



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

October 14, 2025

MLRC, LLC
8100 E. 22nd St. N., Bldg 1900-1
Wichita, KS, 67226

Baughman Company, PA
315 S. Ellis Ave.
Wichita, KS, 67211

Ref: VAC2025-00037: Vacation request in the City to vacate two portions of platted complete access control and a utility easement on property located on the northwest corner of East 21st Street North and North 159th Street East.

Dear Applicant,

At the **Tuesday, October 14, 2025**, meeting of the Wichita City Council, the above-referenced vacation request was **approved**.

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,

A handwritten signature in blue ink, appearing to read 'S. Deetz'.

Samuel Deetz
Current Plans
Associate Planner



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

September 11, 2025

MLRC, LLC
8100 E. 22nd St. N., Bldg 1900-1
Wichita, KS, 67226

Baughman Company, PA
315 S. Ellis Ave.
Wichita, KS, 67211

Ref: VAC2025-00037: Vacation request in the City to vacate two portions of platted complete access control and a utility easement on property located on the northwest corner of East 21st Street North and North 159th Street East.

Dear Applicant,

At the **Thursday, September 11, 2025**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was **approved** subject to the following conditions:

- (1) Abandonment or relocation/reconstruction of any/all utilities made necessary by the vacation of the described utility easement shall be to City Standards and shall be the responsibility and at the expense of the applicant. As needed provide approval from franchised utilities for the relocation of franchised utilities. All to be provided to the Planning Department prior to this case going to City Council for final action.
- (2) All improvements shall be according to City Standards and at the applicants' expense.
- (3) Provide Planning with a legal description of the vacated portion of the complete access control and utility easement on a Word document via E-mail that can be used on the Vacation Order. This must be provided to the Planning Department prior to this case going to City Council for final action.
- (4) 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.

These conditions have been met. Therefore, this case is scheduled for final action by the Wichita City Council on **Tuesday, October 14, 2025**. 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,


Samuel Deetz
Current Plans
Associate Planner



Document #: 2025-052722
Date Recorded: 10/21/2025 02:39:39 PM
Pages: 2 Recording Fee: 0.00
Sedgwick County Kansas
Tonya Buckingham,
Register of Deeds

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

**IN THE MATTER OF THE VACATION OF TWO
PORTIONS OF COMPLETE ACCESS CONTROL AND A
UTILITY EASEMENT**

**GENERALLY LOCATED ON THE NORTHWEST
CORNER OF EAST 21ST STREET NORTH AND NORTH
159TH STREET EAST**

VAC2025-00037

MORE FULLY DESCRIBED BELOW

VACATION ORDER

NOW on this 14th day of October, 2025, comes on for hearing the petition for vacation filed by MLRC, LLC (owner), praying for the vacation of described two portions of complete access control and utility easement, to wit:

The west 20.55 feet, of the southern 185.00 foot Complete Access Control coincident with the south boundary of Lot 3, Block A, Monarch Landing Commercial Addition, Wichita, Sedgwick County, Kansas.

TOGETHER WITH

The north 5.70 feet, of the eastern 199.69 foot Complete Access Control coincident with the eastern boundary of Lot 3, Block A, Monarch Landing Commercial Addition, Wichita, Sedgwick County, Kansas.

TOGETHER WITH

The 20'x20' Utility Easement at the northeast corner of Lot 3, Block A, Monarch Landing Commercial Addition, Wichita, Sedgwick County, Kansas, more particularly described as BEGINNING at the northeast corner of said Lot 3; THENCE South 00°38'46" East, coincident with the east boundary of said Lot 3, a distance of 20.00 feet; THENCE South 89°21'14" West, parallel with the north boundary of said Lot 3, a distance of 20.00 feet; THENCE North 00°38'46" West, parallel with the east boundary of said Lot 3, a distance of 20.00 feet, to the north

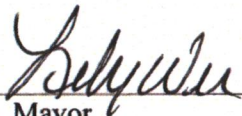
boundary of said Lot 3; THENCE North 89°21'14" East, coincident with the north boundary of said Lot 3, a distance of 20.00 feet, to the POINT OF BEGINNING.

