



Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30262956

Receipt #: 2396000
Pages Recorded: 2

Recording Fee: \$0.00

Cashier: ephillip
Authorized By: *Tonya Buckingham*
Date Recorded: 09/08/2023 02:26:00 PM

BEFORE THE CITY COUNCIL OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE VACATION OF A PORTION)
OF A PLATTED 70-FOOT SETBACK AND A PORTION)
OF A PLATTED 100-FOOT SETBACK)

GENERALLY LOCATED ON THE SOUTHWEST)
CORNER OF WEST MAPLE STREET AND SOUTH)
RIDGE ROAD)

VAC2023-00025

MORE FULLY DESCRIBED BELOW)

VACATION ORDER

NOW on this 5th day of September 2023, comes on for hearing the petition for vacation filed by Lowe's Home Centers, LLC (owner), praying for the vacation of the described portions of a platted 70-foot setback and platted 100-foot setback, to wit:

The Southwest 70 feet of the Northeast platted 100 foot building setback of Lot 1 of Lowe's Addition, Wichita, Sedgwick County, Kansas, as prepared by Charles R. Robinson, PS 1395 on June 5th, 2023 and more particularly described as follows: beginning at the Northeast corner of Lot 1 of Lowe's Addition, Wichita, Sedgwick County, Kansas; thence along the North line of said Lot 1 on a bearing of North 90 degrees 00 minutes 00 seconds West, a distance of 30.00 feet; thence South 00 degrees 31 minutes 00 seconds West, a distance of 35.00 feet to the Point of Beginning; thence continuing South parallel with the East line of said Lot 1 on a bearing of South 00 degrees 31 minutes 00 seconds West, a distance of 141.92 feet; thence continuing Southerly parallel with the East line of Lot 1 on a bearing of South 08 degrees 01 minutes 30 seconds East, a distance of 49.51 feet; thence West parallel with said North line of Lot 1 on a bearing of North 90 degrees 00 minutes 00 seconds West, a distance of 70.69 feet; thence North parallel with said East line of Lot 1 on a bearing of North 08 degrees 01 minutes 30 seconds West, a distance of 44.87 feet; thence continuing North parallel with said East line of Lot 1 on a bearing of North 00 degrees 31 minutes 00 seconds East, a distance of 111.56 feet; thence East parallel with said North line of Lot 1 on a bearing of North 90 degrees 00 minutes 00 seconds East, a distance 17.00 feet; thence North parallel with said East line of Lot 1 on a bearing of North 00 degrees 31 minutes 00 seconds East, a distance of

35.00 feet; thence East parallel with said North line of Lot 1 on a bearing of North 90 degrees 00 minutes 00 seconds East, a distance 53.00 feet to the point of beginning.

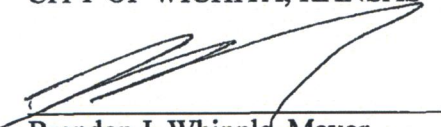
Said tract contains 12,806.98 square feet which is 0.29 acres.

The City Council, after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, makes the following findings:

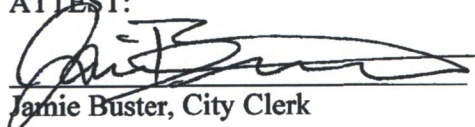
1. That due and legal notice has been given by publication, as required by law, in The Wichita Eagle on July 6, 2023, which was at least 20 days prior to the public hearing.
2. No private rights will be injured or endangered by the vacation of the described portions of a platted 70-foot setback and platted 100-foot setback, and the public will suffer no loss or inconvenience thereby.
3. In justice to the petitioner(s), the prayer of the petition ought to be granted.
4. No written objection to said vacation has been filed with the City Clerk by any owner or adjoining owner who would be a proper party to the petition.
5. The vacation of the described portions of a platted 70-foot setback and platted 100-foot setback, should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 5th day of September 2023, ordered that the described portions of a platted 70-foot setback and platted 100-foot setback, is hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order to the Register of Deeds of Sedgwick County.

