



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

October 7, 2025

Stephen and Kaela Wegeng
2404 N. Paradise Cir.
Wichita, KS, 67205

Andy Robl
5842 W. 21st St., Ste. 200
Wichita, KS, 67205

Ref: VAC2025-00031: Vacation request in the City to vacate a portion of a platted access and reserve easement, generally located approximately a half mile northeast of West 21st Street North and North Hoover Road (2404 North Paradise Circle).

Dear Applicants,

At the **Tuesday, October 7, 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**

August 28, 2025

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2404 N. Paradise Cir.
Wichita, KS, 67205

Andy Robl
5842 W. 21st St., Ste. 200
Wichita, KS, 67205

Ref: VAC2025-00031: Vacation request in the City to vacate a portion of a platted access and reserve easement, generally located approximately a half mile northeast of West 21st Street North and North Hoover Road (2404 North Paradise Circle).

Dear Applicants,

At the **Thursday, August 28, 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 access and reserve 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 platted access and reserve 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 7, 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,

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

Samuel Deetz
Current Plans
Associate Planner



Tonya Buckingham

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

**IN THE MATTER OF THE VACATION OF AN ACCESS)
AND RESERVE EASEMENT)**

**GENERALLY LOCATED APPROXIMATELY A HALF)
MILE NORTHEAST OF WEST 21ST STREET NORTH)
AND NORTH HOOVER ROAD)**

VAC2025-00031

MORE FULLY DESCRIBED BELOW)

VACATION ORDER

NOW on this 7th day of October, 2025, comes on for hearing the petition for vacation filed by Stephen and Kaela Wegeng (owners), praying for the vacation of described access and reserve easement, to wit:

The South 20 feet of Lot 5, Block 2, Emerald Bay Estates 3rd Addition, Wichita, Sedgwick County, Kansas.

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 7, 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 access and reserve 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 access and reserve easement, should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 7th day of October, 2025, ordered that the described access and reserve 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

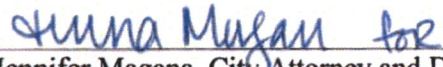
ATTEST:



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 AN ACCESS)
AND RESERVE EASEMENT)**

**GENERALLY LOCATED APPROXIMATELY A HALF)
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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 7, 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 access and reserve 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 access and reserve easement, should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 7th day of October, 2025, ordered that the described access and reserve 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 for
Jennifer Magana, City Attorney and Director of Law

STAFF REPORT

CASE NUMBER: VAC2025-00031 - Request to vacate an access and reserve easement.

OWNER/APPLICANT: Stephen and Kaela Wegeng (Applicants)

