



## Wichita-Sedgwick County Metropolitan Area Planning Department

August 23, 2021

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

**Ref: VAC2021-00033:** City request to vacate the plattor's text of a SF-5 Single-Family Residential zoned platted reserve generally located midway between North West Street and North Hoover Road, south of West 29th Street North and west of West Wavecrest Circle.

Phil,

At the **Thursday, August 19, 2021**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Vacate the plattor's text of the 100-foot wide by 30-foot deep portions of the SF-5 Single-Family Residential zoned Reserve J, that abut the west sides of the SF-5 zoned Lots 23-30, Block B and a 73.02-foot wide by 30-foot – 32.71-foot deep portion of Reserve J that abuts the west side of Lot 22, Block B, all in the Sandcrest Addition. The plattor's text will be amended to state that those described portions of Reserve J's uses will be those only permitted by right in the SF-5 zoning district.
- (2) Provide a restrictive covenant that binds and ties the 100-foot wide by 30-foot deep portions of the SF-5 Single-Family Residential zoned Reserve J, that abut the west sides of the SF-5 zoned Lots 23-30, Block B and a 73.02-foot wide by 30-foot – 32.71-foot deep portion of Reserve J that abuts the west side of Lot 22, Block B, all in the Sandcrest Addition. The covenant will specify that no portion of the described portion of Reserve J may be sold, or other wise transferred or divided until a replat is recorded.
- (3) A minimum five-foot setback, as approved by Public Works, will maintain separation from the sea wall and any improvements on the subject portion of Reserve J and/or the subject lots.
- (4) Provide utilities with any development plans as needed for review and approval. These plans shall be reviewed and approved prior to the issuance of any building permits.
- (5) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. Provide Planning with any needed easements, as required by utilities, dedicated by separate instrument with original signatures. These conditions must be completed prior to the case going to Council for final action.
- (6) All improvements shall be according to City Standards and at the applicants' expense.
- (7) 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.


**VAC2021-00033:** City request to vacate the platlor's text of a SF-5 Single-Family Residential zoned platted reserve generally located midway between North West Street and North Hoover Road, south of West 29th Street North and west of West Wavecrest Circle.

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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 **September 2, 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,

  
Bill Longnecker  
Senior Planner

WL:kw

cc: Sandcrest LLC, Jay Russell, PO Box 75337, Wichita KS 67275  
Edward Charles Silcock & Alex Mariah Silcock, 4933 W Wavecrest Cir, Wichita KS 67205  
Gregory Oehmke & Sarah Oehmke-Lejuerne, 4929 W Wavecrest Cir, Wichita KS 67205  
Jason & Lori Neel, 4925 W Wavecrest Cir, Wichita KS 67205  
Steven Anderson & Kelli Anderson, 4921 W Wavecrest Cir, Wichita KS 67205  
Craig Sharp Homes Inc., 2131 N Collective Ln, Suite A, Wichita KS 67206  
Jeffrey Gnagy & Carrie Jo Gnagy, 4917 W Wavecrest Cir, Wichita KS 67205  
Kevin D Campbell & Phyllis J Campbell, 4913 W Wavecrest Cir, Wichita KS 67205  
Michael J Carney, 4909 W Wavecrest Cir., Wichita KS 67205  
Rodolfo & Felicia Steiner, 4905 W Wavecrest Cir., Wichita KS 67205  
City of Wichita –Property Mgmt, John Philbrick, 455 N Main – 13<sup>th</sup> Floor, Wichita KS 67203