



Wichita-Sedgwick County Metropolitan Area Planning Department

February 14, 2008

Corral Group, LP
Attn: Luis Ibarquengoytia
7750 N. MacArthur
Ste. 120-221
Irving, TX 75063


Re: **VAC2007-00041** - Request to vacate a portion of a platted reserve and its restriction of uses, generally located on the north side of Kellogg Drive and west of Greenwich Road.

Dear Mr. Ibarquengoytia:

At its regular meeting on Tuesday, February 5, 2008, the Wichita City Council considered the request. The action of the City Council was to APPROVE subject to the recommendation by the MAPC.

If you have any questions about this matter, please call 268-4494.

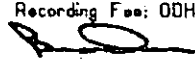
Sincerely,


Bill Longnecker
Senior Planner

BL:le

cc: Jim Armour, City Engineer, Public Works Department, Mail Stop 1-71
Brain Lindebak, Public Works Engineering, Mail Stop 1-82
Randy Sparkman, OCI Sign Permits, Mail Stop 1-27
Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211
Cobb Sign Company, Inc., Attn: Ken Speagle, 528 Elmira Street, Burlington, NC 27217-1328
Chelsea Brooke Greenberg Family Trust & Jeffrey S. Greenberg & Chelsea Brooke Greenberg, 270 N. 159th Street East, Wichita, KS 67230
Raytheon Aircraft Company, P.O. Box 85, Wichita, KS 67201
First Bible Baptist Church, 1136 N. Oliver, Wichita, KS 67208
Kleankar LLC, P.O. Box 2920, Wichita, KS 67201
Universal Motor Fuels Inc., P.O. Box 2920, Wichita, KS 67201



Sedgwick County
 Register of Deeds - Bill Meek
 DOC. #/FLM-PG: 28952458
 Receipt #: 1679799
 Pages Recorded: 2
 Cashier Initials: BLB
 Authorized By: 
 Recording Fee: 00H

Date Recorded: 2/15/2008 4:11:18 PM



CITY CLERK'S ORIGINAL
 RETURN TO CITY CLERK

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

Approved / Accepted By City Council
 This 2-5-08 #60

IN THE MATTER OF THE VACATION OF)
 THE RESTRICTION OF USES IN THE)
 PLATTOR'S TEXT TO ALLOW SIGNS IN)
 APPROVED PORTIONS OF A)
 PLATTED RESERVE)

GENERALLY LOCATED ON THE)
 NORTH SIDE OF GREENWICH ROAD)
 AND WEST OF KELLOGG STREET)

Case No. ~~VAC2007-00041~~

MORE FULLY DESCRIBED BELOW)

VACATION ORDER

NOW on this 5th day of February 2008 comes on for hearing the petition for vacation filed by Corral Group, LP, c/o Luis Ibarguengoytia praying for the vacation of the described restriction of uses in the plattor's text to allow signs in approved portions of the described platted reserve, to-wit:

Reserve Language to be Vacated

Reserve A, the Golden Corral Addition is hereby reserved for open space, landscaping, lakes, drainage purposes, and utilities as confined to easements.

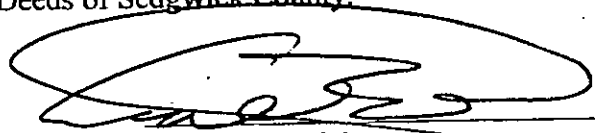
New Reserve Language

Reserve A, the Golden Corral Addition is hereby reserved for open space, landscaping, lakes, drainage purposes, utilities as confined to easements and signs, as reviewed and approved for placement by public works/storm water and as permitted by the zoning district and the sign code.

