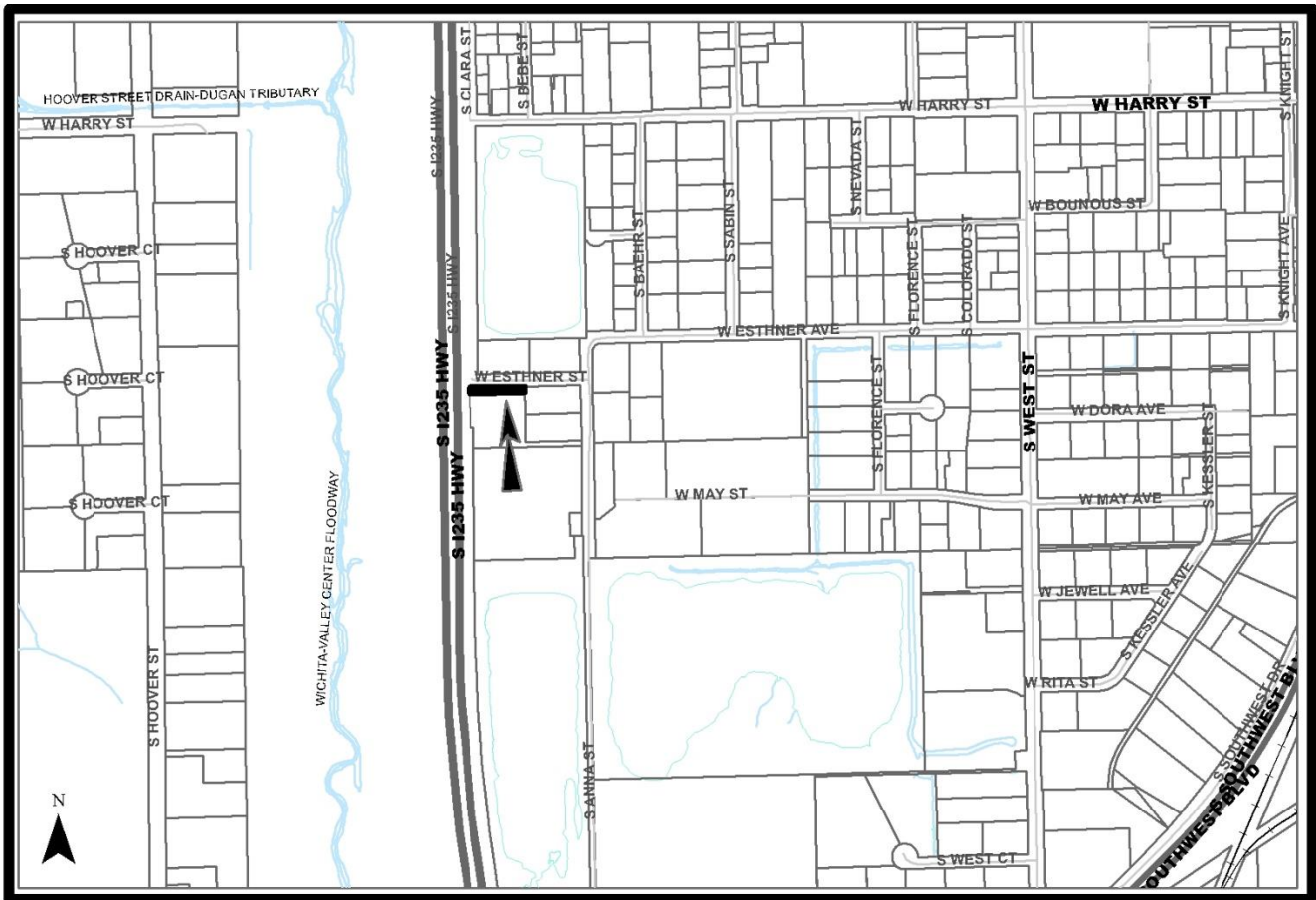


**STAFF REPORT**

- CASE NUMBER:** VAC2018-00024 - City vacation of front building setback
- APPLICANT/AGENT:** Simpson Construction Services, Inc. (applicant/owner), Mike Strelow (agent)
- LEGAL DESCRIPTION:** Front building setback of Lot 1, R & P Addition, Wichita, Sedgwick County, Kansas
- LOCATION:** Generally located southwest of South West Street and West Harry Street (WCC IV)
- REASON FOR REQUEST:** Building construction
- CURRENT ZONING:** Site and adjacent properties to the east are zoned LI Limited Industrial. Adjacent properties to the north and south are zoned MH Manufactured Housing. Highway 235 is to the west.

