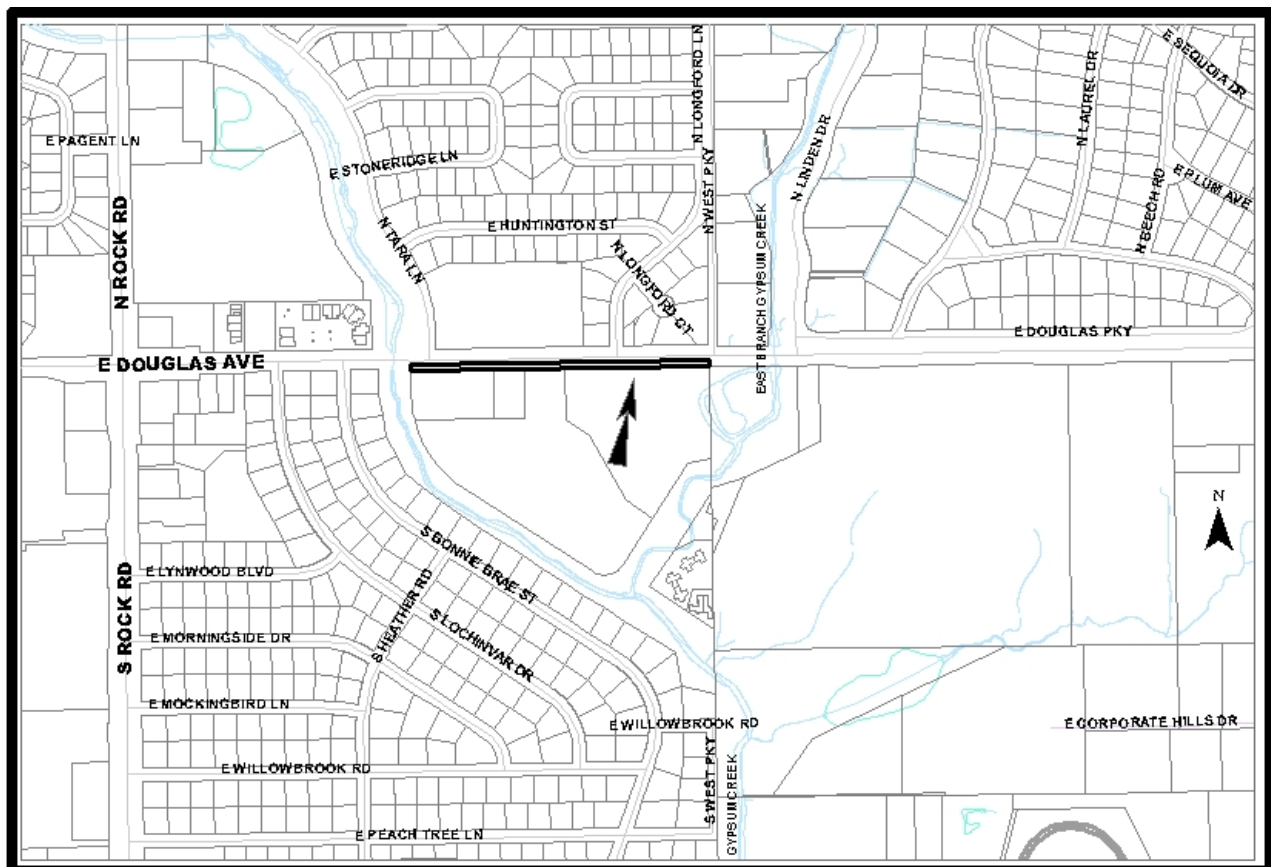


STAFF REPORT

- CASE NUMBER:** VAC2018-00002 - City Vacation of platted access controls for the purpose of reconfiguring access on the Bonnie Brae Third Addition plat, pertaining to both The Independent School and The Garvey Residence.
- OWNER/APPLICANT:** Michael Cathcart with Cathcart Architects (Agent) | Milt Dougherty with The Independent School Inc. (Applicant)
- LEGAL DESCRIPTION:** Vacation of platted access controls for Lot 1, Block 1, Bonnie Brae 3rd Addition.
- LOCATION:** Generally located on the south side of East Douglas Avenue and east of South Rock Road (8427 East Douglas Ave).
- REASON FOR REQUEST:** To facilitate access for the Garvey Residence conversion to a day care.
- CURRENT ZONING:** The site is zoned SF-5 Single Family and is a part of The Independent School development.
- VICINITY MAP:**



The applicant requests the vacation of platted access controls along the northern lot line of the Bonnie Brae 3rd Addition plat in order to facilitate the redevelopment of the Garvey Residence as a daycare facility associated with The Independent School, who will be managing the property. The applicants are requesting the vacation of the entirety of the access controls along the northern lot line to bring the entire plat up to date.