CITY OF WICHITA, KANSAS

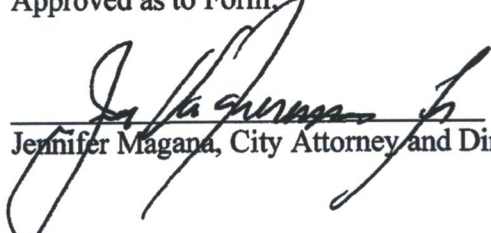

Brandon J. Whipple, Mayor

ATTEST:


Jamie Buster, City Clerk



Approved as to Form:


Jennifer Magana, City Attorney and Director of Law

**BEFORE THE CITY COUNCIL OF THE
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS**

**IN THE MATTER OF THE VACATION OF A PORTION)
OF A PLATTED 70-FOOT SETBACK AND A PORTION)
OF A PLATTED 100-FOOT SETBACK)**

**GENERALLY LOCATED ON THE SOUTHWEST)
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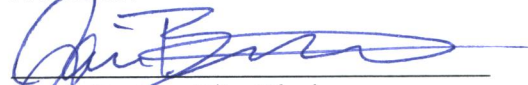
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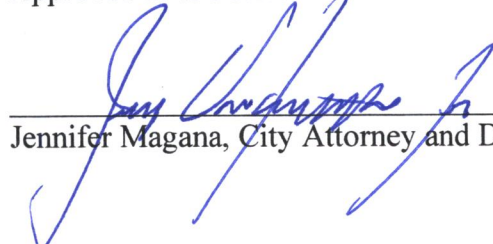
CITY OF WICHITA, KANSAS


Brandon J. Whipple, Mayor

ATTEST:


Jamie Buster, City Clerk

Approved as to Form:


Jennifer Magana, City Attorney and Director of Law



Wichita-Sedgwick County Metropolitan Area Planning Department

September 5, 2023

Lowe' Home Centers, LLC
1000 Lowes Blvd.
Mooresville, NC 28117

Schwab Eaton
Attn: Mike Stump and Chuck Robinson
800 East 1st Street North
Wichita, KS 67202

RE: VAC2023-00025: Request in the City to vacate a portion of a platted 100-foot building setback for site development; generally located on the southwest corner of West Maple Street and South Ridge Road (333 S. Ridge Road).

Dear Applicant;

At its regular meeting on September 5, 2023, the Wichita City Council considered the above captioned request. The action of the City Council was to APPROVE the vacation request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP
Current Plans
Division Manager



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

FILE COPY

July 28, 2023

Schwab Eaton
Mike Stump and/or
Chuck Robinson
800 E. 1st Street N., Ste 240
Wichita, KS 67202

Ref: VAC2023-00025: Request in the City to vacate a portion of a platted 100-foot building setback for site development; generally located on the southwest corner of West Maple Street and South Ridge Road (333 S. Ridge Road).

Mike and/or Chuck,

At the Thursday, July 27, 2023, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Vacate the generally described south 35 feet the platted 70-foot platted building setback along the north property line and vacate the generally described west 70 feet of the 100-foot platted building setback along the east property line on Lot 1, Lowes Addition, Wichita, Sedgwick County, Kansas.
- (2) Provide planning staff with an updated legal description 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 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 for recording with the Register of Deeds. All original dedications will go with the Vacation Order to City Council for final action and filling with the Sedgwick County Register of Deeds. These conditions must be completed prior to the case going to Council for final action.
- (4) If approved, the applicant shall submit an Administrative Adjustment to the Ridge Plaza Community Unit Plan DP-37 to reflect the vacated portions of the setbacks on the face of the CUP prior to the issuance of building permits.
- (5) All improvements shall be according to City Standards and at the applicant's expense.
- (6) 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

VAC2023-00025: Request in the City to vacate a portion of a platted 100-foot building setback for site development; generally located on the southwest corner of West Maple Street and South Ridge Road (333 S. Ridge Road).

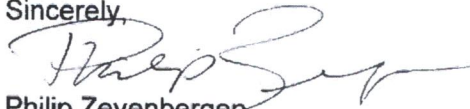
July 28, 2023

Page 2

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 10, 2023**, (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
Current Plans Division Manager

PZ:kw

cc: Lowe's Home Centers LLC, 1000 Lowes Blvd, Mooresville NC 28117



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	439976	Print Legal Ad-IPL01299290 - IPL0129929		\$142.59	2	85 L

Attention: MANDY HEBERT
CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

MHEBERT@wichita.gov

LEGAL PUBLICATION

OCA 150004

Published in The Wichita Eagle on July 6, 2023
(One Time Only)
MAPC/BZA July 27, 2023
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, July 27, 2023, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/ Board Zoning Appeals will consider the following applications. The meeting will be held at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.

DER2023-00004: Unified Zoning Code amendment to the Old Town Overlay to allow Tattoo and Body Piercing Facility as a permitted use within the Old Town Overlay District, located between North Santa Fe Avenue and North Washington Avenue, and between East Douglas Avenue and East 3rd Street North.

VAC2023-00025: Request in the City to vacate a portion of a platted 100-foot building setback for site development; generally located on the southwest corner of West Maple Street and South Ridge Road (333 S. Ridge Road).