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:

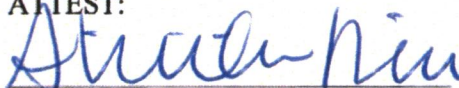
1. That due and legal notice has been given by publication, as required by law, in The Wichita Eagle on August 21, 2025, which was at least 20 days prior to the public hearing.
2. No private rights will be injured or endangered by the vacation of the described two portions of complete access control and utility easement, 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 two portions of complete access control and utility easement, should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 14th day of October, 2025, ordered that the described two portions of complete access control and utility easement 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

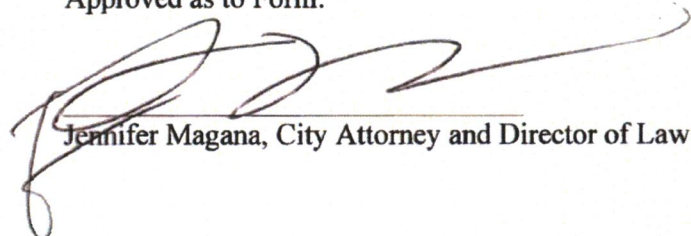

Lily Wu, Mayor

ATTEST:


Shinita Rice, Deputy 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 TWO
PORTIONS OF COMPLETE ACCESS CONTROL AND A
UTILITY EASEMENT**

**GENERALLY LOCATED ON THE NORTHWEST
CORNER OF EAST 21ST STREET NORTH AND NORTH
159TH STREET EAST**

VAC2025-00037

MORE FULLY DESCRIBED BELOW

VACATION ORDER

NOW on this 14th day of October, 2025, comes on for hearing the petition for vacation filed by MLRC, LLC (owner), praying for the vacation of described two portions of complete access control and utility easement, to wit:

The west 20.55 feet, of the southern 185.00 foot Complete Access Control coincident with the south boundary of Lot 3, Block A, Monarch Landing Commercial Addition, Wichita, Sedgwick County, Kansas.

TOGETHER WITH

The north 5.70 feet, of the eastern 199.69 foot Complete Access Control coincident with the eastern boundary of Lot 3, Block A, Monarch Landing Commercial Addition, Wichita, Sedgwick County, Kansas.

TOGETHER WITH

The 20'x20' Utility Easement at the northeast corner of Lot 3, Block A, Monarch Landing Commercial Addition, Wichita, Sedgwick County, Kansas, more particularly described as BEGINNING at the northeast corner of said Lot 3; THENCE South 00°38'46" East, coincident with the east boundary of said Lot 3, a distance of 20.00 feet; THENCE South 89°21'14" West, parallel with the north boundary of said Lot 3, a distance of 20.00 feet; THENCE North 00°38'46" West, parallel with the east boundary of said Lot 3, a distance of 20.00 feet, to the north

boundary of said Lot 3; THENCE North 89°21'14" East, coincident with the north boundary of said Lot 3, a distance of 20.00 feet, to the POINT OF BEGINNING.

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 August 21, 2025, 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 two portions of complete access control and utility easement, 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 two portions of complete access control and utility easement, should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 14th day of October, 2025, ordered that the described two portions of complete access control and utility easement 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.

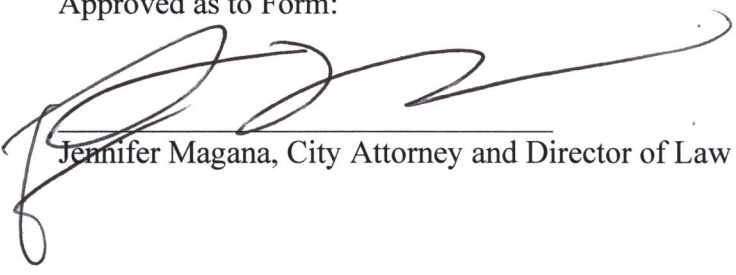
CITY OF WICHITA, KANSAS

Lily Wu, Mayor

ATTEST:

Shinita Rice, Deputy City Clerk

Approved as to Form:



Jennifer Magana, City Attorney and Director of Law

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0264507	Legal Ad - IPL0264507	09/11/2025 MAPC WICHITA EAGLE SUMMARY	1.0	93.0L

ATTENTION: CITY OF WICHITA/PLANNING DEPT IP
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202
MHEBERT@wichita.gov

OCA 150004
Published in The Wichita Eagle
on August 20, 2025
(One Time Only)
MAPC/BZA
September 11, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, September 11, 2025, no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421. **Full notice can be found at www.wichita.gov/LegalNotices.**

BZA2025-00054: Variance request in the City to eliminate the landscaped street yard requirements on property zoned U Limited Industrial District, generally located on the southeast corner of East Elm Street and North Emporia Avenue (515 East Elm Street).

VAC2025-00033: Vacation request in the City to vacate a 30-foot access & utility easement on property located on the east side of South Byron Avenue and 260 feet south of West Douglas Avenue.

VAC2025-00035: Vacation request in the City to vacate 33 square feet of a street side building setback to construct a building addition and drive up ATM on property zoned LC Limited Commercial District, generally located on the southeast corner of East Kellogg Drive and South Rock Road (8003 East Kellogg Drive).

VAC2025-00036: Vacation request in the City to vacate a 15-foot interior building setback to allow for the development of a new building on property zoned LC Limited Commercial District within CUP DP-122, generally located on the northeast corner of E 37th Street N and N Inwood St (7271 E 37th St N).

VAC2025-00037: Vacation request in the City to vacate two portions of platted complete access control and a utility easement on property located on the northwest corner of East 21st Street North and North 159th Street East.

ZON2025-00037: Zone Change request in the City from U Limited Industrial District to CBD Central Business District, generally located south of West Douglas Avenue and two blocks east of South Seneca Street (825 West Douglas Avenue).

ZON2025-00038: Zone Change request in the City from B Multi-Family Residential District to LC Limited Commercial District to allow for future commercial development, generally located on the east side of North Hillside Avenue, within 250 feet north of East 1st Street North (212 North Hillside Avenue).
IPL0264507
Aug 20 2025

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

County of Sedgwick)
the undersigned, of lawful age, being first duly sworn, depose 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.

1.0 insertion(s) published on:
08/20/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



Mary Castro

Julie A Ambry



Sworn to and subscribed before
me on

Aug 20, 2025, 9:59 AM EDT

OFFICIAL SEAL
JULIE A AMBRY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 1010931
MY COMMISSION EXPIRES MAY 28, 2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX*

STAFF REPORT

CASE NUMBER: VAC2025-00037 - Request to vacate two portions of complete access control and a utility easement.

OWNER/APPLICANT: MLRC, LLC (Applicant)