**VICINITY MAP:**



The applicant proposes to vacate the front 35-foot platted building setback, located on and running parallel to the north line of Lot 1, R & P Addition. The lot is zoned LI Limited Industrial. If approved, the request would reduce the building setback to 0 feet. There are no public utilities located within the setback area. Westar has no objection with the vacation. The R & P Addition was recorded with the Register of Deeds June 8, 1973.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from Public Works, Stormwater, Water and Sewer, Traffic, 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 platted building setback.

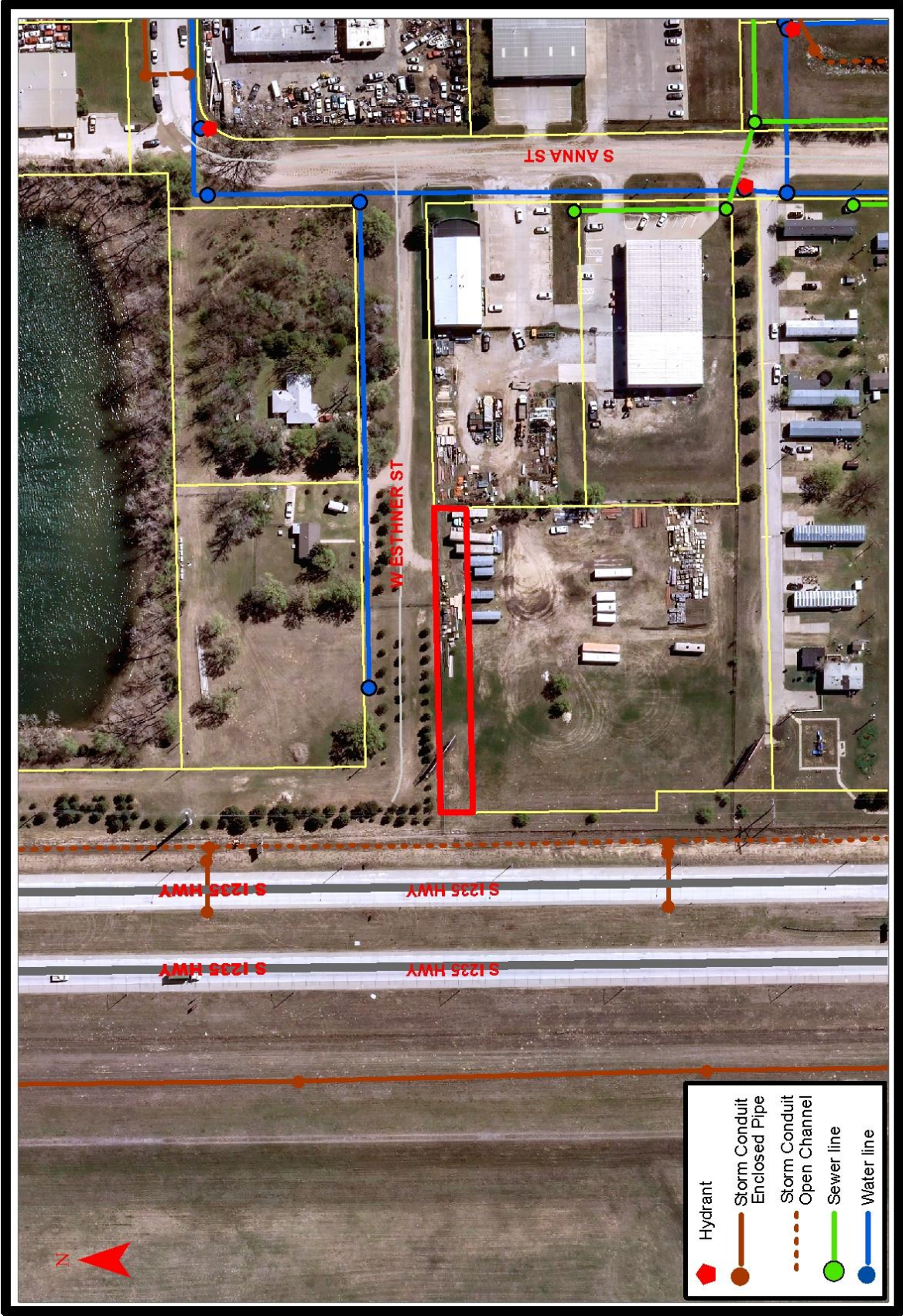
- A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:
1. That due and legal notice has been given by publication as required by law, in the Wichita Eagle, of notice of this vacation proceeding one time October 11, 2018, which was at least 20 days prior to this public hearing.
  2. That no private rights will be injured or endangered by vacating the described portion of the platted building setback 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.