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:

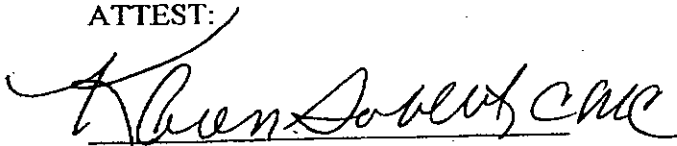
1. That due and legal notice has been given by publication as required by law, by publication in The Wichita Eagle and The Derby Reporter on November 29, 2007, which was at least 20 days prior to the public hearing.
2. No private rights will be injured or endangered by the vacation of the above-described restriction of uses in the plattor's text in reference to approved portions of the described platted reserve, 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 restriction of uses in the plattor's text in reference to approved portions of the platted reserve, described herein should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 5th day of February 2008 ordered that the above-described restriction of uses in the plattor's text in reference to approved portions of the described platted reserve is hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall certify a copy of this order to the Register of Deeds of Sedgwick County.



Carl Brewer, Mayor

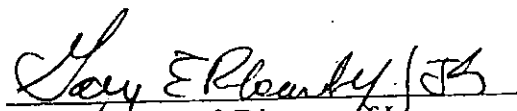
ATTEST:



Karen Sublett, City Clerk



Approved as to Form:



Gary Rebenstorf, Director of Law

STAFF REPORT

CASE NUMBER: VAC2007-00041: Request to vacate a portion of a platted reserve and the restriction of uses to allow only signs in that portion of the vacated platted reserve.

OWNER/AGENT: Corral Group, LP, c/o Luis Ibarguengoytia
Baughman Company, PA, c/o Phil Meyers

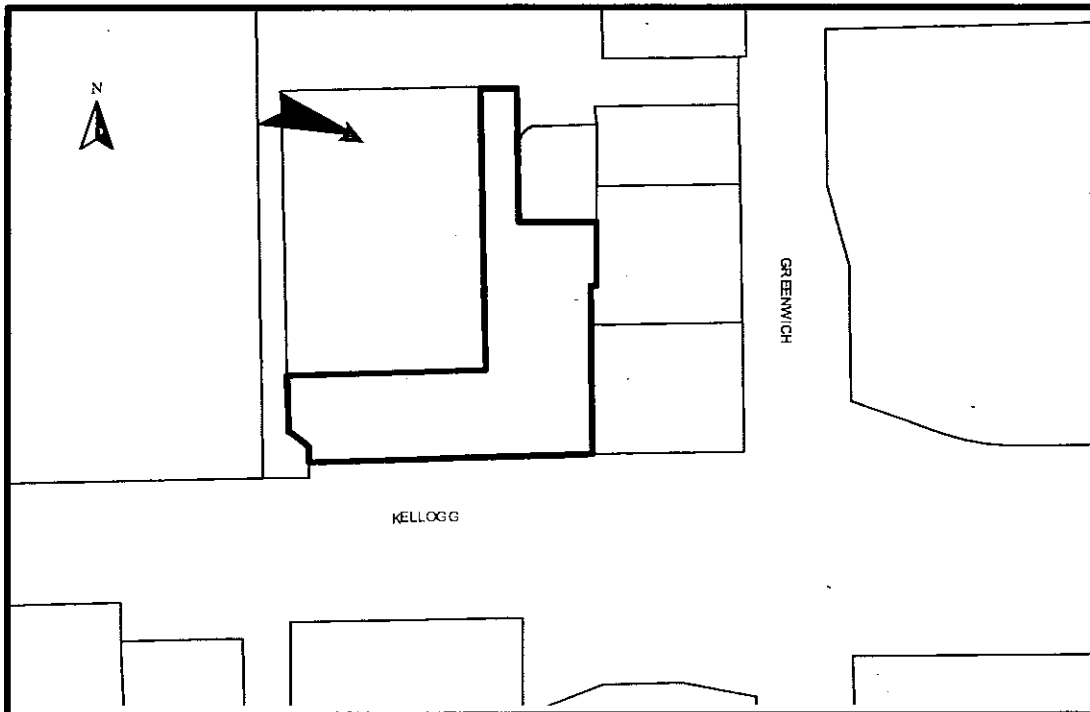
LEGAL DESCRIPTION: None given in regards to that portion of Reserve A, the Golden Corral Addition (Wichita, Sedgwick County, Kansas) that the applicant wants to place signs.