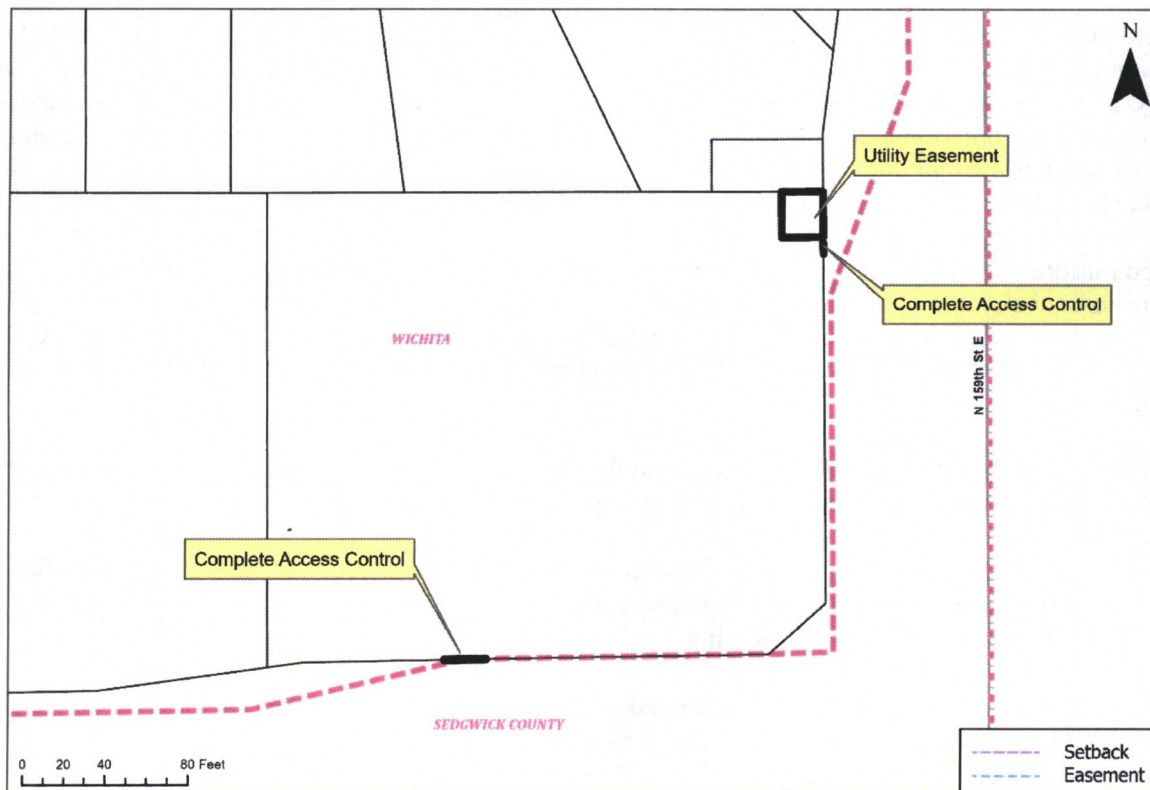
LEGAL DESCRIPTION: Generally described as vacating a 20.55-foot and a 5.7-foot portion of complete access control and a 20 by 20 foot utility easement located in the northeast corner of Lot 3, Block A, Monarch Landing Commercial Addition, Wichita, Sedgwick County, Kansas.

LOCATION: Generally located on the northwest corner of East 21st Street North and North 159th Street East.

REASON FOR REQUEST: To allow for access to Parcel 3 that will match a lot split.

CURRENT ZONING: The subject site along with properties to the north, west, and south are zoned LC Limited Commercial (LC) with CUP DP-303. Property to the east is within Andover. The subject site and properties to the east and west are vacant. Properties to the north and south are developed with residential uses.

VICINITY MAP:



The applicant proposes to vacate a 20.55-foot portion of complete access control along East 21st Street North and a 5.7-foot portion of complete access control along North 159th Street East. In addition, the applicant proposes to vacate the 20-foot by 20-foot utility easement located in the northeast corner of Lot 3, Block A, Monarch Landing Commercial Addition. The site is generally located on the northwest corner of East 21st Street North and North 159th Street East. The site is zoned LC Limited Commercial (LC) with CUP DP-303 and is undeveloped. The easement and complete access controls are shown on the face of the CUP drawing, therefore a CUP adjustment will be necessary.

The purpose of the vacation is to allow for access to Parcel 3 that will match a lot split. The proposed vacation request will not affect existing easements along the south property line. The proposed complete access control vacation requests will not create new access points, but rather expand the existing access points to 30 feet each.

There are no public utilities in the vacation area. Wichita Public Works and Utilities, Fire, and Stormwater do not object to this vacation. Traffic Engineering approves as long as the type of opening will remain the same, with Right In/ Right Out only onto 21st Street and full movement onto 159th Street.

Comments from franchised utilities have been received. Black Hills Energy, and Cox have no lines or equipment in the vacation area and therefore have no objections.