Conditions (but not limited to) associated with the request:

- (1) As needed provide 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 an approved project number(s) to Planning prior to the case going to City Council for final action.
- (2) All improvements shall be according to City Standards and at the applicant's expense.
- (3) 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.

#### **SUBDIVISION COMMITTEE'S RECOMMENDED ACTION**

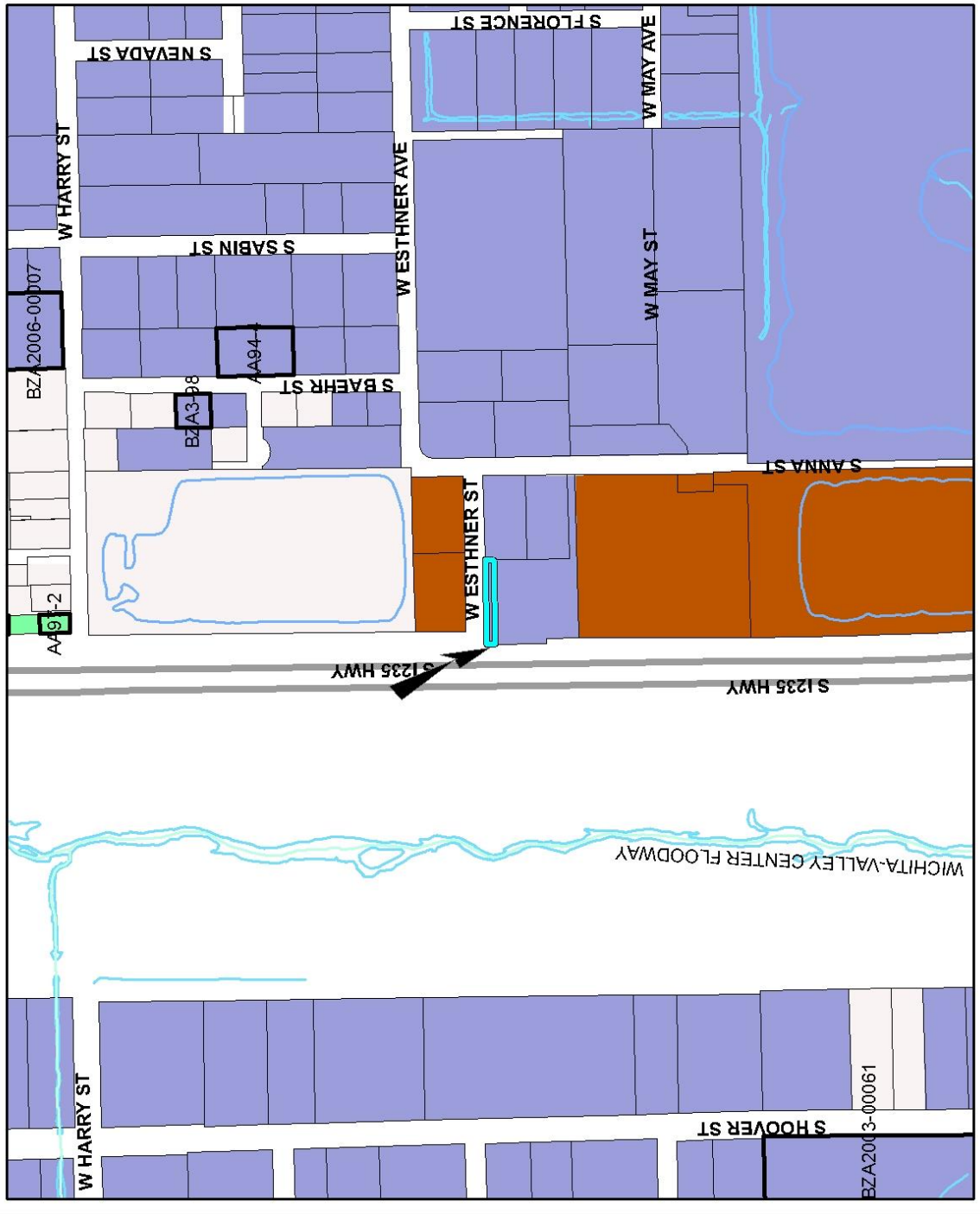
The Subdivision Committee recommends approval per staff recommendations.





