

STAFF REPORT

CASE NUMBER: VAC2018-00015 - County Vacation request to vacate platted access control on property zoned RR Rural Residential

OWNER/APPLICANT: Mark Savoy (Agent) | David Wilkerson (Applicant)

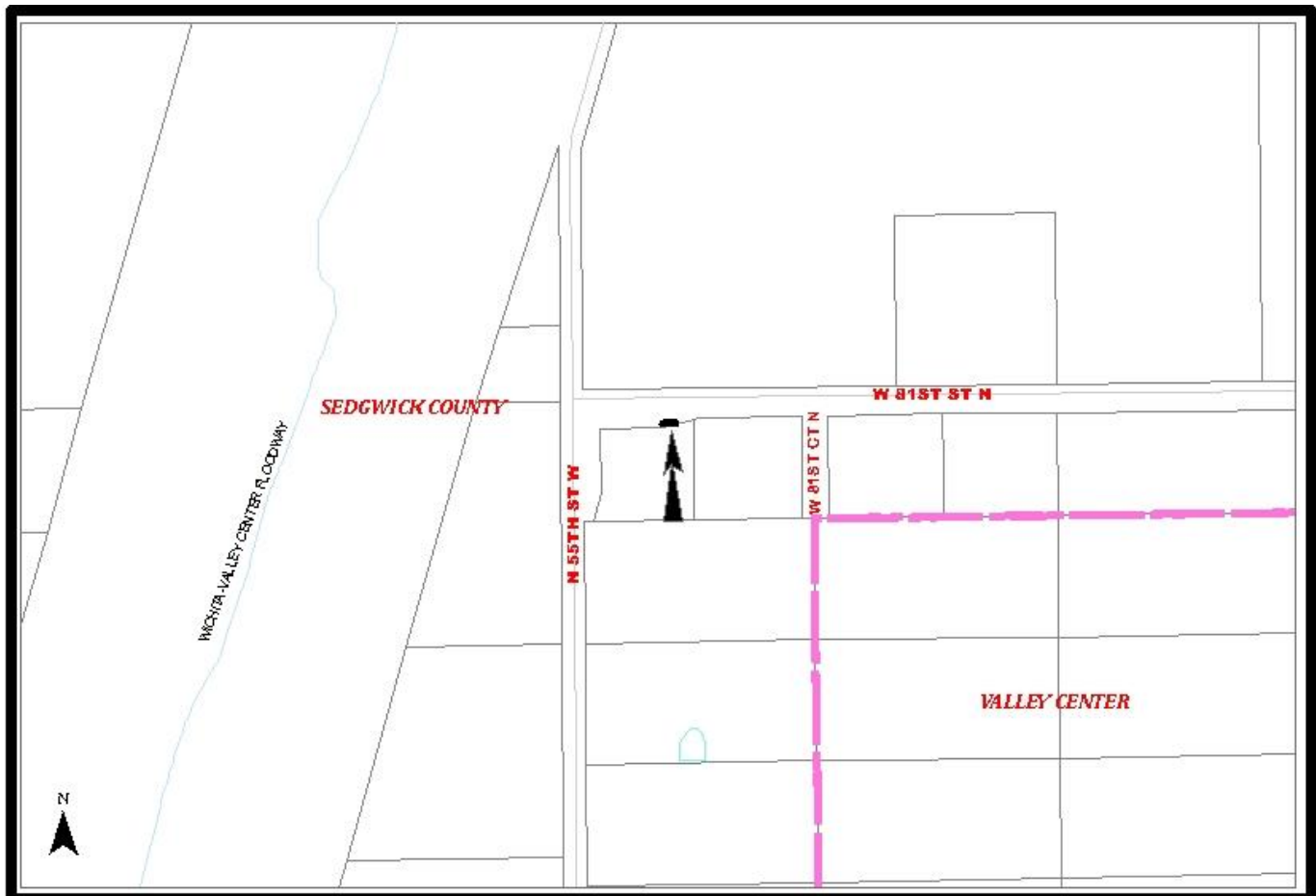
LEGAL DESCRIPTION: The West 40 feet of the East 86.3 feet of Access Control over and across the North line of Lot 1, Schneider Addition, Sedgwick County, Kansas.

LOCATION: Generally located at the southeast corner of North Hoover Road and west 81st Street North in Lot 1 of Schneider Addition. (8160 North Hoover Road)

REASON FOR REQUEST: To provide access for the garage on site.

CURRENT ZONING: RR Rural Residential.

VICINITY MAP:



The applicant requests the vacation of a portion of the platted access controls along the northern lot line of the Schneider Addition plat in order allow access for the existing garage built on the property. The applicants are requesting the vacation of 40 feet of access control, per the vacation exhibit attached.

