



Wichita-Sedgwick County Metropolitan Area Planning Department

July 22, 2021

Professional Engineering Consultants, P.A.
Attn: Rebecca Mellies
303 S. Topeka
Wichita, KS 67202

Ref: VAC2021-00027: City vacation of portions of a platted 35-foot front yard building setback on property zoned LC Limited Commercial; generally located on the east side of North Greenwich Road and within one quarter mile south of East Central Avenue.

Rebecca,

At the **Thursday, July 22, 2021**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Provide Planning staff with an approved legal descriptions of the vacated portion of the platted 35-foot front yard setback on a Word document, via e-mail, to be used on the Vacation Order. This will establish a 20-foot front yard setback contingent on approval of an Administrative Adjustment to CUP-229. This must be provided to Planning prior to the case going to City Council for final action.
- (2) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. All improvements shall be according to City Standards and will be at the applicant's expense. Approval of plans for the relocation of any and all utilities by Public Works and/or franchised utilities must be completed prior to the case going to City Council for final action. Provide Planning with letters of approval or E-mails of approval.
- (3) Provide Planning with any required easement(s) dedicated by separate instrument(s) with original signatures for recording with the Register of Deeds. All original dedications will go with the Vacation Order to City Council for final action and filing with the Sedgwick County Register of Deeds.
- (4) Per MAPC Policy Statement #7, all conditions shall be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

When all of the above conditions have been completed and there are no other documents requested; this case will be scheduled for final action by the Wichita City Council at the first appropriate date after **August 5, 2021** (end of the two-week protest period). This letter also serves as a reminder that the vacation notification signs should now be removed from the property. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,

Bill Longnecker
Senior Planner

WL:kw

cc: Slawson East Inc., Butch Nuss, 727 N Waco, Suite 400, Wichita KS 67203
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