



Wichita-Sedgwick County Metropolitan Area Planning Department

November 7, 2019

Greg Standifer
508 N. Mission Rd
Wichita, Ks 67206

Ref: VAC2019-00035: City Vacation of a portion of 50-foot platted street side setback to reduce it to 7.5 feet to construct a garage on property zoned SF-5 Single Family Residential, generally located on the north side of East Central Avenue and one-third mile east of North Woodlawn Boulevard (508 N Mission Rd).

Dear Greg,

At the Thursday, November 7, 2019, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Provide Planning Staff with legal descriptions of the approved vacated portions of the platted setbacks on a Word document, via e-mail, to be used on the Vacation Order. This must be provided to Planning prior to the case going to City Council for final action.
- (2) A dedication of complete access control from the entire length of the south lot line of the described lot shall be dedicated by separate instrument, with original signatures. This shall be provided to Planning prior to this case going to City Council for final action.
- (3) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. Provide Planning with any needed easements dedicated by separate instrument with original signatures. These conditions must be completed prior to the case going to Council for final action.
- (4) All improvements shall be according to City Standards and at the applicant's expense.

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- (5) 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.

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 November 21, 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

cc: Roberta L Bessette, 507 N Brookfield, Wichita KS 67206