



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

May 23, 2022

Ronald J. & Loretta M. Youngs  
3110 N. Ridge Rd., Apt. 207  
Wichita, KS, 67205

MKEC Engineering  
c/o Brian Lindebak  
411 N. Webb Road  
Wichita, KS, 67206

**Ref: VAC2021-00048:** Request in the City to vacate a portion of a platted front yard setback & portions of a platted sidewalk, street, drainage, and utility easement on SF-5 Single-Family Residential zoned property generally located midway between North Hoover & North Ridge Roads, approximately one-half mile north of West 37th Street North, southwest of the North Solano – West Palmetto Streets' intersection. (4011 N Solano Street – Deferred from the December 9, 2021, SD Subdivision Committee meeting of the MAPC Metropolitan Area Planning Commission)

Ronald & Loretta,

At the **Thursday, May 19, 2022**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Vacate an approximately +/- 8.5-foot deep portion of the platted 20-foot front yard setback and an approximately +/- 2.75-foot deep portion of the platted 15-foot sidewalk, street, drainage, and utility easement located on and running parallel to the east property line of Lot 18, Block 1, Estancia Second Addition.
- (2) Provide an approve legal description on a Word document via E-mail of the vacated portion the platted 15-foot sidewalk, street, drainage, and utility easement and the platted 20-foot front yard setback. This legal must reflect only those portions of the house that encroach into the described platted setback and platted easement.
- (3) Provide all utilities with any needed project plans for the relocation of utilities for review and approval. Any relocation/reconstruction of utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide any approved project number(s) to Planning prior to the case going to City Council for final action.
- (4) All improvements shall be according to City Standards and at the applicants' expense.
- (5) Per MAPC Policy Statement #7, all conditions are to 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 **June 2, 2022** (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,



William Longnecker  
Senior Planner

WL:kw

cc: Loretta Youngs, 4011 N Solano Street, Wichita KS 67205  
Perfection Buildings LLC, 443 N Maize Rd, Wichita KS 67212