



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

November 7, 2019

AAB Engineering  
Attn: Alan Betchan  
PO Box 2136  
Sand Springs, OK 74063

**Ref: VAC2019-00036:** City Vacation of access control to allow for a drive from MacArthur onto property zoned LC Limited Commercial, generally located on the northeast corner of South Hoover Road and West MacArthur Road.

Dear Mr. Betchan,

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) Vacate the described portion of complete access control and provide planning with a dedication of access control by separate instrument, with original signatures to go with the Vacation Order. This must be provided to Planning prior to the case going to City Council for final action.
- (2) A lot-split shall be required to officially separate Tract 1 and Tract 2 to create two separate Lots. This shall be completed prior to the case going before City Council for final action.
- (3) A cross-lot access easement shall be dedicated between Lots 1 and 2. Provide Planning with a copy of the cross-lot agreement. This must be provided to Planning prior to the case going to City Council for final action.
- (4) The driveway access onto West MacArthur from the subject property shall be constructed as a right-in, right-out per the recommendation of the City Traffic Engineer. The drive shall have signage, striping, and rollover curb and shall be approved by the City Traffic Engineer.
- (5) A dedication of access control, by separate instrument, with original signatures along the length of the north and east property lines of the subject site to prohibit any access to the site for residential streets. This dedication shall be submitted to Planning prior to the case going to City Council for final action.
- (6) A dedication of access control along South Hoover Road except the location that aligns with the drive to the property to the west, by separate instrument, with original signatures shall be submitted to Planning prior to this case going to City Council for final action.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichita.gov](http://www.wichita.gov)

- (7) A site plan shall be submitted to the Wichita Fire Marshall to be reviewed and approved prior to the issuance of building permits.
- (8) 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.
- (9) All improvements shall be according to City Standards and at the applicants' expense.
- (10) 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.

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: DC Industries LLC, Kelly Donham, 1631 Hoover Road, Wichita KS 67209  
James & Caryl Lewis, 5520 W MacArthur Rd, Wichita KS 67215  
Marvadeen McCracken, 5411 York, Wichita KS 67215  
Anthony J Lauer, 208 W Irene Lane, Garden Plain KS 67050  
Andy Lauer, 7055 S 254<sup>th</sup> W, Viola KS 67149  
Allison Siler, 3818 S Flora, Wichita KS 67215  
Jeff Faleo, 3820 S Flora, Wichita KS 67215  
Beckie Jenek, 5520 W 37<sup>th</sup> St S, Wichita KS 67215  
Mike Spain, 5420 W 37<sup>th</sup> St S, Wichita KS 67215  
Bob Boyle, 3840 S Flora, Wichita KS 67215  
Ron Buris, 3828 S Flora, Wichita KS 67215