



Wichita-Sedgwick County Metropolitan Area Planning Department

January 24, 2003

West Evangelical Free Church of Wichita
Donald Shoesmith
1161 N Maize Road
Wichita, KS 67212

Re: **VAC2002-00043**- Request to vacate Floodway generally located Southwest of 13th Street North & Maize Road.

Dear Mr. Shoesmith:

At the Thursday, January 23, 2003, 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 January 17, 2003. This case will be scheduled for final action by the Wichita City Council at the first appropriate date after all conditions have been met.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4494.

Sincerely,

Bill Longnecker
Senior Planner

BL:le

cc: Neil Cable, City Engineer, Public Works Department, Mail Stop 1-71
Carla Jones / Paul Gunzelman, Public Works Engineering, Mail Stop 1-71
Arlington Place Homeowners Association, Inc., 10525 Harvest Ct., Wichita, KS 67212

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Wichita-Sedgwick County Metropolitan Area Planning Department

January 17, 2003

West Evangelical Free Church of Wichita
Donald Shoesmith
1161 N Maize Road
Wichita, KS 67212

Re: **VAC2002-00043**- Request to vacate Floodway generally located 13th & Maize.

Dear Mr. Shoesmith:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 16, 2003, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

1. Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicant.
2. All improvements shall be according to City Standards.
3. Dedicate joint access between Lot 1, Maranatha Addition and Lot 2, Huntington Park Addition.
4. Dedicate 10-foot of ROW on the east side of Lot 1, Maranatha Addition, to be added to Maize Road.
5. Retain a triangular portion of the southwest corner of the southwest platted floodway, as determined by the Public Works Department.

This matter is set for public hearing by the Metropolitan Area Planning Commission on Thursday, January 23, 2003 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 268-4494.

Sincerely,

Bill Longnecker
Senior Planner

BL:le

STAFF REPORT

CASE NUMBER: VAC2001-00043: Request to vacate platted floodways

APPLICANT/OWNER: West Evangelical Free Church c/o Donald Shoesmith

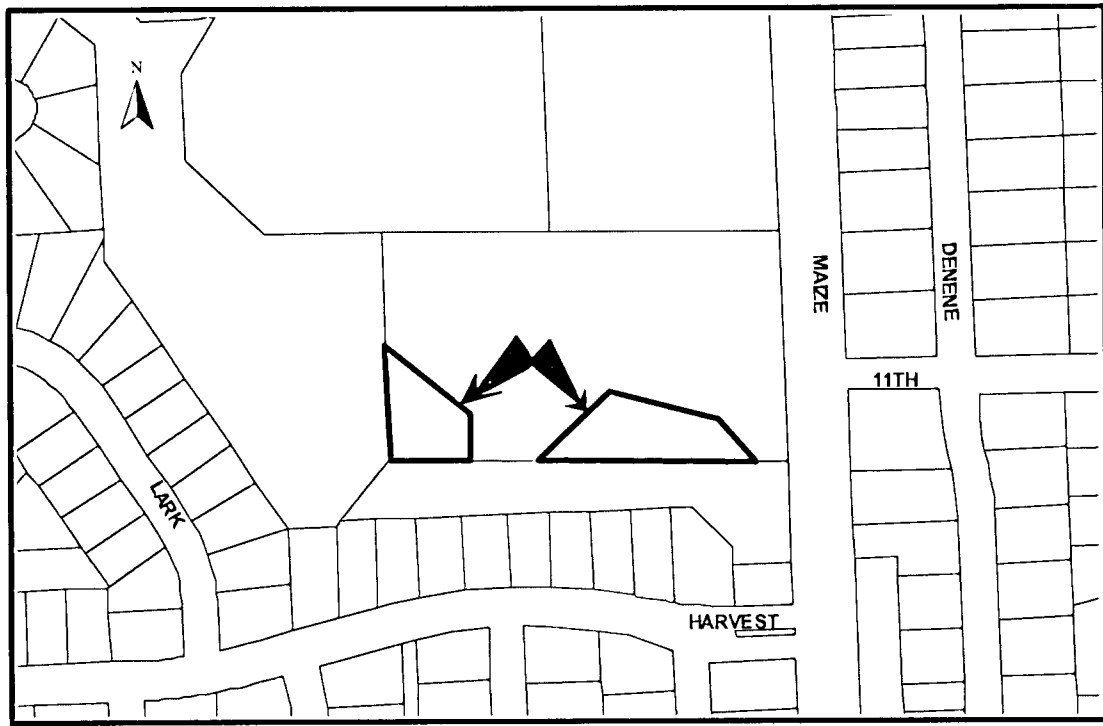
LEGAL DESCRIPTION: Two floodway areas as recorded on the plat for Lot 1, Maranatha Addition.

LOCATION: Generally located southwest of the 13th Street North– Maize Road intersection, 1161 N Maize Road.

REASON FOR REQUEST: To allow for expansion of the church

CURRENT ZONING: Subject property and properties to the west, east and south are zoned SF-5 Single Family. Property to the north is zoned LC Limited Commercial & SF-5 Single Family Residential.

VICINITY MAP:



The applicant is requesting consideration to vacate the platted floodways located on the southwestern and south central areas of Lot 1, Maranatha Addition. The Maranatha Addition was recorded November 10, 1980. The applicant has met with the City of Wichita Storm Water Management and secured their recommendation for approval of the vacation request.

Based upon information available prior to the public hearings, planning staff recommends approval to vacate the platted floodways located on the southwestern and south central areas of Lot 1, Maranatha Addition.

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 Wichita Eagle of notice of this vacation proceeding one time January 2, 2003, 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 platted floodway and the public will suffer no loss or inconvenience thereby.
3. In justice to the petitioner, the prayer of the petition ought to be granted.

B. Therefore, the vacation of the platted floodway described in the petition should be approved subject to the following conditions:

1. Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicant.
2. All improvements shall be according to City Standards.
3. Dedicate joint access between Lot 1, Maranatha Addition and Lot 2, Huntington Park Addition.
4. Dedicate 10-foot of ROW on the east side of Lot 1, Maranatha Addition, to be added to Maize Road.
5. Retain a triangular portion of the southwest corner of the southwest platted floodway, as determined by the Public Works Department.

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION:

The Subdivision Committee recommends approval subject to the following conditions:

1. Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicant.
2. All improvements shall be according to City Standards.
3. Dedicate joint access between Lot 1, Maranatha Addition and Lot 2, Huntington Park Addition.
4. Dedicate 10-foot of ROW on the east side of Lot 1, Maranatha Addition, to be added to Maize Road.
5. Retain a triangular portion of the southwest corner of the southwest platted floodway, as determined by the Public Works Department.