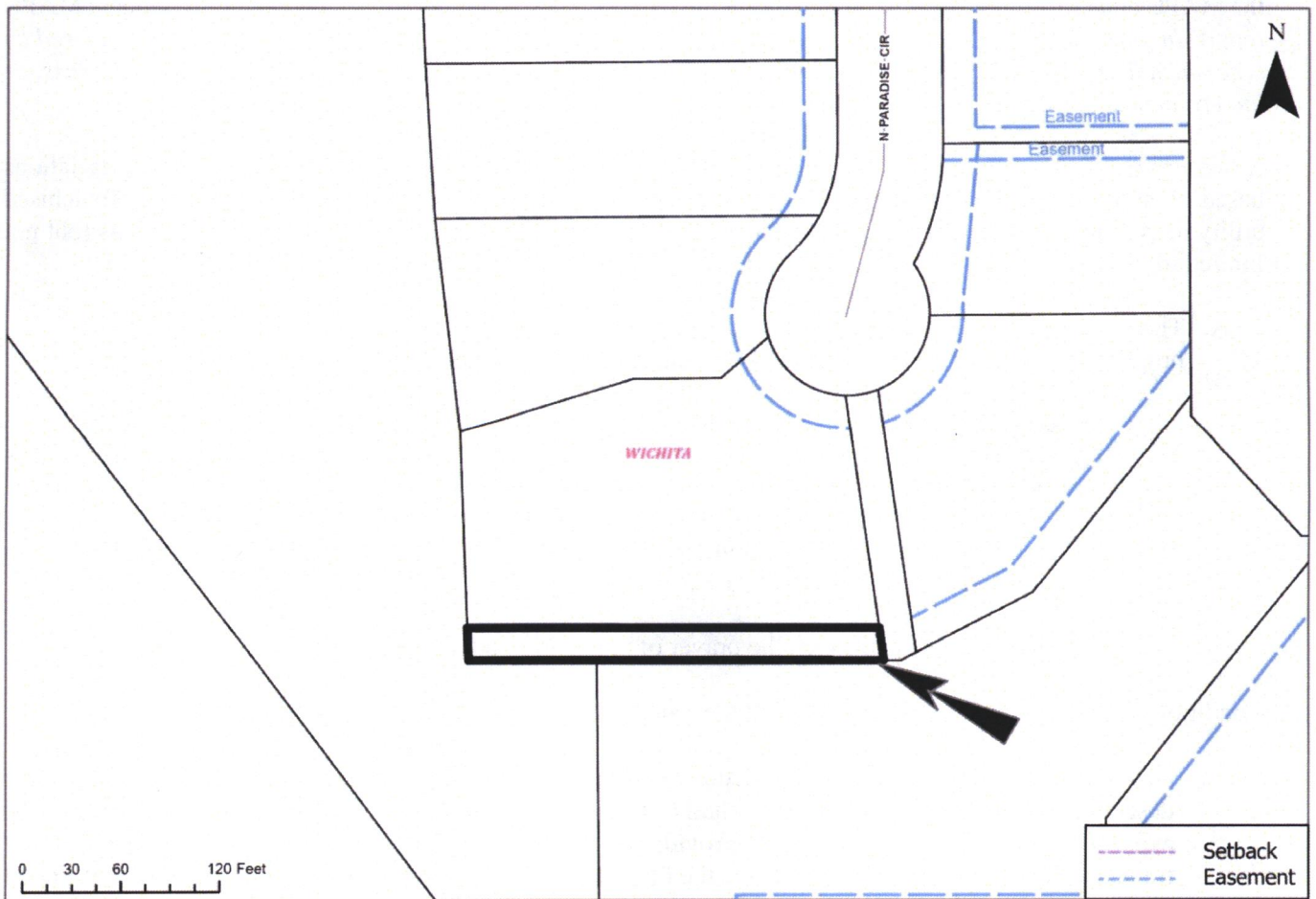
LEGAL DESCRIPTION: Generally described as vacating the platted access and reserve easement along the south side of the property of Lot 5, Block 2, Emerald Bay Estates 3rd Addition, Wichita, Sedgwick County, Kansas.

LOCATION: Generally located approximately a half mile northeast of West 21st Street North and North Hoover Road (2404 N Paradise Circle).

REASON FOR REQUEST: To allow for an addition that will be attached to the existing home.

CURRENT ZONING: The subject site and adjacent properties are zoned SF-5 Single Family Residential and developed with single-family homes.

VICINITY MAP:



The applicants propose to vacate a 20-foot platted access and reserve easement running east-west along the south property line. The subject site was platted as Lot 5, Block 1, Emerald Bay Estates 3rd Addition. It is addressed as 2404 North Paradise Circle, which is generally located approximately a half mile northeast of West 21st Street North and North Hoover Road. The site is zoned SF-5 Single Family Residential and developed with a single-family home. The purpose of the vacation is to allow for an addition that will be attached to the existing home. There are no additional easements, nor public water or sewer lines on the property which will be affected by this request.

There are no public utilities in the vacation area. Wichita Public Works and Utilities, Fire, Stormwater, or Traffic Engineering do not object to this vacation. Comments from franchised utilities have been received. Cox, Black Hills Energy and Kansas Gas have no lines or equipment in the vacation area and therefore has no objections.

Evergry 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 for any questions or discussion. Standard language will apply: **Any relocation or removal of existing Evergry equipment will need to be discussed and will be at the applicant's expense.**

The Emerald Bay Estates 3rd Addition was recorded on August 28, 2017.

