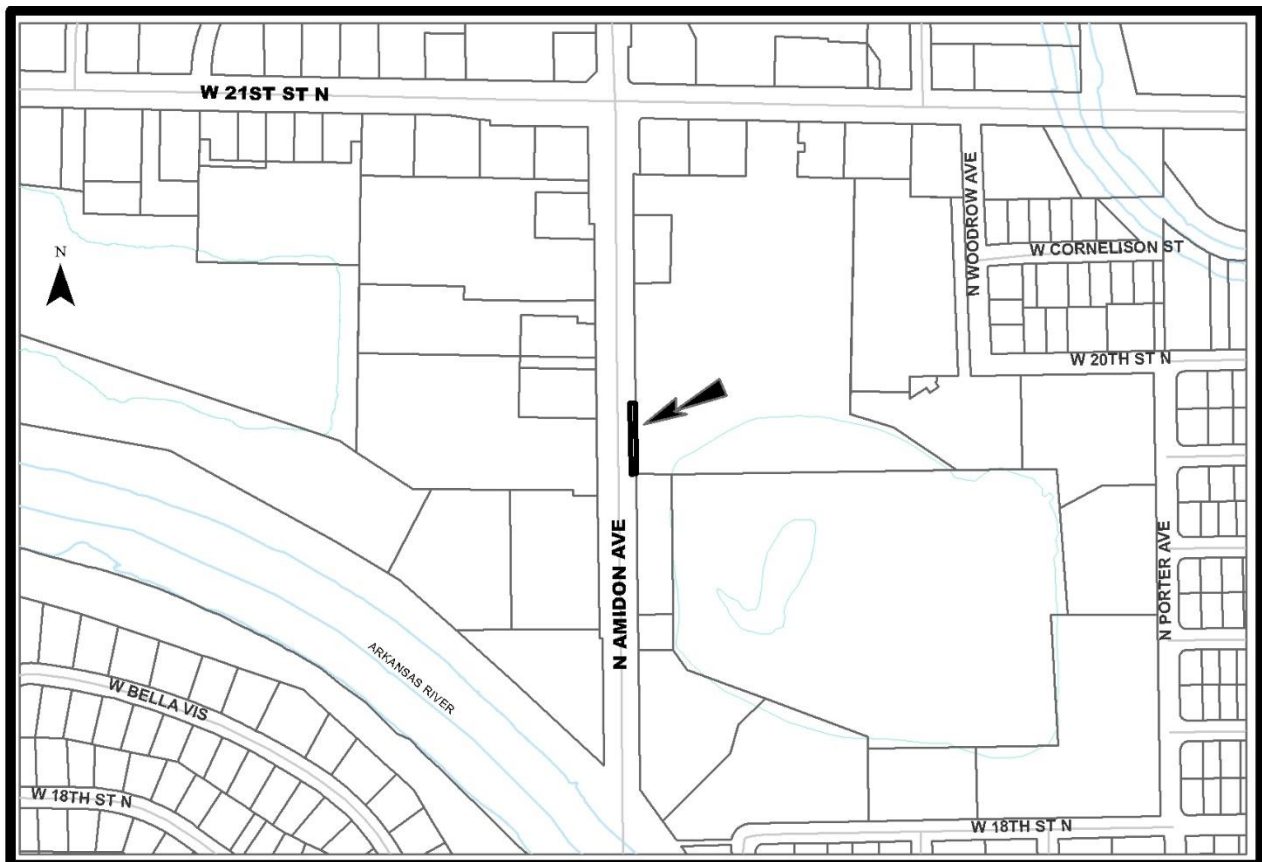


STAFF REPORT

- CASE NUMBER:** VAC2018-00038 - City vacation of complete access control for driveway into commercial development.
- OWNER/APPLICANT:** US Acquisition Property XVI, LLC (applicant), Kaw Valley Engineering c/o Levi Bond (agent)
- LEGAL DESCRIPTION:** South 200 feet of Lot 5 Twin Lakes Addition, Wichita, Sedgwick County, Kansas.
- LOCATION:** Generally located southeast of 21st Street North and North Amidon Avenue. (WCC VI)
- REASON FOR REQUEST:** Allow for one new entrance into Twin Lakes Lot 5
- CURRENT ZONING:** The site is zoned GO General Office. Adjacent properties to the north are zoned GC General Commercial and LC Limited Commercial. The property to the west (across Amidon Avenue) is zoned NR Neighborhood Retail and LC Limited Commercial. The property to the south is zoned GO General Office.