LOCATION: Generally located on the north side of Greenwich Road and west of Kellogg Street (WCC #II)

REASON FOR REQUEST: Signs

CURRENT ZONING: Subject property and adjacent (across Kellogg) southern properties are zoned "LI" Limited Industrial. Abutting northern and western properties are zoned "GI" General Industrial. Abutting eastern property is zoned "LC" Limited Commercial.

VICINITY MAP:



The applicants are requesting consideration for the vacation of an undescribed portion of the platted Reserve A that abuts the east and south sides of Lot 1, Block A, all in the Golden Corral Addition and the restriction of uses in the plat's text to allow signs. The uses that Reserve A has been set aside for include open space, landscaping, lakes, drainage purposes and utilities confined to easements. There are utility and drainage easements in the reserve. Water, sewer and manholes, appear to be confined to the easements located in the reserve. Comments from franchised utilities have not been received and are needed to determine if they have utilities located within the reserve. Per the plat's text Reserve A shall be owned and maintained by the owner of Lot 1, Block A, the Golden Corral Addition. The site is located within the "Spring Branch Master Drainage Plan" and will require review by Storm Water. The Golden Corral Addition was recorded with the Register of Deeds January 4, 2007.

Based upon information available prior to the public hearings and reserving the right to make recommendations based on subsequent comments from City Public Works, Storm Water, franchised utility representatives, and other interested parties, Planning Staff recommends approval to vacate the portion of the platted Reserve A and the uses of that portion of the platted Reserve A as described in the approved legal description to allow that portion of the platted reserve to allow signs in that portion of the vacated reserve.

- 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 Wichita Eagle and the Derby Reporter of notice of this vacation proceeding one time November 29, 2007 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 portion of the platted reserve and the proposed uses allowed in vacated portion of the platted reserve and the public will suffer no loss or inconvenience thereby.
 3. In justice to the petitioner, the prayer of the petition ought to be granted.
- B. Therefore, the vacation of a portion of the platted reserve and the uses allowed in the vacated portion of the platted reserve described in the petition should be approved subject to the following conditions:
- (1) Vacate the approved portion of the platted Reserve A, the Golden Corral Addition, subject to comments from Storm Water in regards to location of the Reserve in the "Spring Branch Master Drainage Plan" and possible retention of a portion for equipment or construction and maintenance of public drainage and lakes. Provide Staff with a copy of the approved legal of the vacated reserve, via e-mail on a Word document.
 - (2) Vacate the use restrictions as listed in the approved vacated portion of the platted Reserve A to also allow signs as allowed per the zoning district and the sign code.

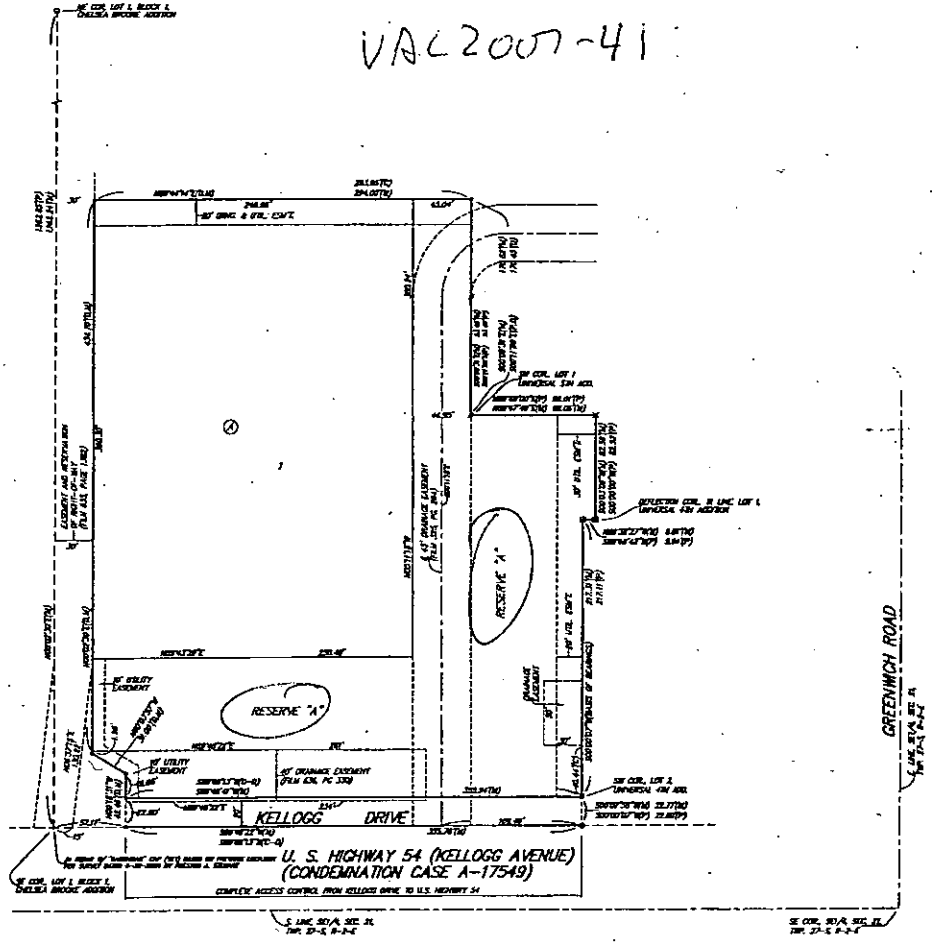
- (3) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicants and at the applicants' expense.
- (4) All improvements shall be according to City Standards and at the applicants' expense.
- (5) Per MAPC Policy Statement #7, all conditions to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation request 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:

- (1) Vacate the approved portion of the platted Reserve A, the Golden Corral Addition, subject to comments from Storm Water in regards to location of the Reserve in the "Spring Branch Master Drainage Plan" and possible retention of a portion for equipment or construction and maintenance of public drainage and lakes. Provide Staff with a copy of the approved legal of the vacated reserve, via e-mail on a Word document.
- (2) Vacate the use restrictions as listed in the plattor's text and in the approved vacated portion of the platted Reserve A to also allow signs as allowed per the zoning district and the sign code.
- (3) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicants and at the applicants' expense.
- (4) All improvements shall be according to City Standards and at the applicants' expense.
- (5) Per MAPC Policy Statement #7, all conditions to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation request 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

GOLDEN CORRAL ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

VAC2007-41



U.S. HIGHWAY 54 (KELLOGG AVENUE)
(CONDEMNATION CASE A-17549)

COMPLEX ACCESS CONTROL FROM KELLOGG DRIVE TO U.S. HIGHWAY 54

- - IN REAR OF "BENCHMARK" CAP (DOT)
- - IN REAR OF "BENCHMARK" CAP (PLUMB)
- - IN REAR OF "DOT" CAP (PLUMB)
- - IN REAR OF "DOT" CAP (PLUMB)
- - DOTS (DOT PLUMB)

- MEASURED
- RECORDED
- PLATTED
- CALCULATED
- ADJUSTED FOR
- RECORDED AREA



MINIMUM BUILDING FLOOR ELEVATIONS FOR LOTS OPENING TO THE CURBLINE'S		
LOT	BLK	ELEVATION
1	A	1256.8

BENCHMARK
CITY OF WICHITA BENCHMARK - SE CORNER OF INTERSECTION OF GREENWICH AND KELLOGG
NE CORNER OF LAST POLE BASE
BLK 100, SEC 21, T27N, R12E
BLK 100 S. OF S. OF 11TH ST. WINDMILL
OF KELLOGG AVENUE
BLK 100 S. OF S. OF 11TH ST. WINDMILL
BLK 100 S. OF S. OF 11TH ST. WINDMILL
BLK 100 S. OF S. OF 11TH ST. WINDMILL

A. Original plan has been reviewed by this subdivision and is in the City of Wichita, Kansas. The original plan shall remain in effect as if recorded with the approval of the City Engineer of the City of Wichita, Kansas, the subdivision which is the basis of this original plan and its plat.



This digital plat record accurately original plat filed with the Sedgwick County Geographic Information System under the supervision of Sedgwick County Geographic Information System.

Bill Mack, Jr.
District Engineer