The catalyst for this request was the existing access controls that would have prevented the applicants from constructing the additional planned entrance to the site from Douglas Avenue. However, the applicant is offering to also bring the remainder of the plat into agreement with the existing entrances on the western portion of the plat that serve The Independent School proper.

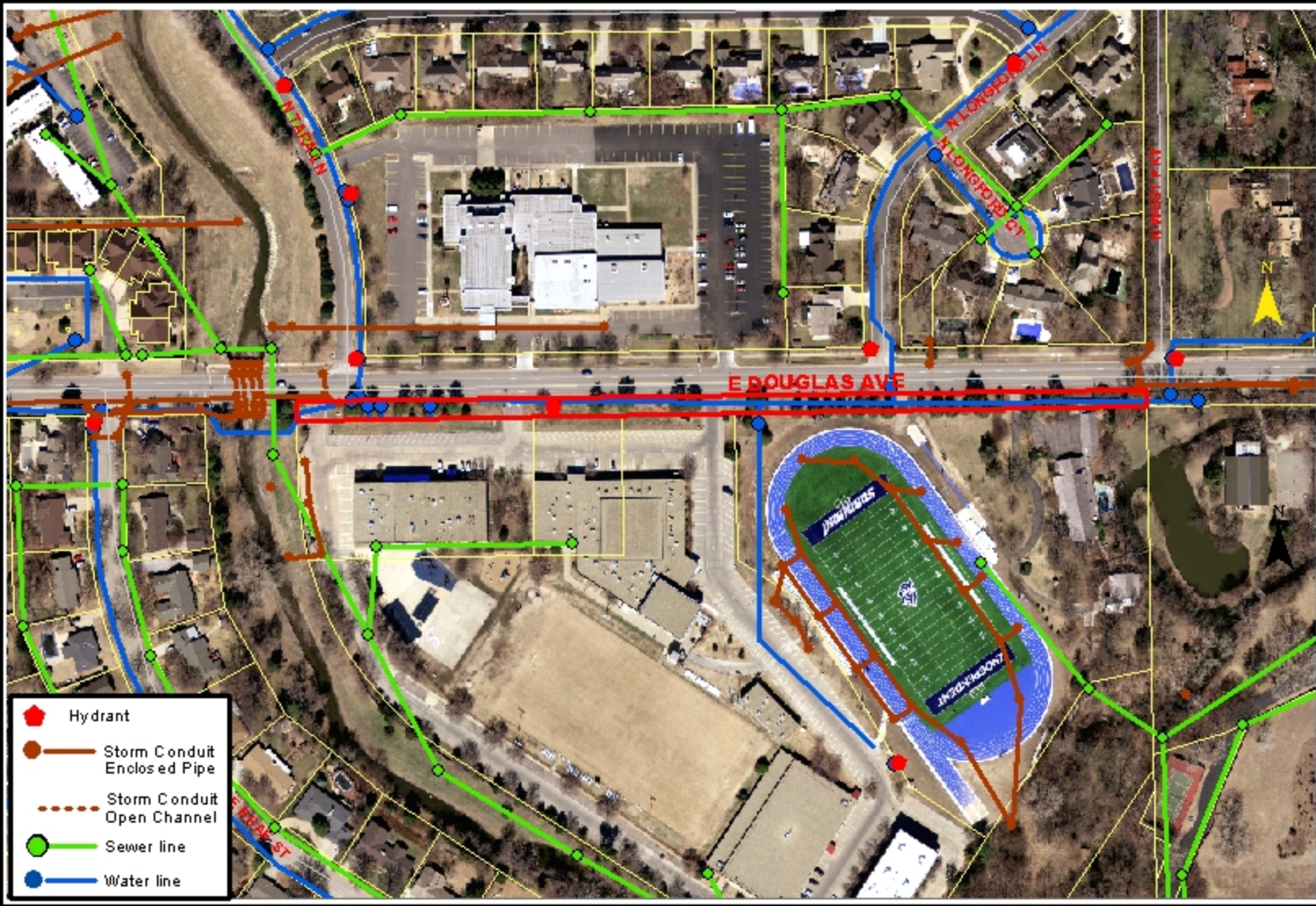
Comments from franchised utilities have not been received and are needed to determine if they have utilities located within the subject area. The Bonnie Brae Third Addition was recorded 26 June 1981.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of the platted complete access control.