VICINITY MAP:



The applicant is requesting to partially vacate complete access control abutting the south 200 feet of the Lot 5 along Amidon Avenue of the Twin Lakes Addition. Currently, the site contains 2 drives onto Amidon Avenue: a signalized entrance approximately 345 feet north of this location and the second approximately 506 feet south. The proposed drive would be constructed directly across from an existing entrance on the west side of Amidon and a left-turn lane would be constructed in the median of southbound Amidon Avenue. There is a gas line in the proposed east approach and a streetlight where the taper of the entrance starts. Weststar has existing facilities in the area and an easement will need to be dedicated as relocation may not be possible. Richard Aitken is the area representative and can be contacted at 316-261-6334 for this item. The Twin Lakes Addition was recorded September 1, 2005.

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 portions of the platted complete access control.

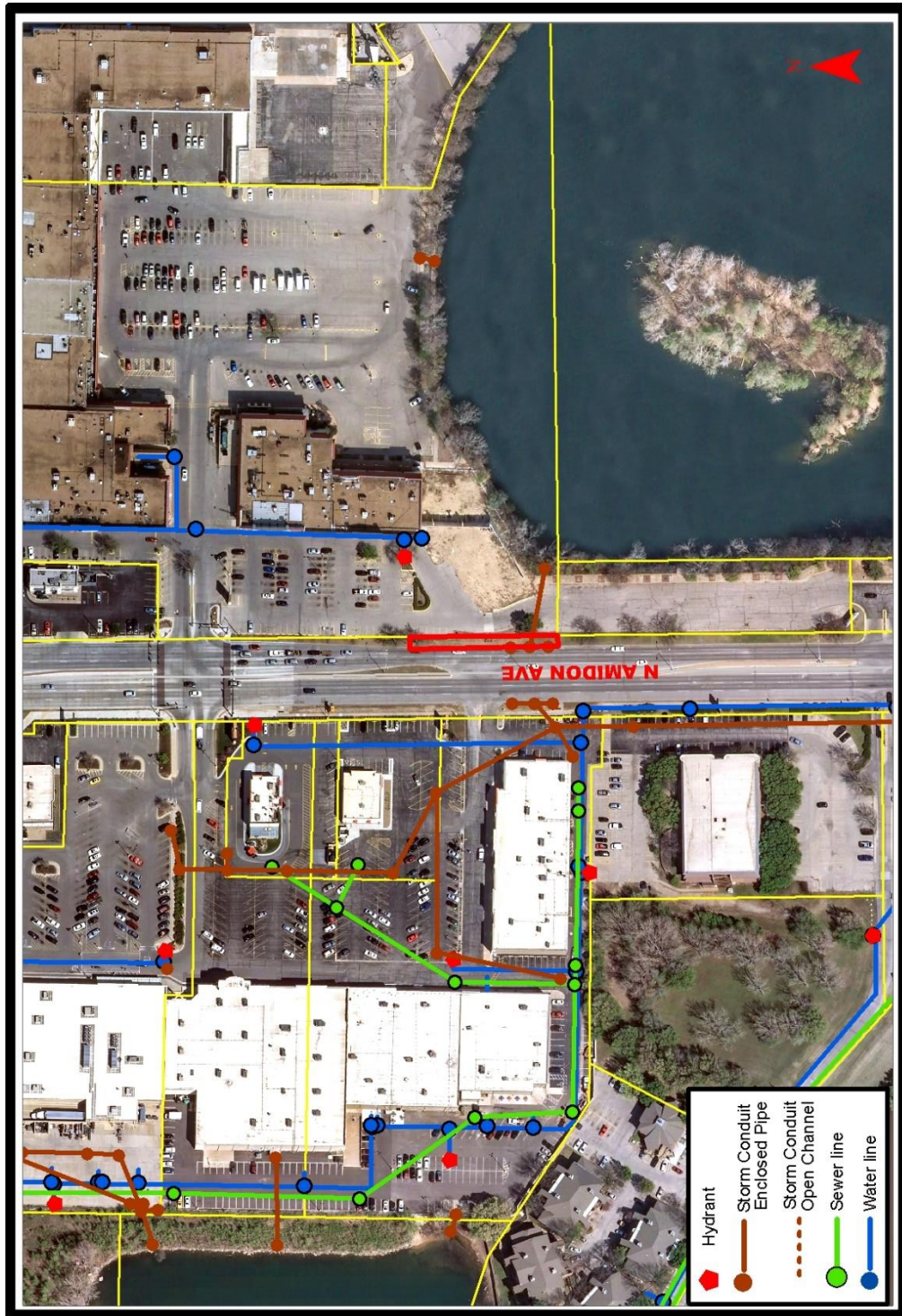
- A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:
1. That due and legal notice has been given by publication as required by law, in the Wichita Eagle, of notice of this vacation proceeding one time January 17, 2019, 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 complete access control 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.

