



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

September 19, 2019

Dustin Marsh  
2509 N. Fox Run  
Wichita, KS 67226

**Ref: VAC2019-00030:** City of Vacation of platted access control for construction of a Meddy's restaurant on property zoned GC General Commercial, generally located approximately one block south of West Taft Avenue on the east side of South Ridge Road {560 S. Ridge Rd}.

Dear Dustin,

At the Thursday, September 19, 2019, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Vacation of the platted complete access control of Lot 1 except the north 130 feet, Block A, Rishel Addition, is contingent on approval by the Traffic Engineer and the Fire Department. If approved with noted condition 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.
- (2) A Lot Split shall be completed for Lot 1, Block A, Rishel Addition to create a new Lot for the subject tax parcel prior to the issuance of building permits.
- (3) All improvements shall be according to City Standards and at the applicants' expense.
- (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.

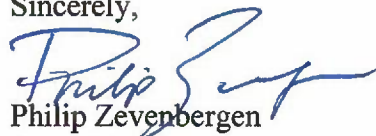
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When all of the above conditions have been completed and there are no other documents requested; this case will be scheduled for final action by the Wichita City Council at the first appropriate date after October 3, 2019 (end of the two-week protest 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,



Philip Zevenbergen  
Associate Planner

PZ:kw