615 N. Kessler, Wichita, KS 67203



Wichita-Sedgwick County Metropolitan Area Planning Department

February 16, 2001

Kelley & Coleman, Inc.
Attention: Stephen R. Kelley
11825 W. Alderny Court
Wichita, KS 67212

Re: **VAC2001-00006**- Request to vacate 20 foot sewer easement and a portion of the complete access control generally located at the southwest corner of Kessler and Central Avenue.

Dear Mr. Kelley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 15, 2001, 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 line up the proposed drive, onto Kessler, with the existing drive of the residence (zoned SF-6) across from it to ensure that headlights from the applicant's development not shine into the front window(s) of the residence.
- B. The applicant shall submit a guarantee of the abandonment of the sewer line within the 20-foot sewer easement the applicant request vacation.
- C. A temporary easement shall be dedicated by separate instrument until relocation of the sanitary sewer line is complete.
- D. Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicant.

This matter is set for public hearing by the Metropolitan Area Planning Commission on Thursday, February 22, 2001 at 12:00 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,

A handwritten signature in black ink, appearing to read 'Bill Longnecker', followed by a horizontal line.

Bill Longnecker
Senior Planner

BL:le

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org

STAFF REPORT

CASE NUMBER: VAC2001-00006: Request to vacate a sewer easement and a portion of complete access control

OWNER/APPLICANT: Kelly & Coleman, Inc., c/o Stephen R. Kelley

AGENT: Baughman Company, P.A. c/o Phil Meyer

LEGAL DESCRIPTION: **Access Control Vacation;** Commencing at the SE corner of Lot 1, Block A, DePaul Addition to Wichita, Sedgwick County, Kansas; thence N00 degrees 00'00" E along the east line of said Lot 1, 250.00 feet to a deflection corner in said east line; thence N89 degrees 36'30" E along the east line of said Lot 1, 70.00 feet to a deflection corner in said east line and for a point of beginning; thence N00 degrees 00'00" E along the east line of said Lot 1, 72.40 feet to a deflection corner in said east line, and there ending.

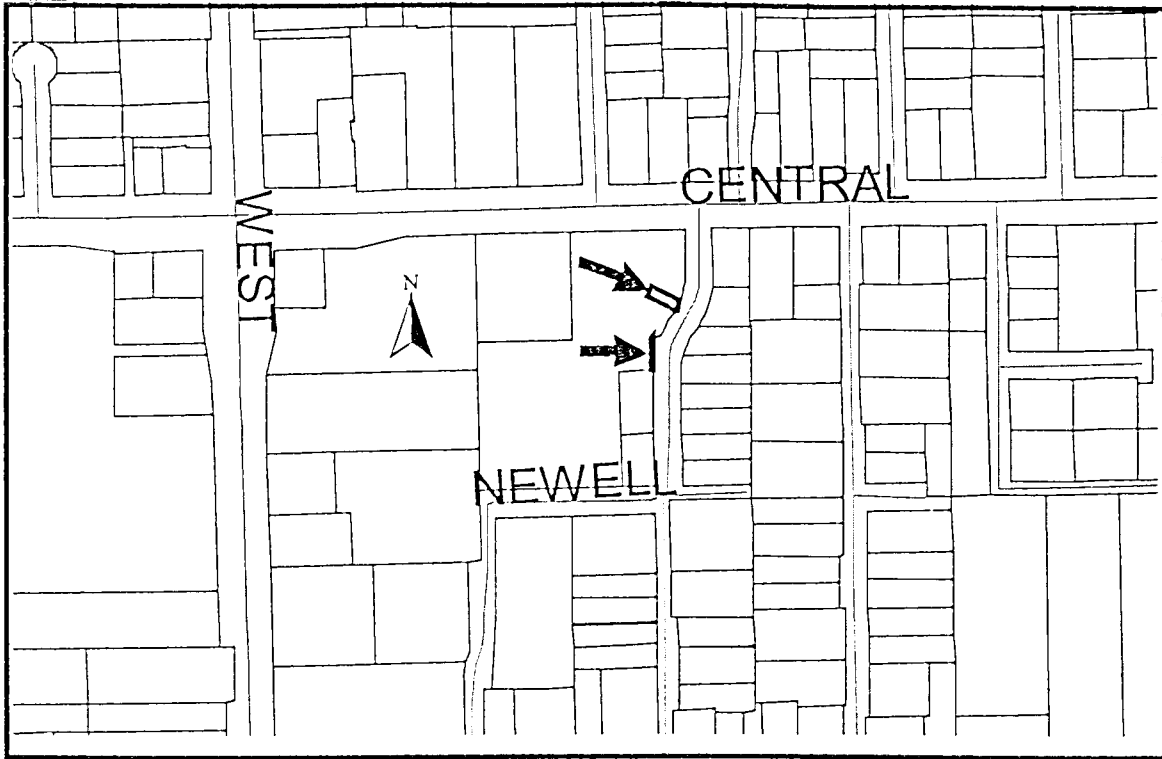
Easement Vacation; The 20 foot sewer easement granted to the de Paul Addition to Wichita, Sedgwick County, Kansas that begins along the easterly line of Lot 1, Block A, in said de Paul Addition.

LOCATION: Generally located on the southwest corner of Kessler and Central

REASON FOR REQUEST: For future development of this site.

CURRENT ZONING: Subject property is zoned NR Neighborhood Retail. Properties to the north and east are zoned SF-6 Single Family Residential. Property to the south is zoned GO General Office and property to the west is zoned LC Limited Commercial.

VICINITY MAP:



The applicant is requesting to vacate a 20' Sewer Easement and a portion of Complete Access Control in Lot 1 to adjust driveway access on this site. The applicant proposes Access Control further away from the Central - Kessler Intersection.

- A. City Public Works needs to comment on the acceptability of this vacation and if any substitute easements and/or dedications should be required, especially of water and/or sewer lines. Traffic has noted a drive across the street (zoned SF-6 Single Family Residential) from the proposed access and recommends that the proposed drive be lined up with the existing drive (zoned SF-6) to ensure that the headlights from exiting traffic (from the applicant's property) does not shine into the front window of the residence.
- B. Utility Representatives need to comment on the acceptability of this vacation and any requirements.
- C. Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicant.
- D. All improvements shall be according to City Standards.