VAC2023-00026: Request in the City to vacate a portion of platted street right-of-way and a 40 foot platted building setback; generally located on the northeast corner of Harry Street and Greenwich Avenue (1045 S. Dowell Terrace).

ZON2023-00040: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District to allow duplex; generally located on the south of W MacArthur Road and east of S Hoover Road (5515 W MacArthur Rd).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate (see below):

- 1) Participate virtually
- 2) Attend in-person at the Ronald Reagan Building
- 3) Submit comments ahead of time

Participate Virtually

Join Zoom Meeting

<https://us06web.zoom.us/j/4089866967?pwd=a0k3bW0ySElnbFJQTDZlYV0xP-VDEKUT09>

Meeting ID: 408 986 6967

Passcode: 094136

One tap mobile

+16699006833, 4089866967#,,,,*094136# US (San Jose)

+17193594580, 4089866967#,,,,*094136# US

Meeting ID: 408 986 6967

Passcode: 094136

Find your local number: <https://us06web.zoom.us/j/4089866967>

Attend In-Person

You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2684464) by 5pm, 3 days prior to the meeting.

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email Planning@wichita.gov

Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department

Attn: Scott Wadle
271 W. 3rd Street - Suite 201
Wichita, KS 67202

Phone 316.268.4421

Fax 316.858.7764

WITNESS MY HAND on July 6, 2023

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0129929

Jul 6 2023

In The STATE OF KANSAS
In and for the County of Sedgwick

1 insertion(s) published on:

07/06/23

STATE OF KANSAS)

SS

County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 07/06/2023 to 07/06/2023.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 07/06/2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in
Dallas County



STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

El Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

Page 1 of 1

CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA KS 67202

MEMO INVOICE	
Order No.:	439976
Memo Date:	07/06/2023
Bill-To Account:	16399

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
07/06/2023 - 07/06/2023	439976	Print Legal Ad-IPL01299290 IPL0129929	WIC-Wichita Eagle Legal Legals & Public Notices CLS	2 x 85 L	170 L	1	\$142.59

Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

*** MEMO INVOICE ***

CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA KS 67202

MEMO INVOICE	
Order No.:	439976
Account No.:	16399
Account Name:	CITY OF WICHITA/PLANNING DEPT
Order Amount:	\$142.59

Email questions to ssccreditandcollections@mcclatchy.com

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

METROPOLITAN AREA PLANNING COMMISSION

AGENDA REPORT NO. 3.1
July 27, 2023

STAFF REPORT

CASE NUMBER: **VAC2023-00025-** Request in the City to vacate reduce two platted setbacks from 70 feet to 35 feet and from 100 feet to 35 feet respectively.

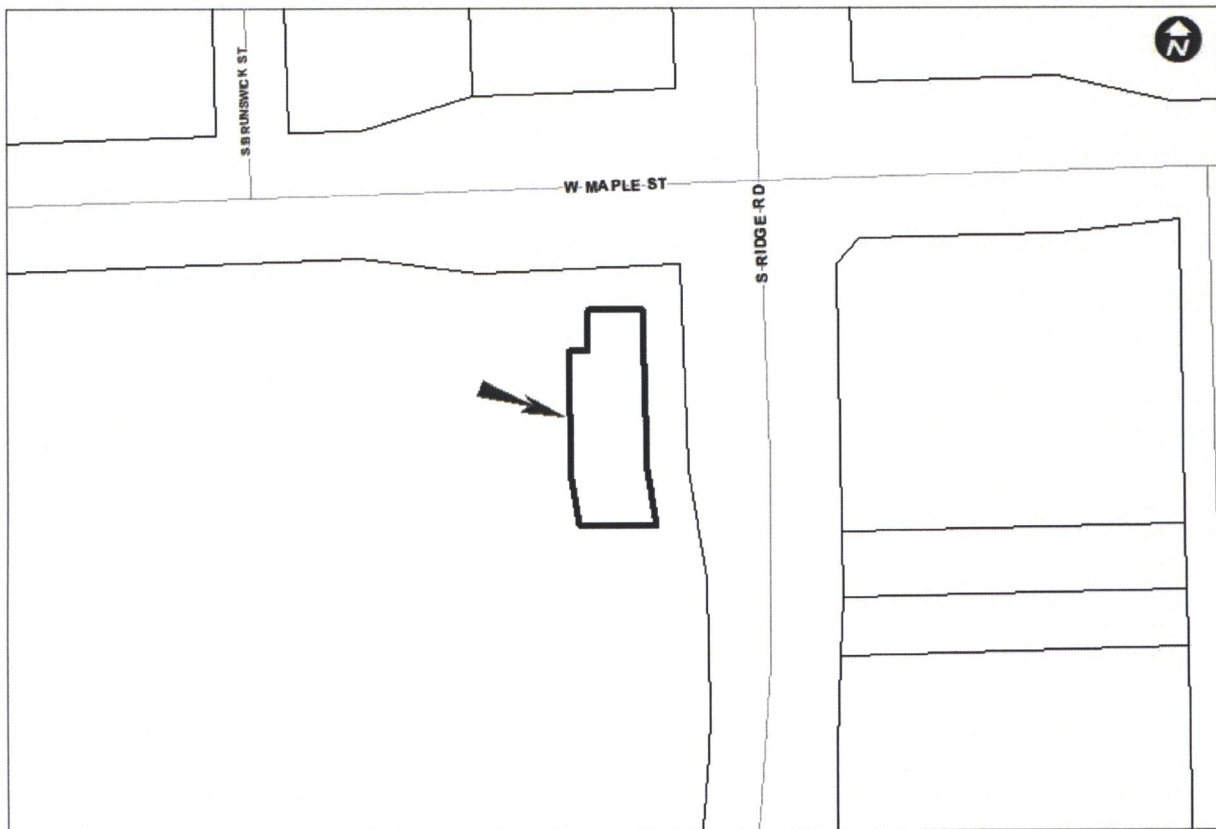
APPLICANTS: Lowe's Home Centers, LLC (owner)/ Schwab Eaton (agent)

