

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
456 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 258-4421

January 12, 1995

Wesley Retirement Center Communities
dba Larksfield Place
7373 E. 19th Street North
Wichita, KS 67226

Re: V-1898 Request to vacate drainage easements

Gentlemen:

At the January 12, 1995 meeting of the Metropolitan Area Planning Commission, the above-referenced vacation request was approved subject to the conditions recommended by the Subdivision Committee and stated in our January 5, 1995 letter. This case will be scheduled for final public hearing before the Wichita City Council after all conditions in our letter of January 5, 1995 have been completed.

If you have any questions about this matter, please call - 268-4459.

Sincerely,


Don Losew
Senior Planner

DL:rh

cc: Mid-Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita,
KS 67206
Mike Lindebak, City Engineering

THIS COPY



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January 5, 1995

Wesley Retirement Center Communities
dba Larksfield Place
7373 E. 19th Street North
Wichita, KS 67226

Re: V-1898 Request to vacate drainage easements

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, January 5, 1995, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

- A. The applicant shall be responsible for the relocation or reconstruction of any utilities made necessary by this vacation.
- B. The applicant shall submit a temporary easement for the existing storm sewer until it is relocated out of the easement or provide a letter to City Engineering stating the existing storm sewer has been relocated.
- C. The applicant shall review the legal descriptions as provided on the staff report and if necessary indicate any needed corrections.
- D. The applicant is advised that the vacation of these easements does not alter any setback or other requirements that may exist involving the KANEB pipeline located along or adjacent to these drainage easements.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 12, 1995 at 1:30 p.m. If you have any questions, please call - 268-4459.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Mid-Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206
Mike Lindebak, City Engineering

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-1

January 12, 1994

STAFF REPORT

CASE NUMBER: V-1898 Request to vacate drainage easements

OWNER/APPLICANT: Wesley Retirement Center Communities dba Larksfeld Place, 7373 E. 29th Street North, Wichita, KS 67226

AGENT: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

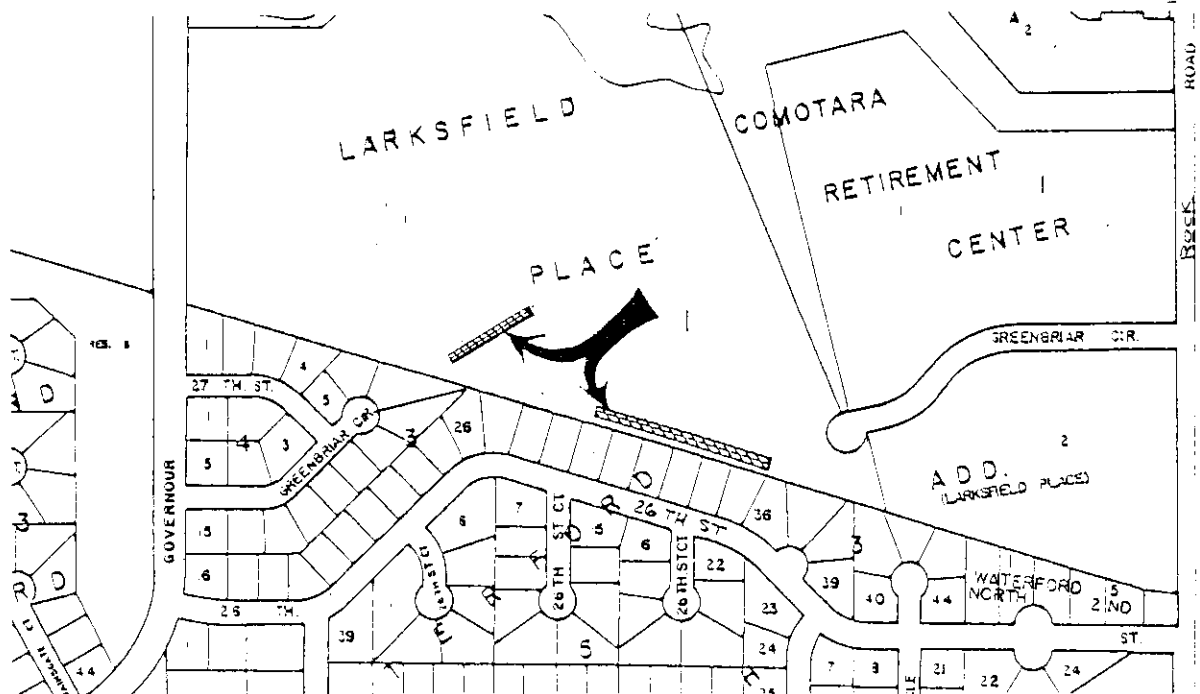
LEGAL DESCRIPTION: The following described drainage easements:
A tract of land lying in the Northeast Quarter, Section 6, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly a 25 foot tract of land with a centerline described as follows: Commencing at the Northeast corner of the said Northeast Quarter; thence S 34°19'48"W, 1902.57 to the point of beginning; thence N 74°37'52"W, 461.13 feet; to the point of termination. This being a portion of a drainage easement as platted in the Larksfeld Place, An Addition to Wichita, Sedgwick County, Kansas, and
A tract of land lying in the Northeast Quarter, Section 6, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, More particularly a 20 foot tract of land with a centerline described as follows: Commencing at the Northeast corner of the said Northeast quarter; thence S 54°18'58"W, 2297.52 to the point of beginning; thence N 56°13'54"E, 244.42 feet; to the point of termination. This easement having been granted by separate document and being more specifically indicated as Line 1 of this document and as recorded on Film 912, page 319.

LOCATION: South of 29th Street North and west of Rock Road

REASON FOR REQUEST: Additional area needed for planned housing

CURRENT ZONING: "AA" One-family and "B" Multi-family

VICINITY MAP:



NOTE: The vacation involves two (2) drainage easements. One request involves a portion of a platted easement while the other easement was apparently granted by separate instrument some time after the property was platted.

SUBDIVISION COMMITTEE RECOMMENDATIONS:

Approve the vacation, subject to the following conditions:

STAFF COMMENTS:

- A. The applicant shall be responsible for the relocation or reconstruction of any utilities made necessary by this vacation.
- B. The applicant shall submit a temporary easement for the existing storm sewer until it is relocated out of the easement or provide a letter to City Engineering stating the existing storm sewer has been relocated.
- C. The applicant shall review the legal descriptions as provided on the staff report and if necessary indicate any needed corrections.
- D. The applicant is advised that the vacation of these easements does not alter any setback or other requirements that may exist involving the KANEB pipeline located along or adjacent to these drainage easements.