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 access and reserve 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 7, 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 portion of the access and reserve 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 access and reserve 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 platted access and reserve 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.

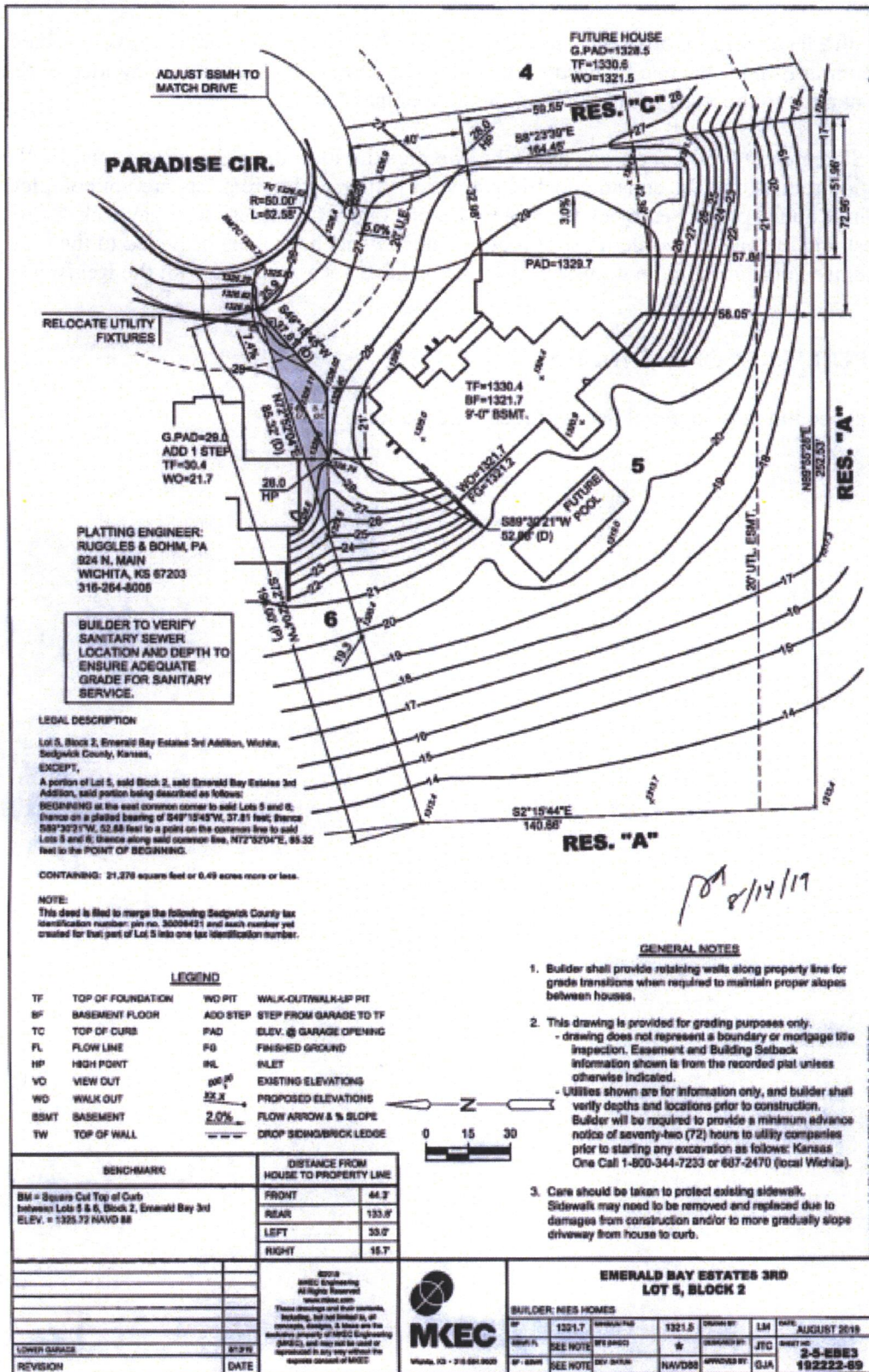
SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

The Subdivision Committee recommends approval per staff recommendations.