LEGAL DESCRIPTION: Generally described as vacating the south 35 feet of a platted 70-foot setback along West Maple Street and vacating the west 70 feet of a platted 100-foot setback along South Ridge Road (see attached legal description).

LOCATION: Generally located on the southwest corner of West Maple Street and South Ridge Road. (WCC District IV)

REASON FOR REQUEST: To allow construction of a retail coffee outlet.

CURRENT ZONING: The site is zoned LC Limited Commercial District with CUP DP-37. The abutting properties to the north, east, south and west are zoned LC Limited Commercial District. Property to the south and west are within CUP DP-37 and developed with a home improvement store and a restaurant. Property to the north, across West Maple Street, is developed with a gas station and convenience store. Property to the east is developed with a restaurant.



The applicant is requesting to vacate a portion of two-platted building setbacks on Lot 1, Lowes Addition in order to construct a new retail coffee establishment in the northeast corner of the existing Lowe's Home Improvement Store's parking lot. The subject property is zoned LC Limited Commercial District and is a portion of Parcel 5A in the Ridge Plaza Community Unit Plan (CUP) DP-37. The property is generally located on the southwest corner of West Maple Street and South Ridge Road.

More specifically, Lot 1 has a platted 70-foot building setback along West Maple Street and a platted 100-foot setback along South Ridge Road. The applicant is requesting to reduce the 70-foot setback by 35 feet and reduce the 100-foot setback by 70 feet, creating a uniform 30-foot building setback along the proposed new building footprint (see attached exhibit).

Section III-C.2.b of the Unified Zoning Code (UZO) requires a minimum of a 35-foot building setback from the CUP district boundaries for all nonresidential CUPs. The requested reduction of the setback along West Maple Street does not exceed this requirement. The request to reduce the setback to 30 feet along South Ridge Road exceeds this requirement by 5 feet. However, zoning setbacks within CUPs can be reduced by 5 feet by administrative adjustment. Staff does not think the additional 5 feet will have any negative impacts vehicular movement or harmonious development. These platted setbacks are denoted on the CUP DP-37 drawing. If the vacation application is approved, the applicant will be required to submit an administrative adjustment to CUP DP-37 to reflect the changed setbacks on the face of the CUP. The applicant is entering into a long-term lease with the owner of Lot 1, which does not require a lot split or creation of a new parcel.

The applicant does not intend to construct any additional drives onto West Maple Street or South Ridge Road. Access to the site will be via the existing drives to the west and south of the subject area.

City water is located in the West Maple Street right-of-way. City sewer is located in a platted 25-foot utility easement on Lot 1, approximately 400 feet south of the subject site. Sewer will need to be extended in order to serve the proposed new development. Evergy does not object to the request. They have poles, equipment, and lines near the subject setback. Conditions #2 and #3 cover all utilities. Abby Brungardt is the Evergy Representative for this project and can be contacted at 785-508-2715. Vehicular traffic, pedestrian traffic, and public safety should not be impacted by this vacation request if approved with the listed conditions.

The Lowes Addition was recorded with the Sedgwick County Register of Deeds on September 23, 1997.