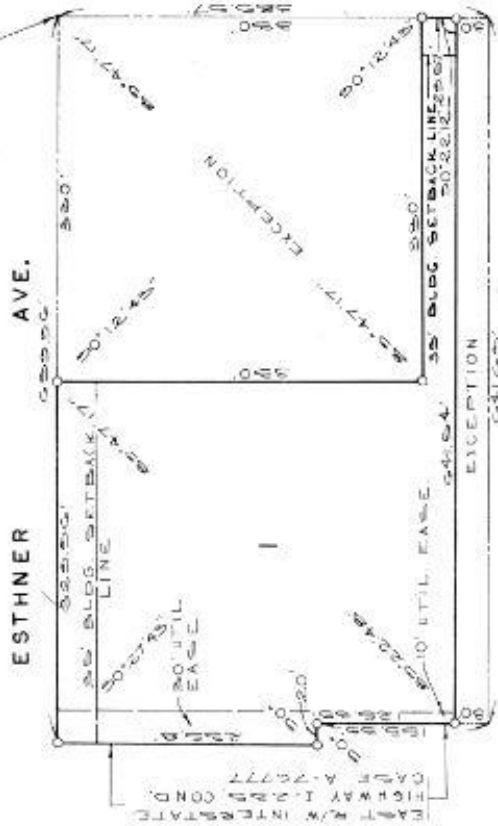
**ZONING**

- RR
- SF-20
- SF-10
- SF-5
- TF-3
- MF-18
- MF-29
- B
- MH
- NO
- GO
- NR
- LC
- GC
- CBD
- OW
- IP
- LI
- IP-A
- GI
- AFB
- U
- PUD
- AIRPORT
- OLD TOWN



# R & P SECOND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

N.E. COR. LOT 1, BLOCK 2, R & P ADDITION,  
WICHITA, SEDGWICK COUNTY, KANSAS



1" = 100'  
0 = INCH

State of Kansas, County of Sedgwick, SS.

I, Kenneth O. Taylor, Civil Engineer certify that I have surveyed and platted - County, Kansas, and that the accompanying rect exhibit of said survey described as f Wichita, Sedgwick County, Kansas, except t of said Lot 1, and except the south 30 fee

*Kenneth O. Taylor*  
Ken

Know all men by these presents that R Edgington, President, has caused the land ficate to be platted into a lot to be know Sedgwick County, Kansas. Utility easement granted for the construction and mainten

No structure shall be constructed bel 111.0 City of Wichita datum.

R & P Mobil B

ATTEST:

*Carmond M. Edgington*  
C.

Carmond M. Edgington, Sec

State of Kansas, County of Sedgwick, SS.

NO STRUCTURE SHALL BE CONSTRUCTED BELOW A FOUNDATION PAD LEVEL OF ELEVATION 111.0 CITY OF WICHITA DATUM.

ESTHNER

