



Wichita-Sedgwick County Metropolitan Area Planning Department

August 6, 2020

K.E. Miller Engineering, P.A.
Attn: Kirk Miller
117 E. Lewis
Wichita, KS 67202

Ref: VAC2020-00023: City vacation of platted utility easements for new construction on property zoned LC generally located south of East Pawnee Avenue and west of South Hillside Avenue (2416 South El Rancho Road).

Kirk,


At the Thursday, August 6, 2020, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) A Private Project shall be submitted to City Public Works for the portion of the public sewer line within the described easement. The applicant shall provide Planning with the Private Project number. This shall be done before this case is schedule to go before City Council for final action.
- (2) If any utility services are found to be located within the area of the proposed Vacation, these services shall be relocated at the owner's expense, to city standards, and the applicant shall provide Planning with the dedication of utility easements by separate instruments to go with the Vacation Order to be filed with the Register of Deeds. If relocation is not possible then this Vacation shall be rendered void as the current easement must remain in place.
- (3) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests 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.

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When all of the above conditions have been completed and there are no other documents requested; this case will be scheduled for final action by the Wichita City Council at the first appropriate date after August 20, 2020 (end of the two-week protest period). This letter also serves as a reminder that the vacation notification signs should now be removed from the property. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,



Philip Zevenbergen, AICP
Associate Planner

PZ:kw

cc: Nuot Van Nguyen & Ly Ngoc Thi Nguyen, 1530 W 21st N, Wichita KS 67203