- A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:
1. That due and legal notice has been given by publication as required by law, in the Wichita Eagle, of notice of this vacation proceeding one time July 6, 2023, which was at least 20 days prior to this public hearing.
 2. That no private rights will be injured or endangered by vacating the described portion of the platted street 100-foot setback and that the public will suffer no loss or inconvenience thereby.
 3. In justice to the petitioner, the prayer of the petition ought to be granted.

Conditions (but not limited to) associated with the request:

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from Public Works, Stormwater, Water and Sewer, Traffic, Fire, franchised utility representatives, and other interested parties, planning staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of platted building setbacks.

- (1) Vacate the generally described south 35 feet the platted 70-foot platted building setback along the north property line and vacate the generally described west 70 feet of the 100-foot platted building setback along the east property line on Lot 1, Lowes Addition, Wichita, Sedgwick County, Kansas.
- (2) Provide planning staff with an updated legal description 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 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 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. These conditions must be completed prior to the case going to Council for final action.
- (4) If approved, the applicant shall submit an Administrative Adjustment to the Ridge Plaza Community Unit Plan DP-37 to reflect the vacated portions of the setbacks on the face of the CUP prior to the issuance of building permits.
- (5) All improvements shall be according to City Standards and at the applicant's expense.
- (6) 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.

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

The Subdivision Committee recommends approval per staff recommendations.

Attachments:

1. Aerial Map
2. Applicant's Exhibit
3. Plat Excerpt
4. CUP DP-37 Drawing
5. Legal Description
6. Site Photos

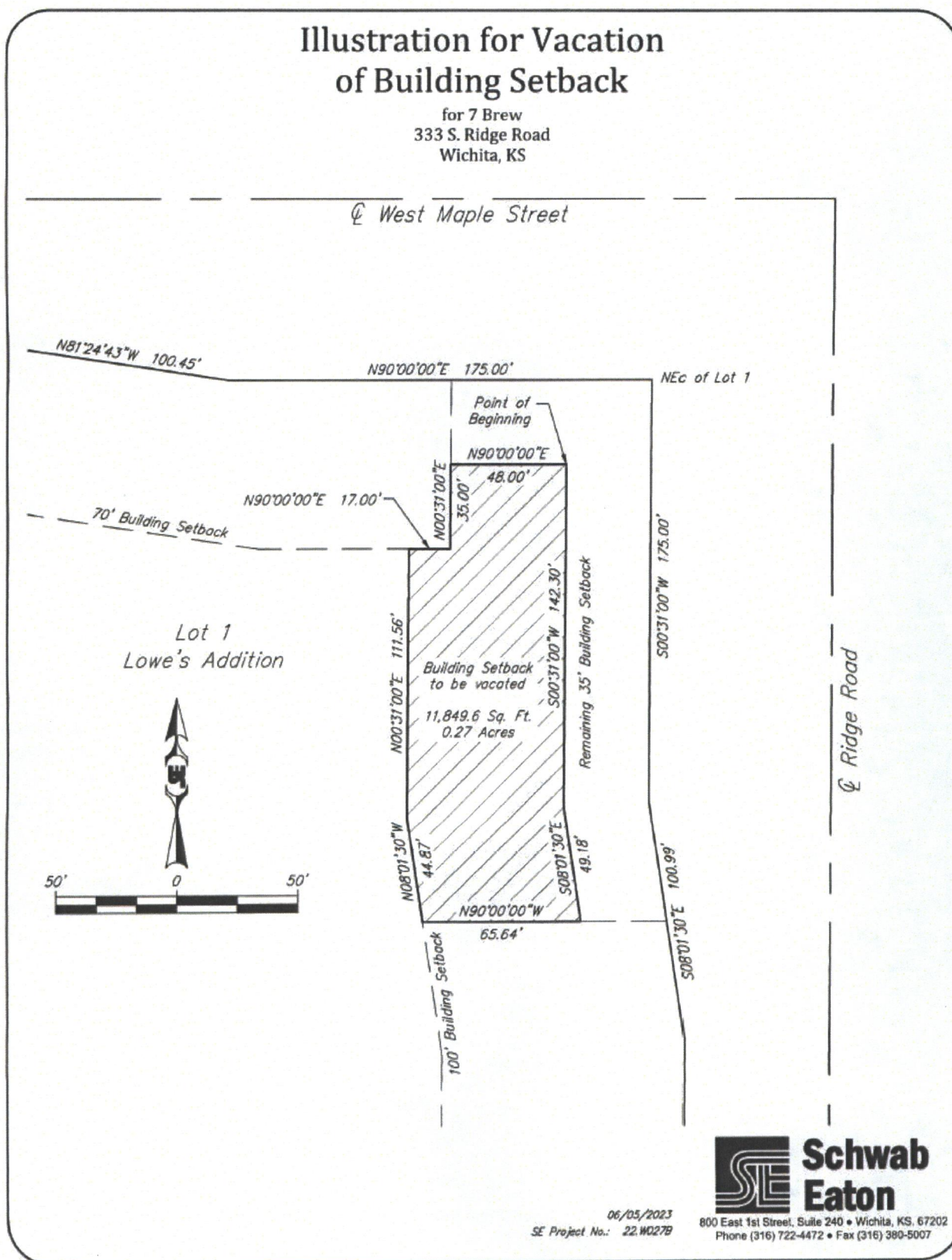
Attachment 1. Aerial Map



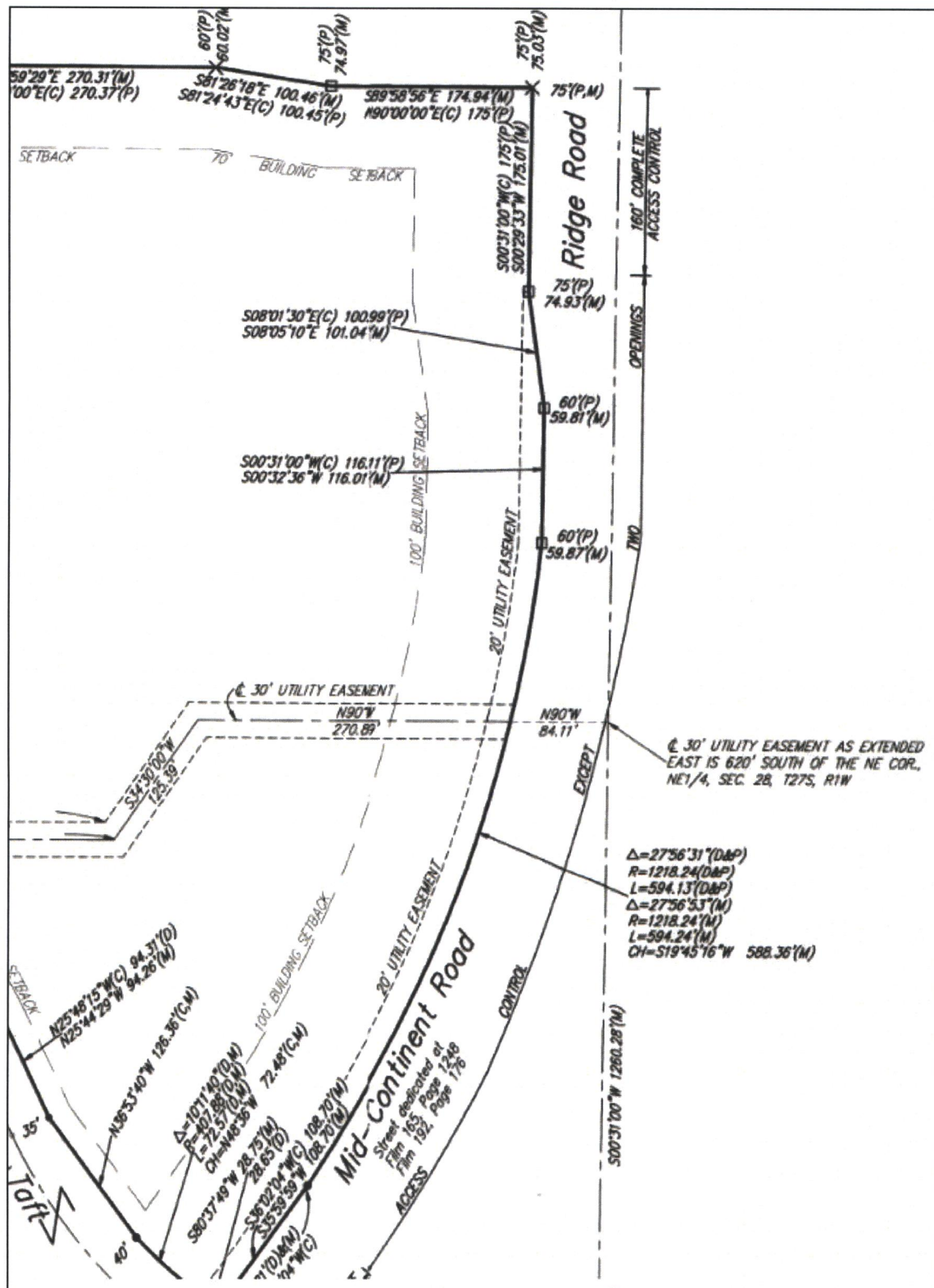
July 27, 2023

Page 5

