



Wichita-Sedgewick County Metropolitan Area Planning Department

December 3, 2021

Baughman Company, P.A.
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

Ref: VAC2021-00045: City request to vacate the Platter's Text to allow development in a platted reserve on property generally located one block north of East 37th Street North and east of North Rock Road (in conjunction with zone change ZON2021-00049, from SF-5 Single-Family Residential to GO General Office).

Phil,

At the [Thursday, December 2, 2021](#), meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Vacate the current platter's text of Reserve J, Willowbend 1st Addition, and provide Planning Staff with revised platter's text on a Word document, via e-mail, to be used on the Vacation Order and Vacation Petition. "Office, the construction and maintenance of public utilities, drainage and open spaces and shall be owned and maintained by the owner of Reserve J Willowbend 1st Addition." All provided to Planning prior to the case going to the Wichita City Council for final action.
- (2) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. All improvements shall be according to City Standards and will be at the applicant's expense. Approval of plans for the relocation of any and all utilities by Public Works and/or franchised utilities must be completed prior to the case going to the City Council for final action. Provide Planning with letters of approval or E-mails of approval.
- (3) Provide Planning with any required easement(s) dedicated by separate instrument(s) with original signatures for recording with the Register of Deeds. All original dedications will go with the Vacation Order to the City Council for final action and filing with the Sedgewick County Register of Deeds.
- (4) 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 Sedgewick 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.

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 **December 16, 2021** (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,

A handwritten signature in black ink, appearing to read "Stephen M. Banks". The signature is fluid and cursive, with the first name "Stephen" being the most prominent.

Stephen Banks
Senior Planner

SB:kw

cc: [Sandlian-Sheets 3 LLC, Morrie Sheets, 150 N Market St, Wichita KS 67202](#)