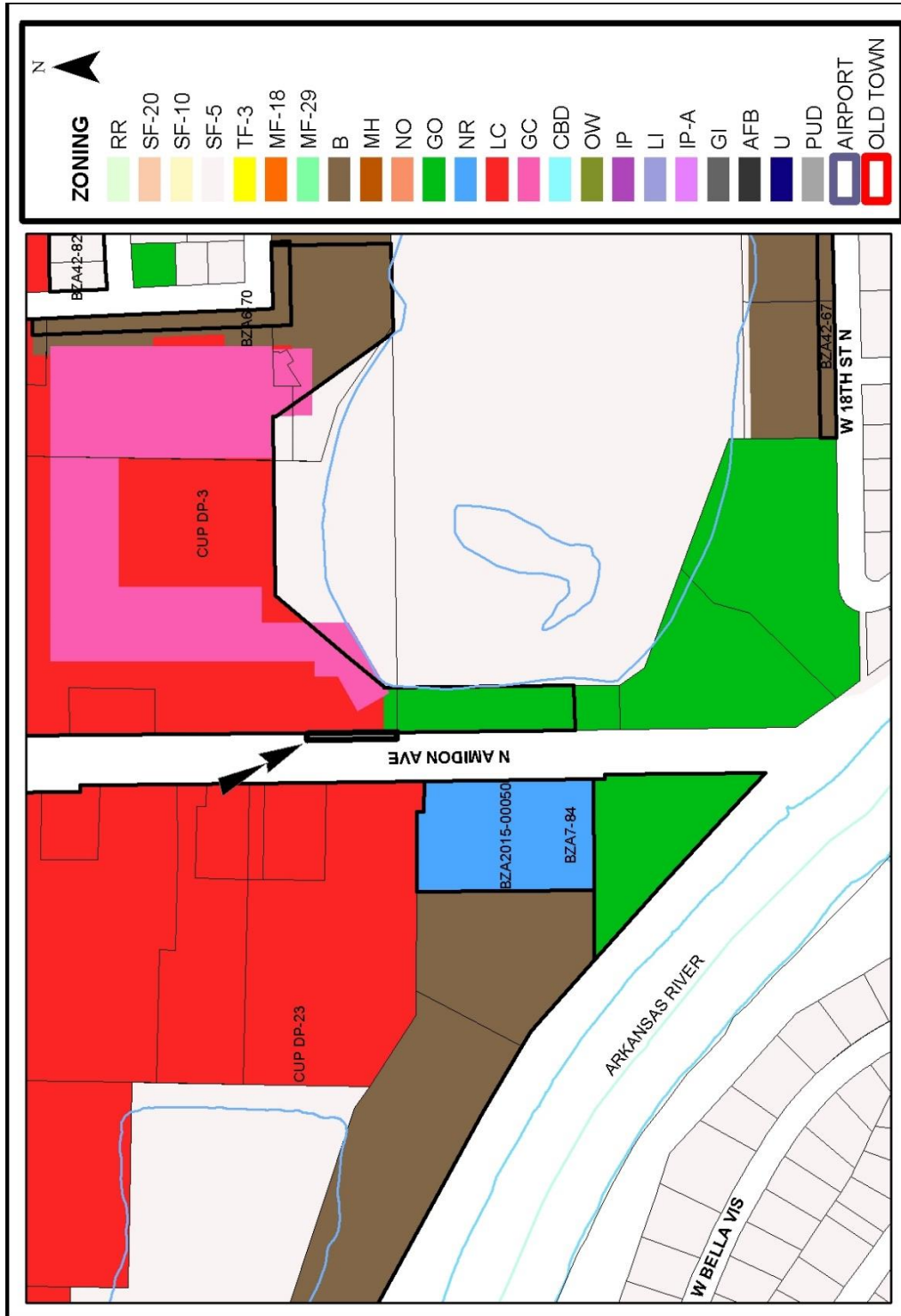
Conditions (but not limited to) associated with the request:

- (1) As needed provide Planning with dedication of easements 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 be according to City Standards and at the applicants' expense.
- (3) Partial vacation of the south 200 feet of Lot 5 Twin Lakes Addition is contingent on approval by the Traffic Engineer and the Fire Department. If approved, provide Planning with a dedication of access control by separate instrument 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.
- (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.

