

City of Wichita
City Council Meeting
October 13, 1987

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: V-1492 - REQUEST TO VACATE A PORTION OF A PLATTED BUILDING
SETBACK.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

Staff Recommendation: Approve vacation of building setback.

MAPC Recommendation: Approve vacation of building setback. (unanimous)

Location: In an unincorporated area of the County, at the northwest corner of 21st Street North and Maize Road.

Applicant: Group II Properties, P.O. Box 1030, Wichita, KS 67201

Site Size: A rectangular area measuring 32 feet by 25 feet.

Current Zoning: "LC" (Light Commercial)

Background: This vacation case has been requested in order to permit the construction of an unenclosed canopy for an existing convenience store. Whereas the City's zoning ordinance permits such a structure within the building setback of commercial property, the County's zoning resolution does not. The vacation request has been reviewed and approved by the Planning Commission, subject to conditions.

Legal Considerations: This request for vacation is located on property outside the City of Wichita, but within three miles thereof. As such, no petition, publication of notification or public hearing is required before the Wichita City Council.

Recommendations/Action: Approve vacation; adopt resolution;
record resolution, recording cost to be
billed to:

755-68-360-50000-295-000-000

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
8:00 AM

(Published in the Daily Record OCT 16, 1987)

OCT 22 1987
NO 9 13998
PAT KETTLER
REGISTER OF DEEDS

MICROFILMED
OF RECORD
RESOLUTION

Approved / Accepted By City Council
This OCT 13 1987

A RESOLUTION APPROVING THE VACATION OF A PORTION
OF A PLATTED BUILDING SETBACK DESCRIBED AS:

The north 25 feet of the south 35 feet of the west 32 feet of
the east 180.6 feet of Lot 1, Block A, L.R. Jones 3rd
Addition, Sedgwick County, Kansas.

WHEREAS, there has been filed in the office of the Wichita-
Sedgwick County Metropolitan Area Planning Department, proceedings for the
vacation of a portion of a platted building setback described as:

The north 25 feet of the south 35 feet of the west 32 feet of
the east 180.6 feet of Lot 1, Block A, L.R. Jones 3rd
Addition, Sedgwick County, Kansas.

WHEREAS, said Department has given notice of such proceedings to
all adjoining property owners of a public hearing to be held before the
Wichita-Sedgwick County Metropolitan Area Planning Commission; and

WHEREAS, such a public hearing was held by the Wichita-Sedgwick
County Metropolitan Area Planning Commission on September 17, 1987;

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF
WICHITA, KANSAS:

SECTION 1. That the portion of a platted building setback,
described as follows, to wit:

CASE NO. V-1492

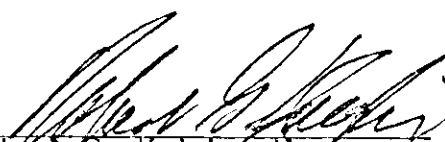
The north 25 feet of the south 35 feet of the west 32 feet of
the east 180.6 feet of Lot 1, Block A, L.R. Jones 3rd
Addition, Sedgwick County, Kansas.

Be and the same is approved for vacation.

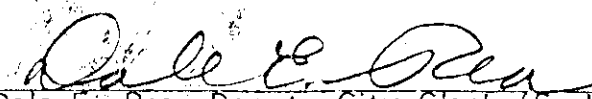
SECTION 2. That it is hereby recommended to the Board of
County Commissioners of Sedgwick County, Kansas, that the said above-
described portion of a platted building setback be vacated in the event that a
proper petition is filed under the provisions of Kansas Statutes Annotated,
58-2613, 58-2614 and 58-2615.

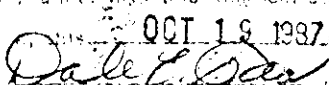
SECTION 3. That this resolution shall be in force and take effect
from and after its passage and publication once in the official city paper.

Passed and approved at Wichita, Kansas, this 13th day of October,
1987.


Robert C. Knight, Mayor

ATTEST:


Dale E. Rea, Deputy City Clerk (Seal)

State of Kansas)
Sedgwick County) ss
City of Wichita)
I, Dale E. Rea, Deputy City Clerk of the City
of Wichita, Kansas, do hereby certify the foregoing
to which this is attached as a true and correct copy of
the original on file in the office of the City Clerk.
Given under my hand and seal of the City of
Wichita, Kansas, this OCT 13 1987
 Deputy City Clerk

city clerk

ROOF LOAD	20 PSF	WIND LOAD	25 PSF
SNOW LOAD	20 PSF	BASIC WIND SPEED	80MPH
FLOOR LOAD	20 PSF	EXPOSURE FACTOR	'B'

- MATCH EXISTS
CONC PVM+ EDGE

FUTURE
PAVING

FUTURE
PAVING

-U.G. ELECTRIC
SERVICE

EXIST'G
CONC.
APPROACH

EXIST'G SEPTIC
LATERAL FIELD
(NOT LOCATED)

UNDERGROUND
STORAGE
TANKS

35' BLDG. SETBACK

BENCHMARK: CITY OF WICHITA
STED. DISC. 04'E. & 99' S. OF
C. OF MAIZE & 21ST STREET
ELEV. 1043.0, CITY DATUM

MAIN⁺ SIGN

MATCH

103.08 BC ...

→ $\frac{1}{2} \times 10^{-1} \times 1$

CONC:
APPROACH:

SETBACK AREA TO BE VACATED

21ST

STREET

NORTH

SITE PLAN

ROAD

MAIZE

Y-1492