



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

September 21, 2000

New Testament Baptist Church  
C/o Pastor Greg Oldenettel  
1317 McCormick  
Wichita, KS 67213

FILE COPY

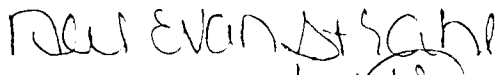
Re: VAC2000-00033- Request to vacate alley right-of-way generally located South of McCormick between Elizabeth and Martinson.

Dear Mr. Oldenettel:

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)  
Gregory Jay Loucks, 1329 McCormick, Wichita, KS 67213  
Robert Patrick Walker, Robert Perry Walker, 924 N. Young, Wichita, KS 67212-2626  
Charles W. Upshaw, Julietta Upshaw, 1024 S. Elizabeth, Wichita, KS 67213-3736  
Michael L. Reimer, Judith Reimer, 1027 S. Martinson, wichita, KS 67213-3736  
Robert W Fillmore, 1030 S. Martinson, Wichita, KS 67213-3736  
Frank A. Wenke, Jr., 1039 S. Martinson, Wichita, KS 67213-3736  
Harry Troll, 1042 S. Elizabeth, Wichita, KS 67213-3736  
Paul G. Usher, Elizabeth C. Usher, 4560 S. Hydraulic, #316, Wichita, KS 67216  
Wilma Lucille, Breth & James Trescott Breth, 1036 S. Elizabeth, Wichita, KS 67213-3736

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)



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

September 19, 2000

New Testament Baptist Church  
C/o Pastor Greg Oldenettel  
1317 McCormick  
Wichita, KS 67213

Re: VAC2000-00033 - Request to vacate alley right-of-way generally located South of McCormick between Elizabeth and Martinson.

Dear Mr. Oldenettel:

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 guarantee the closure of the alley returns or construct the vacated alley return to a private driveway standard.
- B) The vacated alley shall be retained as a utility easement.

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*  
Neil Evan Strahl *NE*  
Senior Planner

NES:le

cc: Mike Lindebak, City Engineer, Public Works Department, Mail Stop 1-71  
Gregory Jay Loucks, 1329 McCormick, Wichita, KS 67213  
Robert Patrick Walker, Robert Perry Walker, 924 N. Young, Wichita, KS 67212-2626  
Charles W. Upshaw, Julietta Upshaw, 1024 S. Elizabeth, Wichita, KS 67213-3736  
Michael L. Reimer, Judith Reimer, 1027 S. Martinson, Wichita, KS 67213-3736  
Robert W Fillmore, 1030 S. Martinson, Wichita, KS 67213-3736  
Frank A. Wenke, Jr., 1039 S. Martinson, Wichita, KS 67213-3736  
Harry Troll, 1042 S. Elizabeth, Wichita, KS 67213-3736  
Paul G. Usher, Elizabeth C. Usher, 4560 S. Hydraulic, #316, Wichita, KS 67216  
Wilma Lucille, Breth & James Trescott Breth, 1036 S. Elizabeth, Wichita, KS 67213-3736  
City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

**T** 316.268.4421 **F** 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)

STAFF REPORT

**CASE NUMBER:** VAC2000-00033 Request to vacate alley right-of-way

**OWNER/APPLICANT:** New Testament Baptist Church, c/o Pastor Greg Oldenettel; Gregory Jay Loucks

**AGENT:** N/A

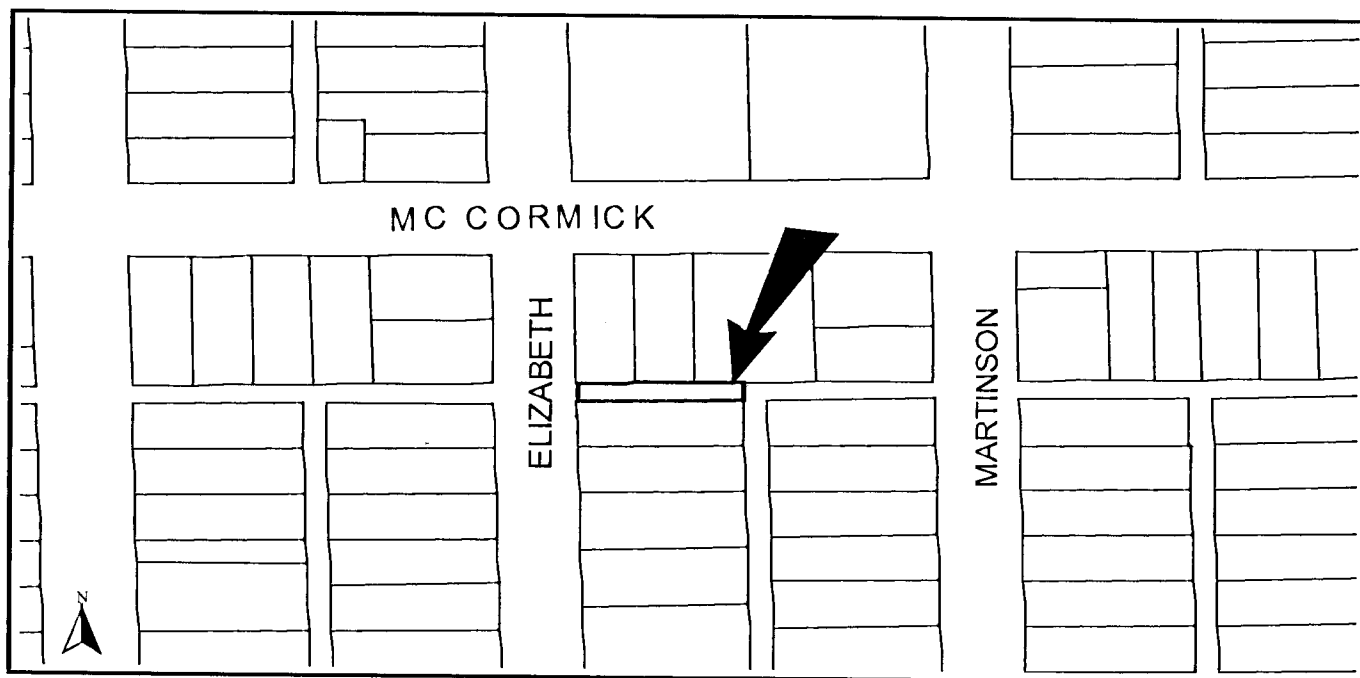
**LEGAL DESCRIPTION:** The west 160 feet of the east-west alley right-of-way, Block 3, replat of John McCormicks Addition to Wichita, Sedgwick County, Kansas

**LOCATION:** South of McCormick between Elizabeth and Martinson

**REASON FOR REQUEST:** Construction of a parking lot

**CURRENT ZONING:** Right-of-way surrounded by "MF-29" Multi-Family Residential

VICINITY MAP:



The applicants are requesting to vacate alley right-of-way for the construction of a church parking lot.

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 alley right-of-way, 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 the alley right-of-way described in the petition should be approved subject to the following condition:
1. The Applicant shall guarantee the closure of the alley returns or construct the vacated alley return to a private driveway standard.
  2. The vacated alley shall be retained as a utility easement.

**SUBDIVISION COMMITTEE'S RECOMMENDED ACTION:**

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

1. The Applicant shall guarantee the closure of the alley returns or construct the vacated alley return to a private driveway standard.
2. The vacated alley shall be retained as a utility easement.