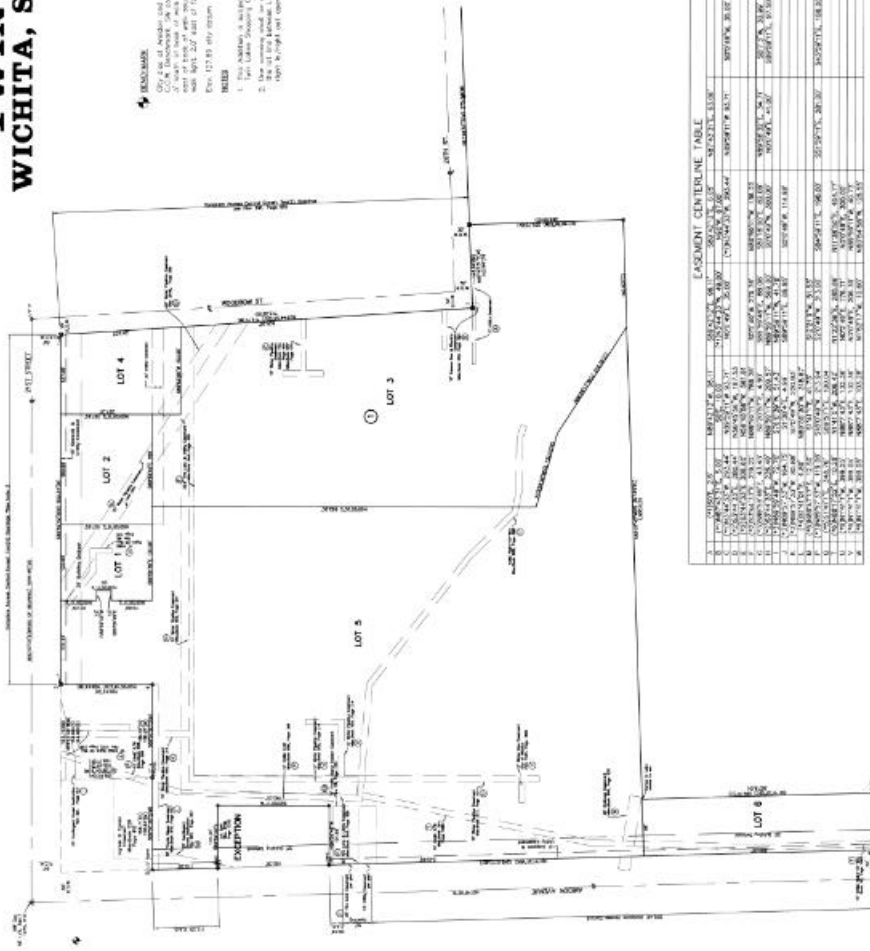
SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

The Subdivision Committee recommends approval per staff recommendations.





TWIN LAKES ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



REMARKS:
 1. This plan was prepared by the undersigned on 02/07/19.
 2. The lot numbers and lot areas shown on this plan are based on a survey of the land shown on this plan.
 3. The lot numbers and lot areas shown on this plan are based on a survey of the land shown on this plan.
 4. The lot numbers and lot areas shown on this plan are based on a survey of the land shown on this plan.
 5. The lot numbers and lot areas shown on this plan are based on a survey of the land shown on this plan.

LEGEND

- ① - 1/2" Iron Pipe (Standard)
- ② - 1/2" Iron Pipe (Non-Standard)
- ③ - 1/2" Iron Pipe with Non-Standard Top (Non-Standard)
- ④ - 1/2" Iron Pipe with Non-Standard Top (Standard)
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EASEMENT CENTERLINE TABLE

NO.	DESCRIPTION	START POINT	END POINT	WIDTH	DEPTH	AREA
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