



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

July 21, 2022

Youngers and Sons  
Attn: Chad HoHeisel  
19223 K-42 Highway  
Viola, KS 67149

**Ref: VAC2022-00021:** Request in the City to vacate a portion of platted access control of on LI Limited zoned property generally located east of South Maize Road, west of South Norman Street on the north side of West MacArthur Road

Chad,

At the **Thursday, July 21, 2022**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) West York Street shall remain the primary access to Lots 3, Block A, Mid Continent Industrial Park I Addition and the east abutting Lots 2, Block A, Mid Continent Industrial Park I Addition .
- (2) Provide Planning Staff with a legal description of the approved vacated portion of the 330 feet of platted complete access control on Lot, Block A, Mid Continent Industrial Park I Addition. This must be sent to Planning on a Word document, via e-mail, to be used on the Vacation Order. This must be provided to Planning prior to this case proceeding to City Council for final action.
- (3) Provide plans for review and approval by County Public Works for a right-out only driveway onto West MacArthur Road. This must be provided to Planning prior to this case proceeding to City Council for final action. The access onto West MacArthur Road shall be gated at all times and only used during day light business hours and only for trucks picking up trash or recycling materials.
- (4) The driveway will be paved. All improvements shall be according to County and City Standards and at the applicant's expense. Provide County Public Works, the City of Wichita Public Works, and utilities with any guarantees (approved project/plans) to ensure that any associated improvements will be made, include the construction of the approved driveway and culvert. If the driveway is not being immediately constructed, provide a Drive Approach certificate, which will be recorded with the Register of Deeds. Either the guarantee(s) and/or the drive approach certificate must be provided to Public Works (guarantee) or Planning (drive approach certificate) prior to the case going to City Council for final action.
- (5) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. All improvements shall be according to County and City Standards and will be at the applicant's expense. Approval of plans for the relocation of any and all County and City Public Works utilities and/or franchised utilities must be completed prior to the case going to City Council for final action. Provide Planning with letters of approval or E-mails of approval.

- (6) Provide Planning with any required easement(s) dedicated by separate instrument(s) with original signatures for recording with the Register of Deeds. All original dedications will go with the Vacation Order to City Council for final action and filing with the Sedgwick County Register of Deeds.
- (7) 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 **August 04, 2022** (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,



William Longnecker  
Senior Planner

WL:kw

cc: NS Enterprises LLC, Neil Youngers, 26921 W 71<sup>st</sup> St S, Viola KS 67149  
Evans Building Co Inc, PO Box 249, Maize KS 67101  
Ella M Good Revocable Trust, 10223 W 39<sup>th</sup> St, Wichita KS 67215