Attachments:

1. Vacation Exhibit
2. Aerial Map
3. Plat Exhibit
4. Site Plan

Vacation Exhibit



ADJUST BSMH TO MATCH DRIVE

PARADISE CIR.

RELOCATE UTILITY FIXTURES

G.PAD=29.0
ADD 1 STEP
TF=30.4
WO=21.7

PLATTING ENGINEER:
RUGGLES & BOHM, PA
924 N. MAIN
WICHITA, KS 67203
316-264-8008

BUILDER TO VERIFY
SANITARY SEWER
LOCATION AND DEPTH TO
ENSURE ADEQUATE
GRADE FOR SANITARY
SERVICE.

LEGAL DESCRIPTION
Lot 5, Block 2, Emerald Bay Estates 3rd Addition, Wichita,
Sedgewick County, Kansas,
EXCEPT,
A portion of Lot 5, said Block 2, said Emerald Bay Estates 3rd
Addition, said portion being described as follows:
BEGINNING at the east common corner to said Lots 5 and 6;
thence on a plat bearing of S49°15'45"W, 37.81 feet; thence
S82°32'27"W, 52.88 feet to a point on the common line to said
Lots 5 and 6; thence along said common line, N12°30'4"E, 85.52
feet to the POINT OF BEGINNING.
CONTAINING: 21,379 square feet or 0.49 acres more or less.

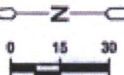
NOTE:
This deed is filed to merge the following Sedgewick County tax
identification number: pin no. 30008421 and each number yet
created for that part of Lot 5 into one tax identification number.

GENERAL NOTES

1. Builder shall provide retaining walls along property line for grade transitions when required to maintain proper slopes between houses.
2. This drawing is provided for grading purposes only.
- drawing does not represent a boundary or mortgage title inspection. Easement and Building Setback information shown is from the recorded plat unless otherwise indicated.
- Utilities shown are for information only, and builder shall verify depths and locations prior to construction. Builder will be required to provide a minimum advance notice of seventy-two (72) hours to utility companies prior to starting any excavation as follows: Kansas One Call 1-800-344-7233 or 607-2470 (local Wichita).
3. Care should be taken to protect existing sidewalk. Sidewalk may need to be removed and replaced due to damages from construction and/or to more gradually slope driveway from house to curb.

LEGEND

TF	TOP OF FOUNDATION	WO PIT	WALK-OUT/WALK-UP PIT
BF	BASEMENT FLOOR	ADD STEP	STEP FROM GARAGE TO TF
TC	TOP OF CURB	PAD	ELEV. @ GARAGE OPENING
FL	FLOW LINE	FG	FINISHED GROUND
HP	HIGH POINT	INL	INLET
VD	VIEW OUT	EXISTING ELEVATIONS	
WD	WALK OUT	PROPOSED ELEVATIONS	
BSMT	BASEMENT	FLOW ARROW & % SLOPE	
TW	TOP OF WALL	DROP SIDING/BRICK LEDGE	



BENCHMARK	DISTANCE FROM HOUSE TO PROPERTY LINE	
BM = Square Cut Top of Curb between Lots 5 & 6, Block 2, Emerald Bay 3rd Addition, ELEV. = 1325.72 NAVD 83	FRONT	44.3
	REAR	133.9
	LEFT	33.0
	RIGHT	15.7

LOWER GARAGE	8/2/19
REVISION	DATE














EMERALD BAY ESTATES 3RD LOT 5, BLOCK 2					
BUILDER: NES HOMES					
SP	1321.7	EMERALD PAD	1321.5	DRAWN BY	LJM
DATE	8/14/17	DATE	8/14/17	CHECKED BY	JTC
SP	8888	REV	8888	APPROVED BY	GJA
				DATE	AUGUST 2019
				SHEET NO	2-5-EBE3
				PROJECT NO	192222-89