Evergy has reviewed the request and has no objection. Eric O'Donnell, Area Design Representative, will be the contact for this vacation request and any project associated with it. He can be contacted at (316) 261 - 6359. Standard language will apply; **Any relocation or removal of existing Evergy equipment will need to be discussed and will be at the applicant's expense.**

The Monarch Landing Commercial Addition was recorded on October 26, 2015.

When determining a recommendation to be made to the Metropolitan Area Planning Commission (MAPC), the Subdivision and Utility Advisory Committee should consider the legal findings that are required to be made by the MAPC and Governing Body in order to grant the request. These findings are detailed in the subsequent MAPC report. *In particular, the Committee should consider whether any private rights will be injured or endangered by recommending approval of the vacation request, and whether or not the public will suffer any loss or inconvenience thereby.*

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, 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 portions of the complete access control and utility easement.

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 August 21, 2025, 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 portions of the complete access control and utility easement 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:

- (1) Abandonment or relocation/reconstruction of any/all utilities made necessary by the vacation of the described utility easement shall be to City Standards and shall be the responsibility and at the expense of the applicant. As needed provide approval from franchised utilities for the relocation of franchised utilities. All to be provided to the Planning Department prior to this case going to City Council for final action.
- (2) All improvements shall be according to City Standards and at the applicants' expense.
- (3) Provide Planning with a legal description of the vacated portion of the complete access control and utility easement on a Word document via E-mail that can be used on the Vacation Order. This must be provided to the Planning Department prior to this case going to City Council for final action.
- (4) 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.

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

The Subdivision Committee recommends approval per staff recommendations.

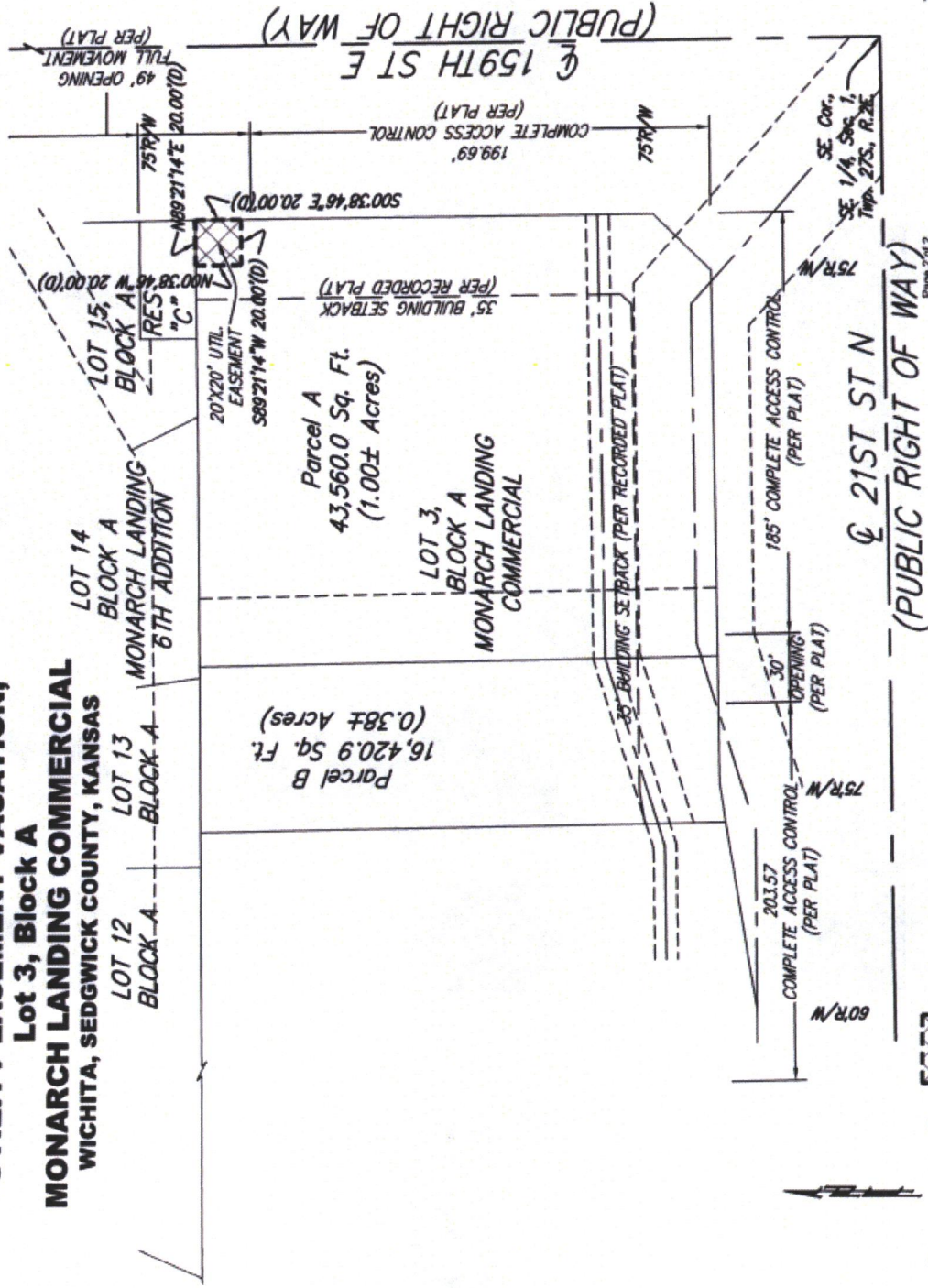
Attachments:

1. Complete Access Control Vacation Exhibit
2. Utility Easement Vacation Exhibit
3. Aerial Map
4. Complete Access Control Legal Description
5. Utility Easement Legal Description
6. Plat Exhibit
7. CUP Drawing

Utility Easement Vacation Exhibit

EXHIBIT

**UTILITY EASEMENT VACATION,
Lot 3, Block A
MONARCH LANDING COMMERCIAL
WICHITA, SEDGWICK COUNTY, KANSAS**



2000 4/1 26

Page 2 of 2

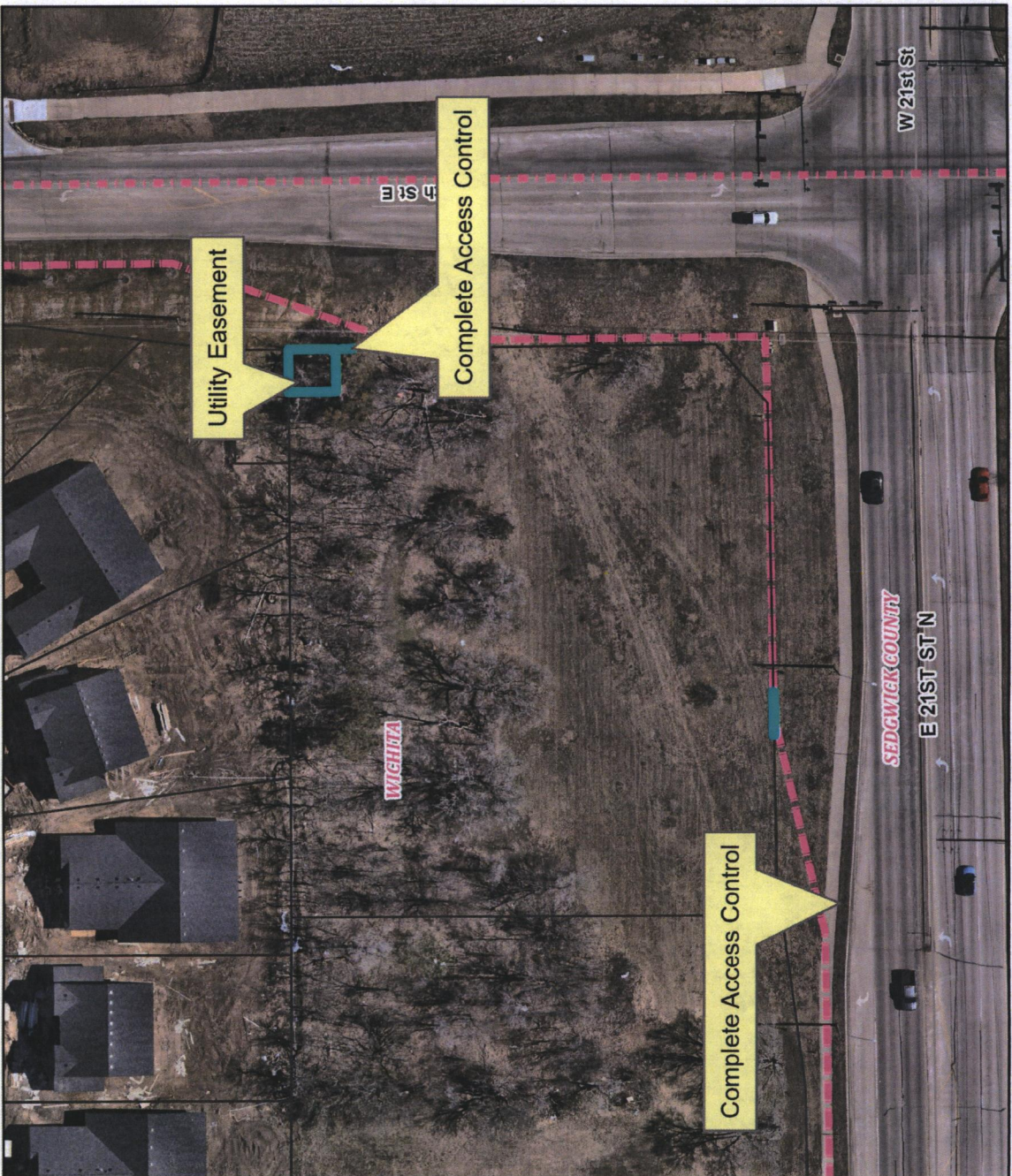


BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

Aerial Map

VAC2025-37

- City Limits
- Storm Structures
- Enclosed Gravity Pipe
- Force Main
- Open Channel
- Siphon
- Water Hydrants
- Sewer Manholes
- Sewer Mains
- Water Valves
- Water Mains