The applicant has stated that there are existing easements that make it difficult to provide access from the existing access point on Hoover Road. This alternate access point is the best means of providing such access for the accessory structure.

Comments from franchised utilities have not been received and are needed to determine if they have utilities located within the subject area. The Schneider Addition was recorded 7 June 2001.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, Fire, 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 described portion of the platted complete access control.

- A. That after being duly and fully informed as to fully understanding 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 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 to amend the access controls 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.

The Subdivision Committee recommends approval subject to the following stipulations:

- (1) The applicant shall guarantee the closure of any driveway opening located in areas of complete access control or that exceed the number of allowed openings. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- (2) All improvements shall adhere to County Standards and at the applicants' expense.
- (3) Vacation of the complete access control located on this site, is contingent on approval by the Traffic Engineer, Public Works Department and the Fire Department. Approval may be contingent on certain stipulations, such as but not limited to, continued access to existing utilities via the dedication of utility easements.
- (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.



W 81ST ST N






SEDGWICK COUNTY

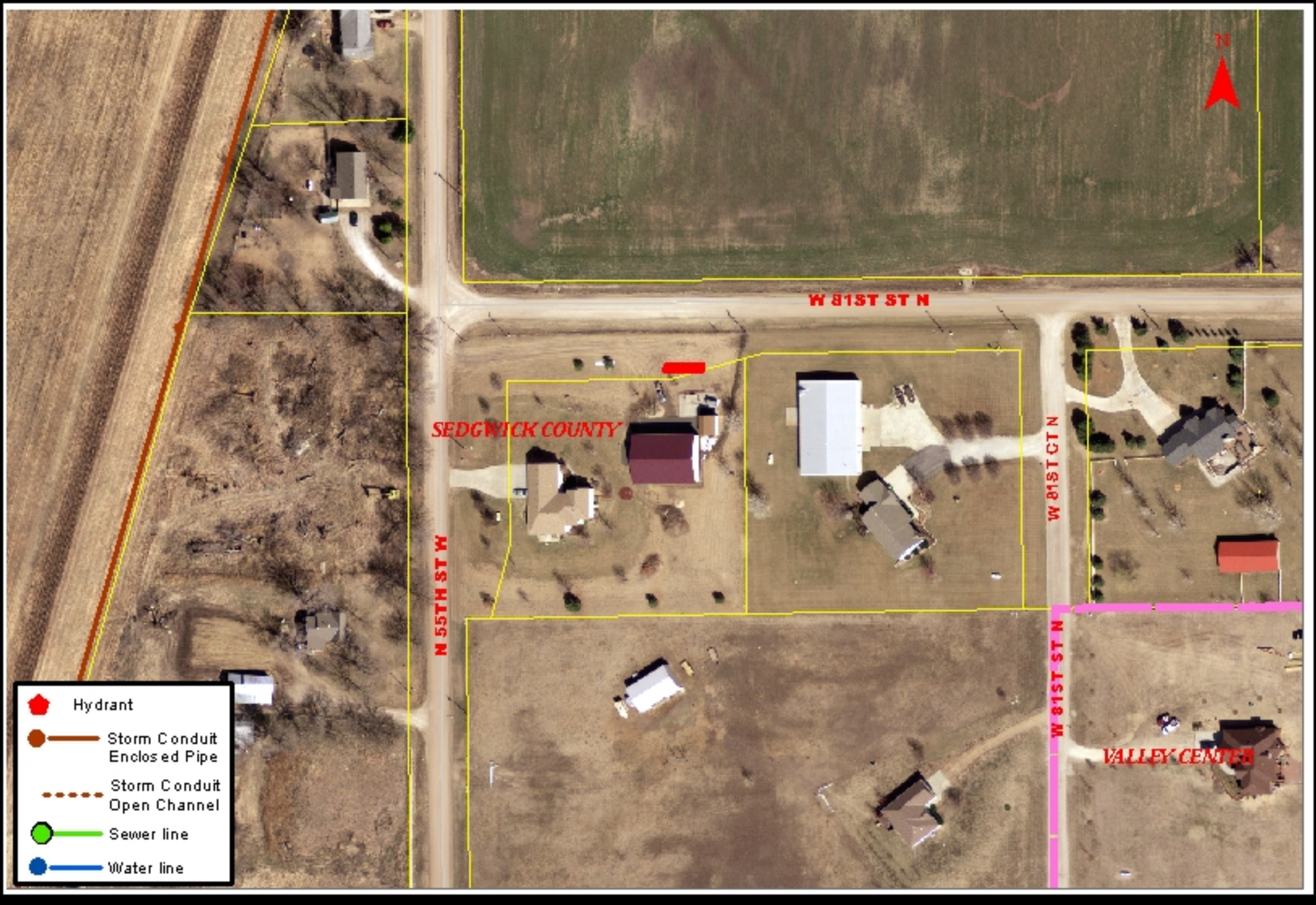
N 55TH ST W

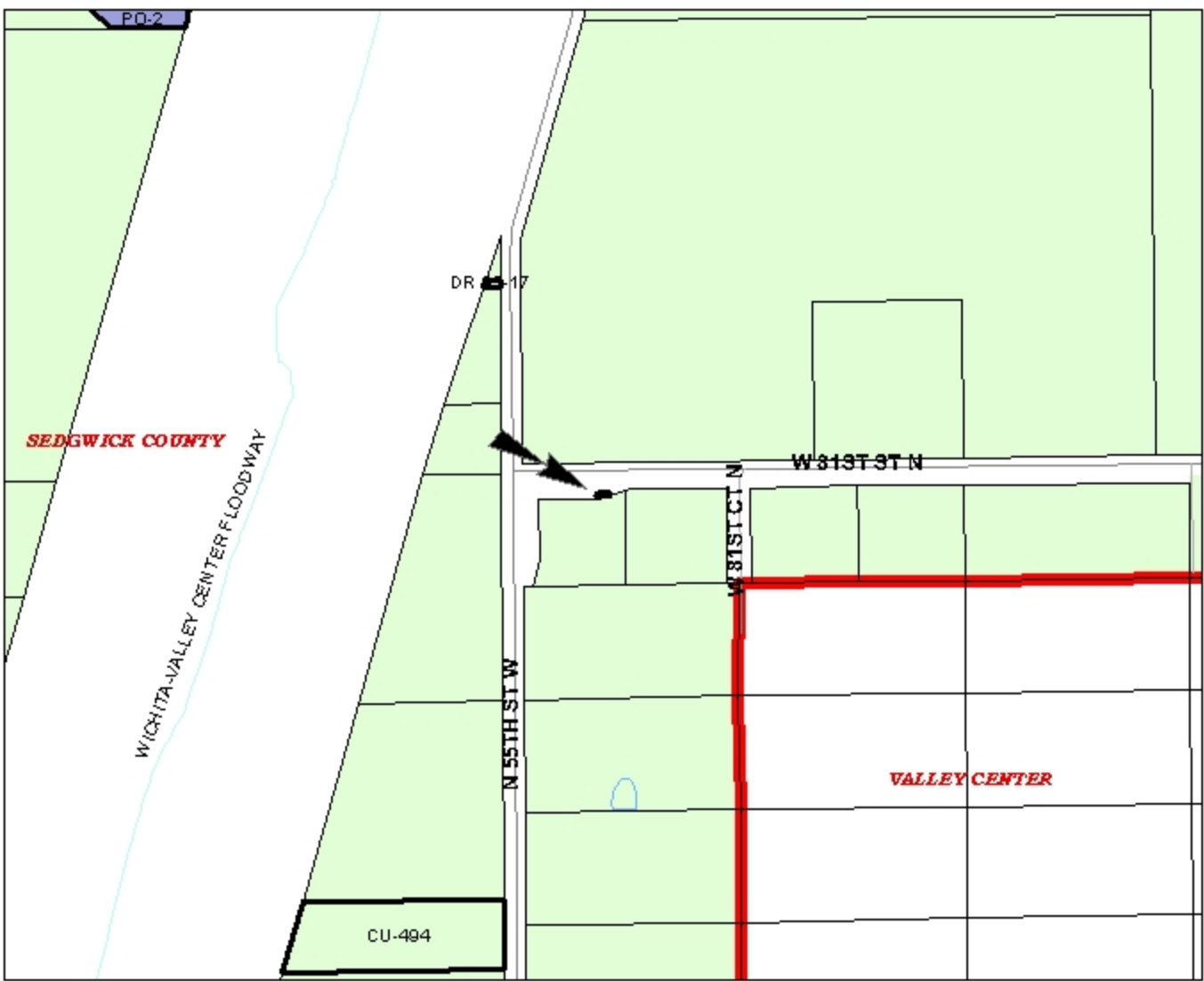
W 81ST CT N

W 81ST ST N

VALLEY CENTER

-  Hydrant
-  Storm Conduit Enclosed Pipe
-  Storm Conduit Open Channel
-  Sewer line
-  Water line





ZONING

RR

SF-20

SF-10

SF-5

TF-3

MF-18

MF-29

B

MH

NO

GO

NR

LC

GC

CBD

OW

IP

LI

IP-A

GI

AFB

U

PUD

AIRPORT

OLD TOWN

N

