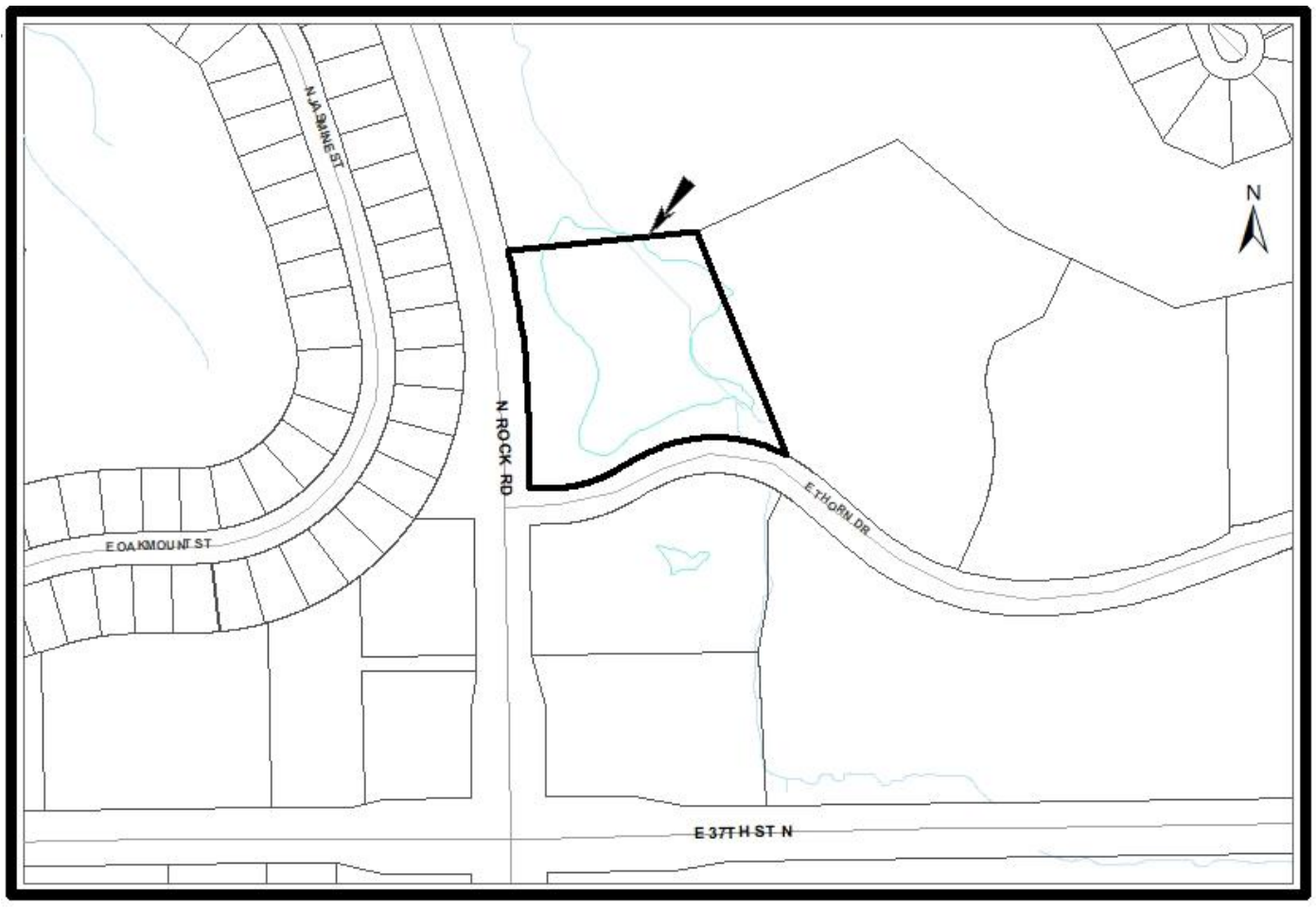


STAFF REPORT

- CASE NUMBER:** VAC2021-00045 - Request to vacate platter's text.
- APPLICANT/AGENT:** Sandlian-Sheets 3, LLC (applicant) Baughman Company, P.A. (Philip Meyer, L.A.) (agent)
- LEGAL DESCRIPTION:** Generally described as vacating platter's text on Reserve J, Willowbend 1st Addition, Sedgwick County, Kansas.
- LOCATION:** Generally located a block north of East 37th Street North and on the east side of North Rock Road). (WCC #II)
- REASON FOR REQUEST:** To allow development of an office building.
- CURRENT ZONING:** The site is zoned SF-5 Single-Family, but the applicant is applying for GO General Office with ZON2021-00049. Abutting properties are all LI Limited Industrial to the east and south. Properties to the north and west are SF-5 Single-Family and LC Limited Commercial to the southwest.

VICINITY MAP:



The applicant is requesting to vacate the platter’s text for platted Reserve J, Willowbend 1st Addition to allow for development of an office building. According to the plat, Reserve J is “for the construction and maintenance of public utilities, drainage and open spaces and shall be owned and maintained by the (HOA) Homeowners Association”. The HOA no longer owns Reserve J (the site). If approved the revised language of the platter’s text will allow “Office, the construction and maintenance of public utilities, drainage and open spaces and shall be owned and maintained by the owner of Reserve J.” Other specifications of the plat remain in place included complete access control off of North Rock Road onto Reserve J. Access to Reserve J will be off of East Thorn Drive.