A:\COURT\EMERALD BAY ESTATES 3RD\3-181813.DWG

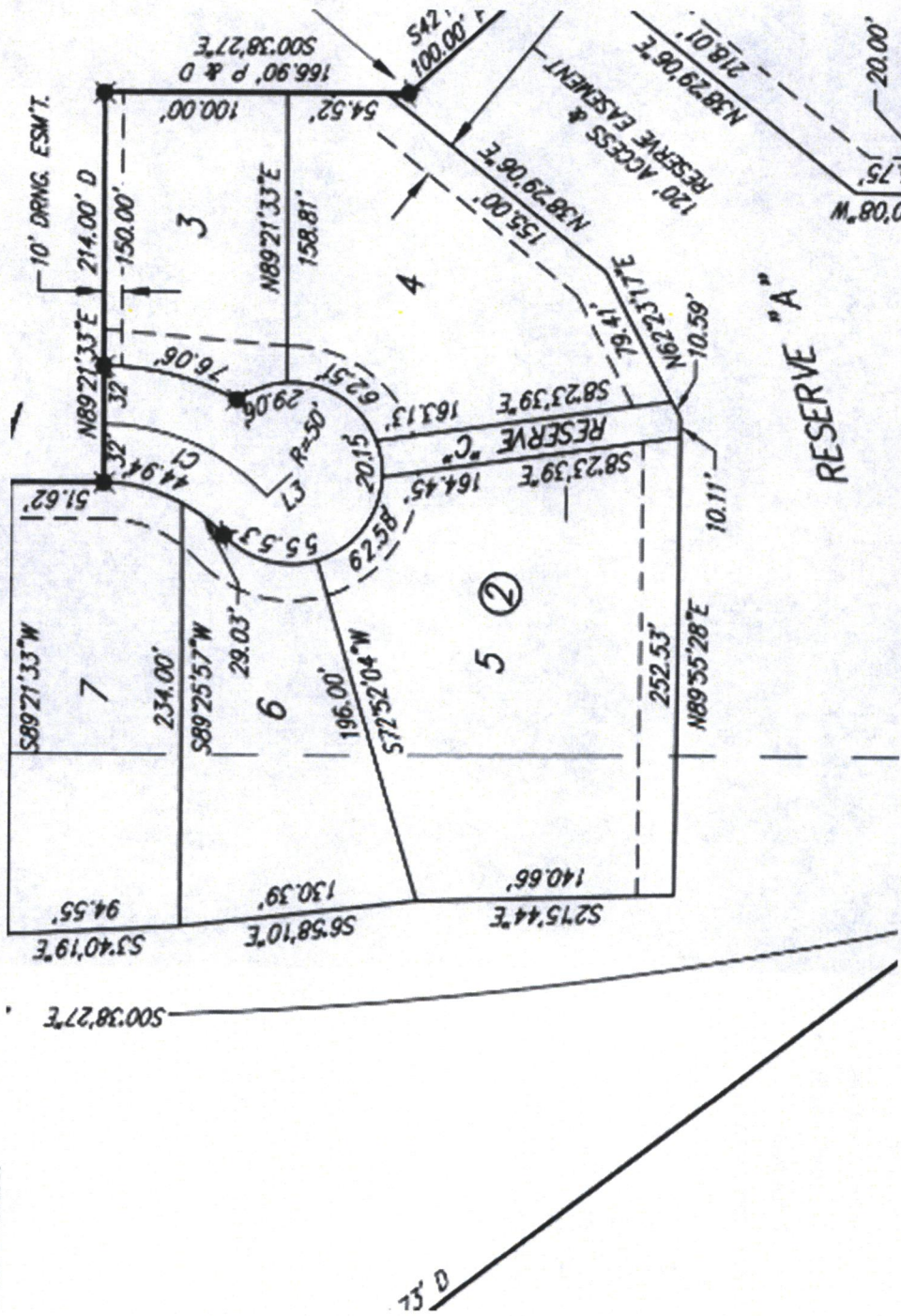
Aerial Map

VAC2025-31

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



Plat Exhibit



Site Plan

