



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

September 22, 2000

Mrs. Rita Neville
9625 West Maple
Wichita, KS 67209

Re: VAC2000-00039- Request to vacate platted setback generally located at the northwest corner of Central and Woodchuck.

Dear Mrs. Neville:

At the Thursday, September 21, 2000, 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 letter of September 19, 2000 . This case will be scheduled for final action by the Wichita City Council at the first appropriate date after all conditions have been met.

If you have any questions about this matter, please call -- 268-4421.

Sincerely,

Neil Evan Strahl
Senior Planner

NES:le

cc: Mike Lindebak, City Engineer, Public Works (1-71)
Environmental Services Company Installing Building, Arcadis Geraghty & Miller Inc, 5100 E. Skelly Drive, Suite 1000, Tulsa, OK 74103
Edward T. Neville & Rita A. Neville, 9625 West Maple, Wichita, KS 67209
Catholic Diocese of Wichita, 424 North Broadway, Wichita, KS 67202
The Trustee of the Barbara A. Palmer Trust, P.O. box 9450, Wichita, KS 67277
Socorra West LLC, 8200 West Central, Wichita, KS 67212
The Trustee of the Neville Family Trust III, 9625 West Maple, Wichita, KS 67209
Marlene A. Adkins, 7915 North Woodchuck, Wichita, KS 67212
Antoine A. Wakim & Maria A. Wakim, 710 North Woodchuck, Wichita, KS 67212
Jeffrey M. Cupps, 744 North Woodchuck, Wichita, KS 67212
Erma A. Gamble, 9901 Binter, Wichita, KS 67212
Michele K. Ruffle, 7922 Cottontail Lane, Wichita, KS 67212
Carla D. Tuders, 7918 Cottontail Lane, Wichita, KS 67212



Wichita-Sedgwick County Metropolitan Area Planning Department

September 19, 2000

Mrs. Rita Neville
9625 West Maple
Wichita, KS

Re: VAC2000-00039 - Request to vacate platted setback generally located northwest corner of Central and Woodchuck.

Dear Mrs. Neville:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 14, 2000, 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 submit an Administrative C.U.P. Adjustment to reduce a portion of the 35-foot building setback along the eastern property line on the C.U.P.
- B. The applicant shall provide additional landscaping along Woodchuck.

This matter is set for public hearing by the Metropolitan Area Planning Commission on Thursday, September 21, 2000 at 1:30 p.m. in the Planning Conference Room, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas. If you have any questions, please call at 268-4421.

Sincerely,

Neil Evan Strahl
Senior Planner

NES:le

cc: Mike Lindebak, City Engineer, Public Works Department, Mail Stop 1-71
Environmental Services Company Installing Building, Arcadis Geraghty & Miller Inc., 5100 E.
Skelly Drive, Suite 1000, Tulsa, OK 74103
Edward T. Neville & Rita A. Neville, 9625 West Maple, Wichita, KS 67209

STAFF REPORT

CASE NUMBER: VAC2000-00039 Request to vacate a portion of a building setback

OWNER/APPLICANT: Rita Neville

AGENT: Arcadis Geraghty & Miller, Inc.

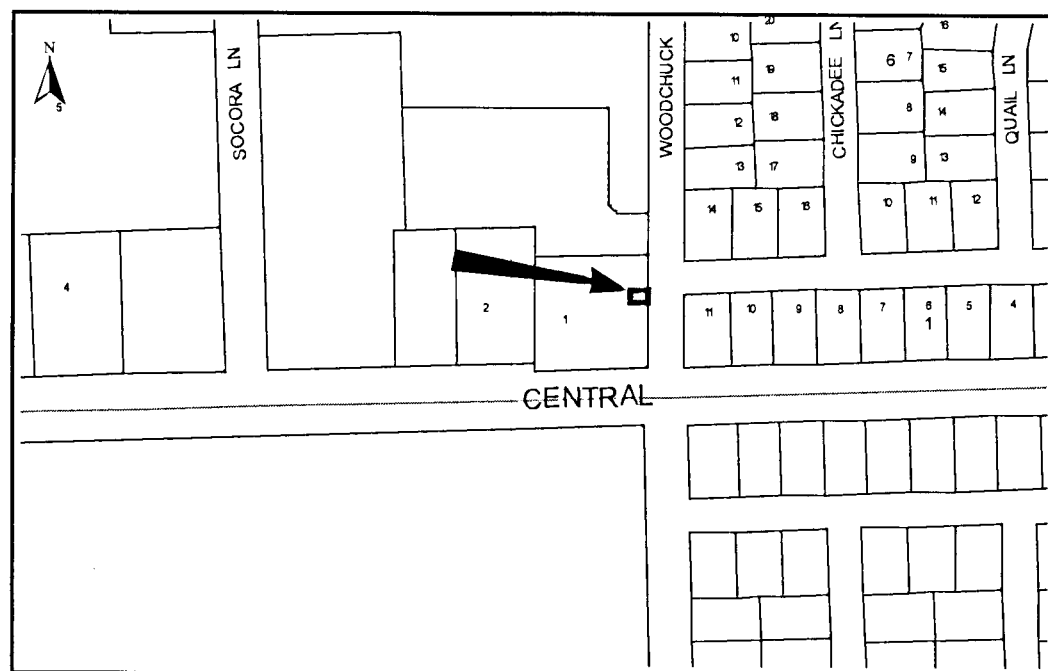
LEGAL DESCRIPTION: The north 25 feet of the south 140 feet of the 35-foot platted building setback adjacent to Woodchuck, Lot 1, Tyler Acres 3rd Addition, Wichita, Sedgwick County, Kansas

LOCATION: Northwest corner of Central and Woodchuck

REASON FOR REQUEST: Installation of environmental equipment trailer

CURRENT ZONING: "LC" Limited Commercial

VICINITY MAP:



The Applicant is requesting to vacate a portion of the 35-foot building setback along the eastern property line to allow for the installation of an environmental equipment trailer. This site is part of the Tyler Acres C.U.P (DP-11). The applicant will be required to submit an Administrative C.U.P. Adjustment to reduce the 35 foot building setback along the eastern property line on the C.U.P.

Based upon the information available prior to the public hearing, staff recommends the MAPC make the following findings and recommendation to the City Council:

- 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, by publication in the Wichita Eagle of notice of this vacation proceeding one time August 29, 2000, which was at least 20 days prior to this public hearing.
 - 2. That no private rights will be injured or endangered by the vacation of the above-described building 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.
- B. Therefore, the vacation of a building setback described in the petition should be approved subject to the following conditions:
 - 1. The Applicant shall submit an Administrative C.U.P. Adjustment to reduce a portion of the 35-foot building setback along the eastern property line on the C.U.P.
 - 2. The Applicant shall provide additional landscaping along Woodchuck.

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION:

The Subdivision Committee recommends approval, subject to the following condition:

- 1. The Applicant shall submit an Administrative C.U.P. Adjustment to reduce a portion of the 35-foot building setback along the eastern property line on the C.U.P.
- 2. The Applicant shall provide additional landscaping along Woodchuck.