



Wichita-Sedgwick County Metropolitan Area Planning Department

August 9, 2018

Baughman Company, P.A.
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

Ref: VAC2018-00018: City Vacation of sanitary sewer easement on property zoned LC Limited Commercial, generally located on the southeast corner of K-96 and East 13th Street North.

Dear Mr. Meyer,

At the Thursday, August 9, 2018, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) The sewer line located within the area of the proposed Vacation shall be relocated at the owner's expense, to city standards, the applicant shall provide Public Works with a Private Project, and the applicant shall provide Planning with the dedication of any necessary utility easements by separate instruments to go with the Vacation Order to be filed with the Register of Deeds. If relocation is not possible then this Vacation shall be rendered void as the current easement must remain in place. And submit private project to public works.
- (2) If any other utility services are found to be located within the area of the proposed Vacation, these services shall also be relocated at the owner's expense, to city standards, and the applicant shall provide Planning with the dedication of utility easements by separate instruments to go with the Vacation Order to be filed with the Register of Deeds. If relocation is not possible then this Vacation shall be rendered void as the current easement must remain in place. And submit private project to public works.
- (3) 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.

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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 23, 2018 (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,



Matthew Williams
Associate Planner

MW:kw

cc: BDW LLC, Brandon Wilson, 1620 E Highway 54, Andover KS 67002