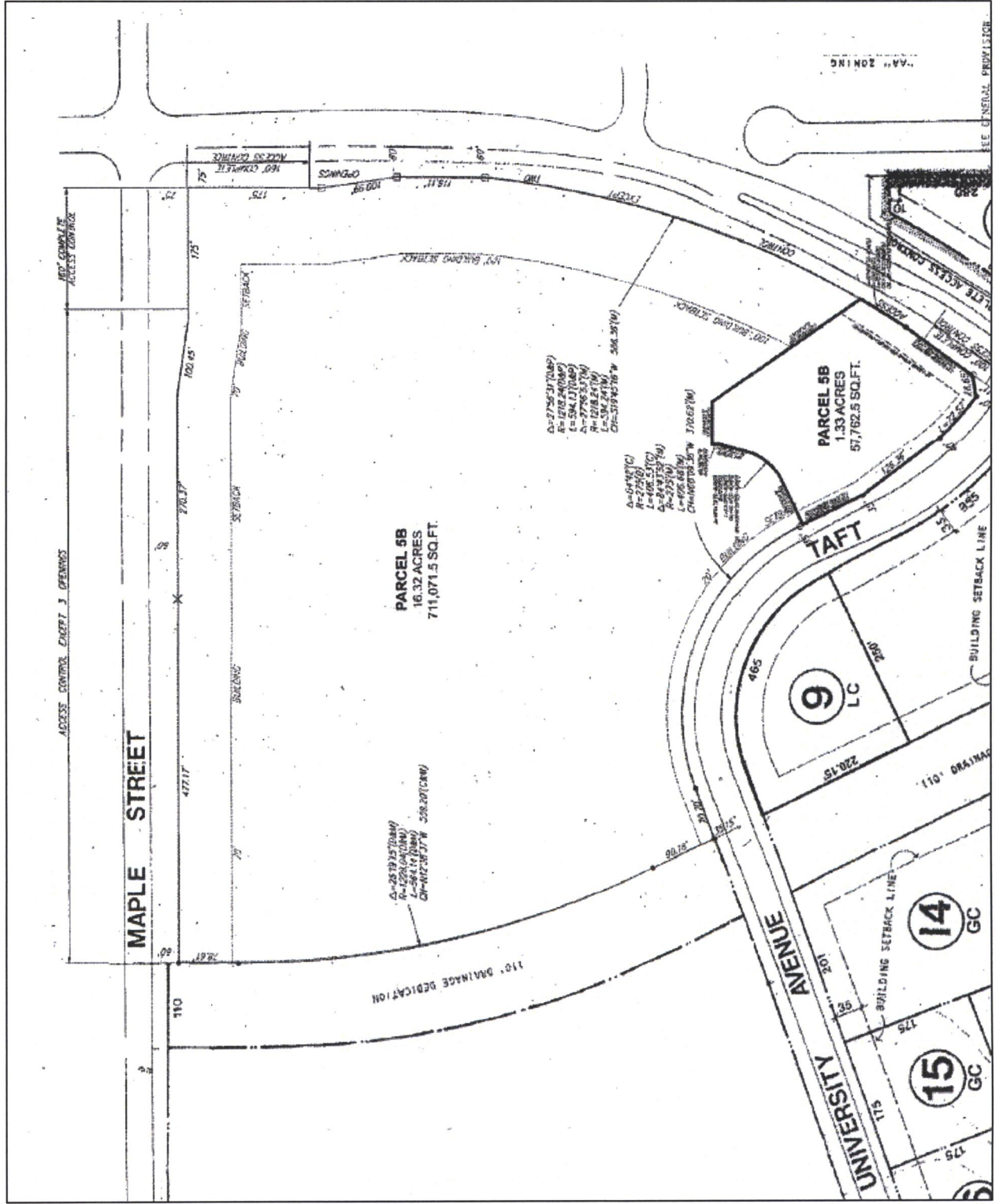
Attachment 2. Applicant's Exhibit



Attachment 3. Plat Excerpt



Attachment 4. CUP DP-37 Drawing Excerpt



Attachment

5. Legal Description

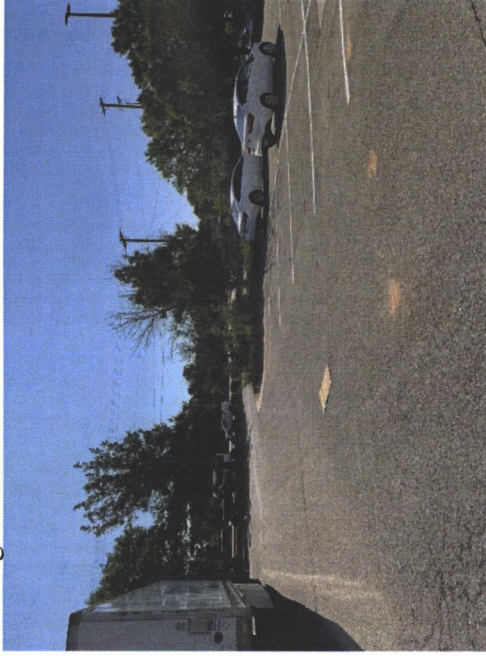
A portion of the platted building setback:

The Southwest 65 feet of the Northeast platted 100 foot building setback of Lot 1 of Lowe's Addition, Wichita, Sedgwick County, Kansas, as prepared by Charles R. Robinson, PS 1395 on June 5th, 2023 and more particularly described as follows: beginning at the Northeast corner of Lot 1 of Lowe's Addition, Wichita, Sedgwick County, Kansas; thence along the North line of said Lot 1 on a bearing of North 90 degrees 00 minutes 00 seconds West, a distance of 35.00 feet; thence South 00 degrees 31 minutes 00 seconds West, a distance of 35.00 feet to the Point of Beginning; thence continuing South parallel with the East line of said Lot 1 on a bearing of South 00 degrees 31 minutes 00 seconds West, a distance of 142.30 feet; thence continuing Southerly parallel with the East line of Lot 1 on a bearing of South 08 degrees 01 minutes 30 seconds East, a distance of 49.18 feet; thence West parallel with said North line of Lot 1 on a bearing of North 90 degrees 00 minutes 00 seconds West, a distance of 65.64 feet; thence North parallel with said East line of Lot 1 on a bearing of North 08 degrees 01 minutes 30 seconds West, a distance of 44.87 feet; thence continuing North parallel with said East line of Lot 1 on a bearing of North 00 degrees 31 minutes 00 seconds East, a distance of 111.56 feet; thence East parallel with said North line of Lot 1 on a bearing of North 90 degrees 00 minutes 00 seconds East, a distance 17.00 feet; thence North parallel with said East line of Lot 1 on a bearing of North 00 degrees 31 minutes 00 seconds East, a distance of 35.00 feet; thence East parallel with said North line of Lot 1 on a bearing of North 90 degrees 00 minutes 00 seconds East, a distance 48.00 feet to the point of beginning.

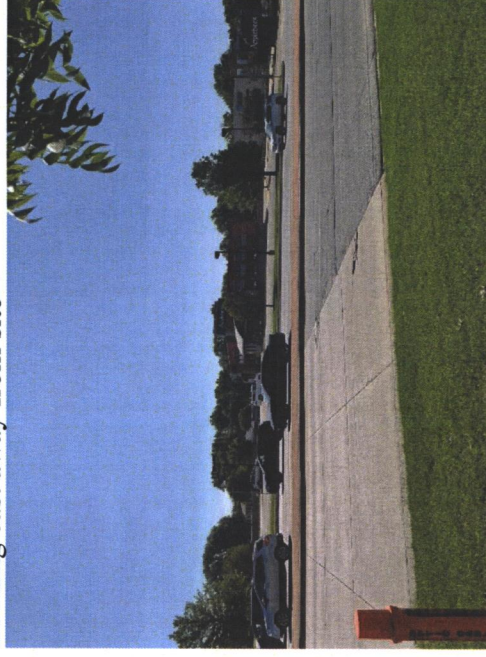
Said tract contains 11,849.60 square feet which is 0.27 acres.

Attachment 6. Site Photos

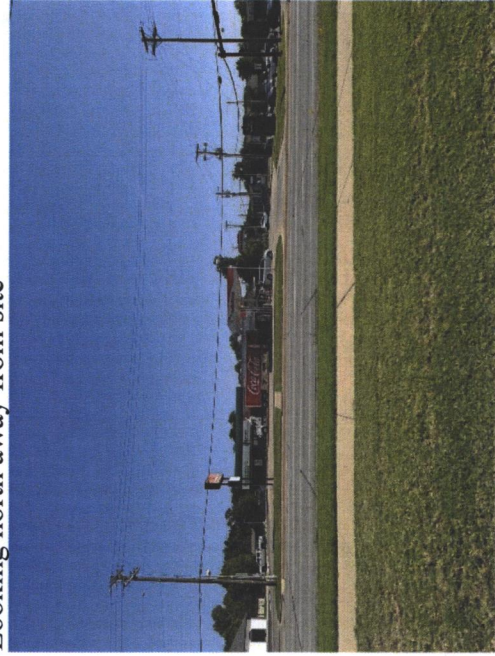
Looking east at site



Looking east away from site



Looking north away from site



Looking southwest away from site