- A. That after being duly and fully informed as to fully understanding 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, in the Wichita Eagle, of notice of this vacation at least 20 days prior to this public hearing.
 2. That no private rights will be injured or endangered by vacating the platter's text to amend the uses allowed in a platted reserve and that the public will suffer no loss or inconvenience thereby.
 3. In justice to the petitioner, the prayer of the petition ought to be granted.

The Subdivision Committee recommends approval subject to the following stipulations:

- (1) Provide Planning with dedication of access control by separate instruments with original signatures to go with the Vacation Order to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds. All to be provided to the Planning Department prior to this case going to City Council for final action.
- (2) All improvements shall adhere to City Standards and at the applicants' expense.
- (3) Vacation of the complete access control located on this site, is contingent on approval by the Traffic Engineer, Public Works Department and the Fire Department. Approval may be contingent on certain stipulations, such as but not limited to, continued access to existing utilities via the dedication of utility easements.
- (4) 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.



- Hydrant
- Storm Conduit Enclosed Pipe
- Storm Conduit Open Channel
- Sewer line
- Water line

cathcart architects

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REASON FOR VACATION APPLICATION ATTACHMENT

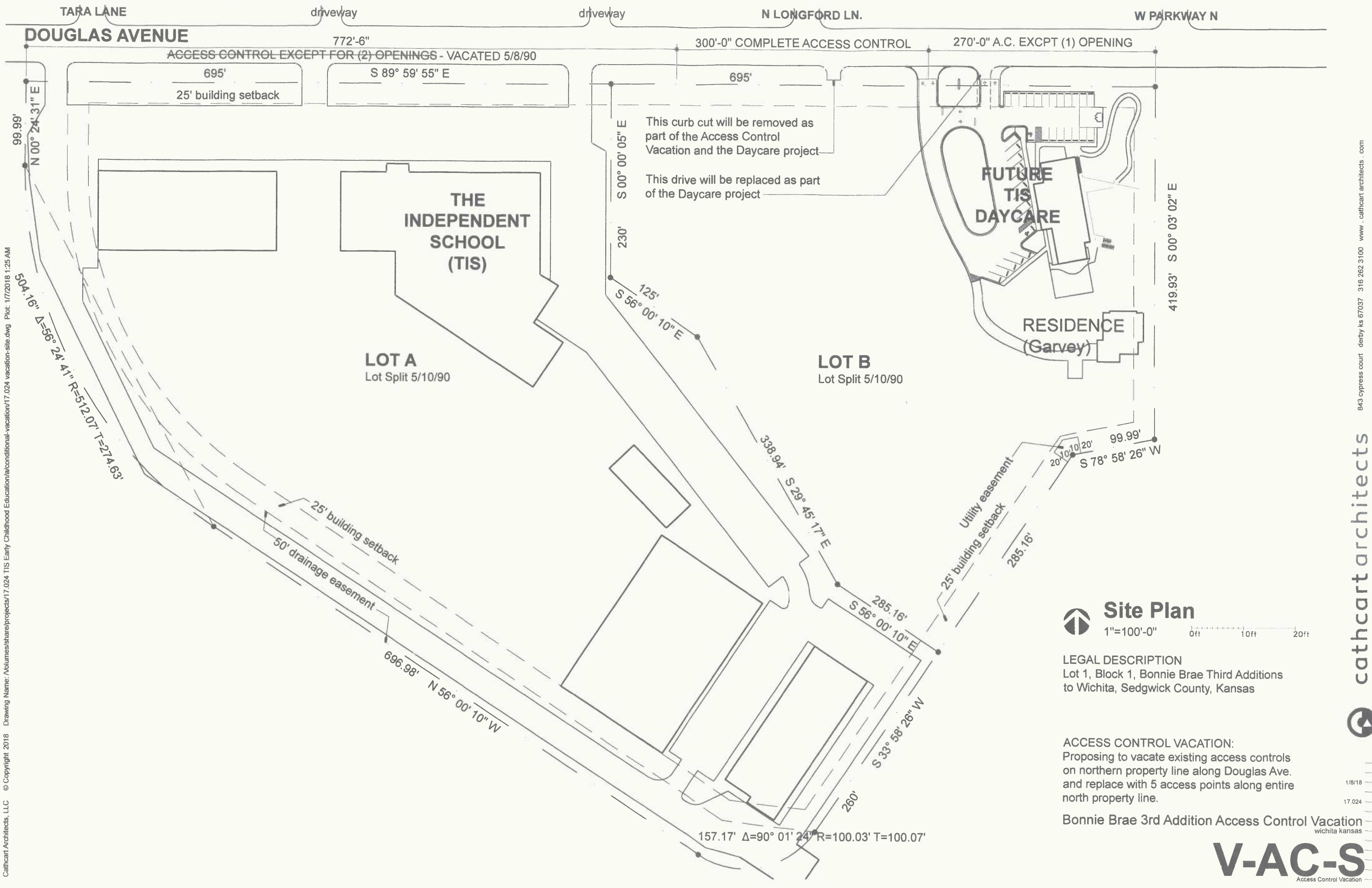
Vacation Application for Lot 1, Block 1, Bonnie Brae 3rd Addition

