



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

December 19, 2019

Baughman Company, P.A.  
Attn: Philip Meyer  
315 Ellis  
Wichita, KS 67211

**Ref: VAC2019-00038:** City Vacation of multiple alley rights-of-way to allow for site improvements on property zoned CBD Central Business District and generally located south of East Douglas between Ellis and Greenwood Streets (1501 - 1525 E. Douglas).

Dear Phil,

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

- (1) Dedicate a utility easement by separate instrument, with original signatures, for the length of the described platted vacated alleys. This must be provided to Planning prior to the case going to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (2) Provide restrictive covenants, with original signatures, binding and tying the vacated described alley right of way to the abutting properties. This must be provided to Planning prior to the case going to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (3) 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.
- (4) All improvements shall be according to City Standards and at the applicants' expense.

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- (5) 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 January 2, 2020 (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, AICP  
Associate Planner

PZ:kw

cc: Vantage MCA LLC, Paul Jackson, 1605 N Waterfront Parkway, Ste 100, Wichita KS 67206  
Fifteen Twenty-Five LLC, W.B. Livingston, 1525 E Douglas Ave, Wichita KS 67211