Complete Access Control Legal Description

RE: COMPLETE ACCESS CONTROL

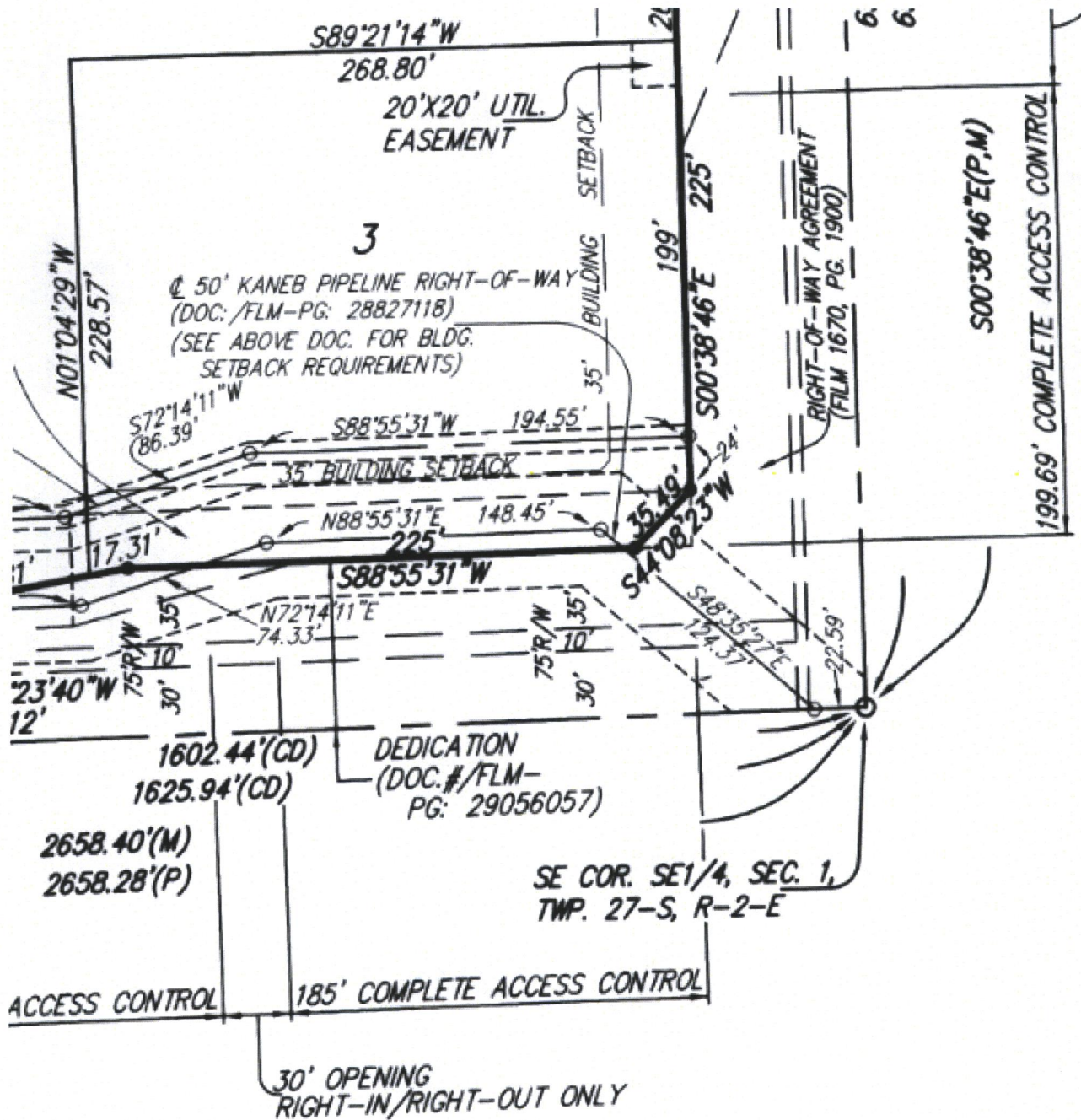
The west 20.55 feet, of the southern 185.00 foot Complete Access Control coincident with the south boundary of Lot 3, Block A, MONARCH LANDING COMMERCIAL, an addition to Wichita, Sedgwick County, Kansas, as prepared by Baughman Co. P.A. Professional Surveyors, CLS 58, in aforesaid County and State, on the 25th of July, 2025.

The north 5.70 feet, of the eastern 199.69 foot Complete Access Control coincident with the eastern boundary of Lot 3, Block A, MONARCH LANDING COMMERCIAL, an addition to Wichita, Sedgwick County, Kansas, as prepared by Baughman Co. P.A. Professional Surveyors, CLS 58, in aforesaid County and State, on the 25th of July, 2025.

Utility Easement Legal Description

RE: 20'x20' UTILITY EASEMENT

The 20'x20' Utility Easement at the northeast corner of Lot 3, Block A, MONARCH LANDING COMMERCIAL, an addition to Wichita, Sedgwick County, Kansas, as prepared by Baughman Co. P.A. Professional Surveyors, CLS 58, in aforesaid County and State, on July 29, 2025, and more particularly described as BEGINNING at the northeast corner of said Lot 3; THENCE South 00°38'46" East, coincident with the east boundary of said Lot 3, a distance of 20.00 feet; THENCE South 89°21'14" West, parallel with the north boundary of said Lot 3, a distance of 20.00 feet; THENCE North 00°38'46" West, parallel with the east boundary of said Lot 3, a distance of 20.00 feet, to the north boundary of said Lot 3; THENCE North 89°21'14" East, coincident with the north boundary of said Lot 3, a distance of 20.00 feet, to the POINT OF BEGINNING.



CUP Drawing