With regards to Section II, Item 4 of the Vacation Application

We file this request for the following reasons:

1. The current configuration of access points along Douglas Ave. do not meet the access controls as set forth in the Plat (PQ4-29) of the property.
2. Per the proposed development, the three westernmost access points will remain. The centrally located and easternmost access points will be removed. Two new access points will replace the easternmost access point.
3. We propose to vacate the current Access Controls as ascribed within the Plat and replace them with 5 access points along the northern property line along Douglas Ave.





Cathcart Architects, LLC © Copyright 2018 Drawing Name: /Volumes/share/projects/17.024 TIS Early Childhood Education/conditional-vacation/17.024 vacation-site.dwg Plot: 1/17/2018 1:25 AM

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1/8/18
17.024

Site Plan
1"=100'-0" 0ft 10ft 20ft

LEGAL DESCRIPTION
Lot 1, Block 1, Bonnie Brae Third Additions
to Wichita, Sedgwick County, Kansas

ACCESS CONTROL VACATION:
Proposing to vacate existing access controls
on northern property line along Douglas Ave.
and replace with 5 access points along entire
north property line.

Bonnie Brae 3rd Addition Access Control Vacation
wichita kansas

V-AC-S
Access Control Vacation

TARA LANE driveway driveway N LONGFORD LN. W PARKWAY N

DOUGLAS AVENUE

772'-6" 300'-0" COMPLETE ACCESS CONTROL 270'-0" A.C. EXCPT (1) OPENING

ACCESS CONTROL EXCEPT FOR (2) OPENINGS - VACATED 5/8/90

695' 25' building setback S 89° 59' 55" E

This curb cut will be removed as part of the Access Control Vacation and the Daycare project
This drive will be replaced as part of the Daycare project

THE INDEPENDENT SCHOOL (TIS)

FUTURE TIS DAYCARE

RESIDENCE (Garvey)

LOT A
Lot Split 5/10/90

LOT B
Lot Split 5/10/90

99.99' N 00° 24' 31" E
504.16" Δ=56° 24' 41" R=512.07' T=274.63'

230' S 00° 00' 05" E
125' S 56° 00' 10" E

338.94' S 29° 45' 17" E

285.16' S 56° 00' 10" E
25' building setback
Utility easement
285.16'
20' 10' 10' 20'
99.99' S 78° 58' 26" W

25' building setback
50' drainage easement

696.98' N 56° 00' 10" W

157.17' Δ=90° 01' 24" R=100.03' T=100.07'