The site is approximately 4.328 acres in size and is located along the east side of North Rock Road. It is currently developed as landscaped open space with public sewer and stormwater utilities in it. Storm Water has no objection to the request after reviewing the applicant’s drainage plan. Evergy has no objection to the request. Evergy does have existing lines in this section of the North Rock Road right-of-way (ROW). LaDonna Vanderford is the Evergy Design Representative for this area and can be reached at 316 261-6290. Conditions #2 and #3 cover all utilities. The Willowbend 1st Addition was recorded with the Register of Deeds on May 30, 1986.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Public Works, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the platter’s text of the platted 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, in the Wichita Eagle, of notice of this vacation proceeding one time November 11, 2021, which was at least 20 days prior to this public hearing.
 - 2. That no private rights will be injured or endangered by vacating the platter’s text of the platted reserve, and that the public will suffer no loss or inconvenience thereby.
 - 3. In justice to the petitioner, the prayer of the petition ought to be granted.

Conditions (but not limited to) associated with the request:

- (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 Sedgwick 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 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.

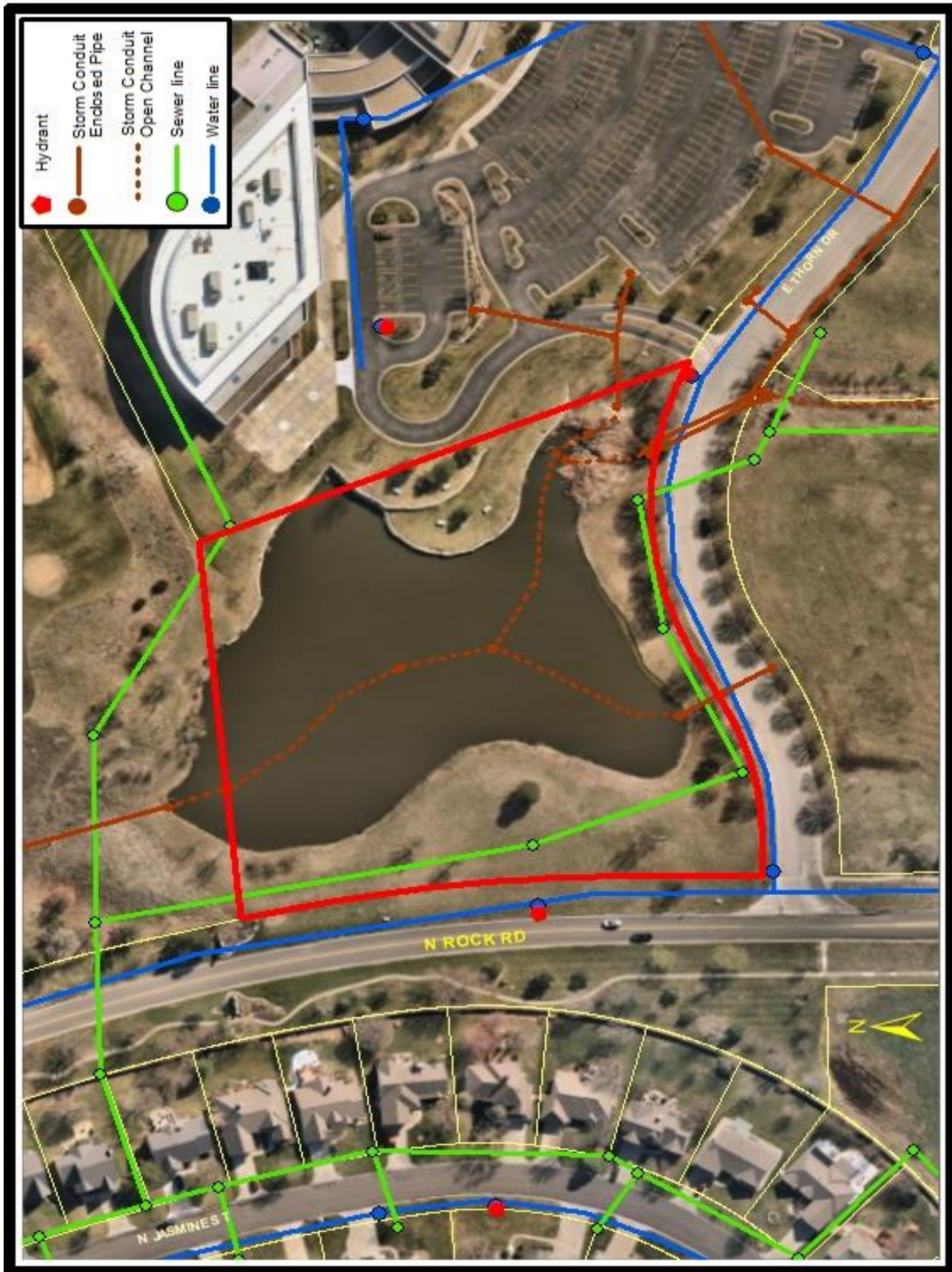
SUBDIVISION COMMITTEE’S RECOMMENDED ACTION

The Subdivision Committee recommends approval subject to the following conditions:

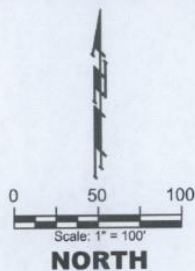
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Attachments:

1. Areal Map
2. Site Plan submitted by applicant
3. Site Plan showing Reserve J within Willowbend 1st Addition



CONCEPT B
WILLOWBEND OFFICE BUILDING
WICHITA, SEDGWICK COUNTY, KANSAS



OFFICE BUILDING FOOTPRINT:	5,000 s.f.
TOTAL FLOOR AREA:	10,000 s.f.
PARKING RATE:	1 PER 333 s.f.
TOTAL PARKING SHOWN:	40 SPACES

JUNE 18, 2021

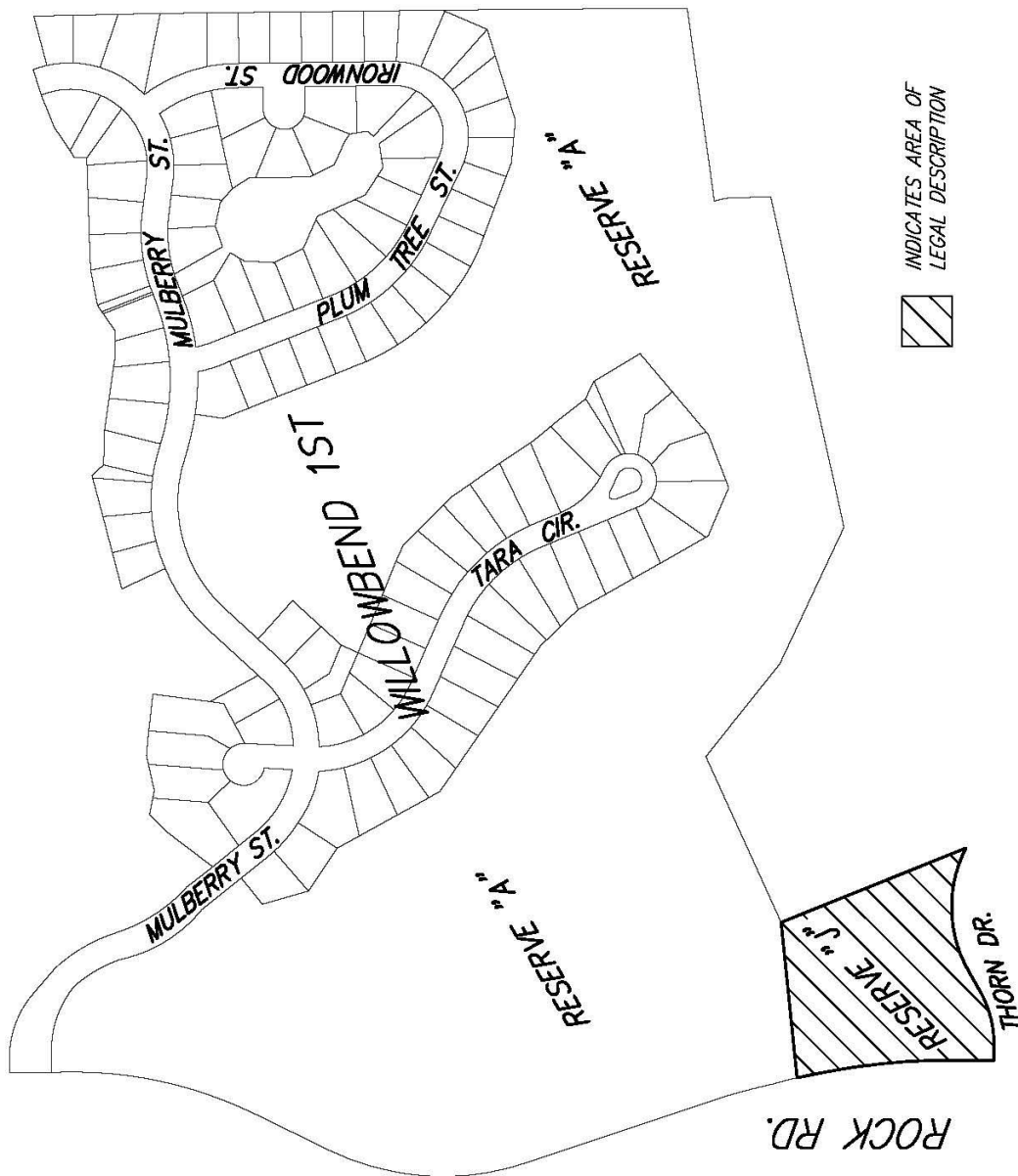


BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

EXHIBIT

RESERVE "J"

WILLOWBEND 1ST, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



November 3, 2021



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 315 Ellis St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com