



Wichita-Sedgwick County Metropolitan Area Planning Department

July 11, 2019

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

Ref: VAC2019-00017: City Vacation of drainage, utility, and access control easements on property zoned LC Limited Commercial, generally located on the northeast corner of East Kellogg Drive and South 143rd Street East.

Dear Phil,

At the Thursday, July 11, 2019, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) As needed provide Planning with dedication of easements by separate instruments with original signatures to go with the Vacation Order to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds. All to be provided to the Planning Department prior to this case going to City Council for final action.
- (2) All improvements shall be according to City Standards and at the applicants' expense.
- (3) Vacation of the north 60 feet of platted complete access control located on west line of Lot 1, Block A, Prairie Pond Plaza 2nd Addition contingent on approval by the Traffic Engineer and the Fire Department. If approved with noted condition provide Planning with a dedication of access control by separate instrument with original signatures to go with the Vacation Order to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds. All to be provided to the Planning Department prior to this case going to City Council for final action.
- (4) All required documents related to associated case CUP2018-00051 shall be submitted and approved by the Planning Department prior to VAC2019-00017 going to City Council for final action.

- (5) 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.

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 July 25, 2019 (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
Associate Planner

PZ:kw

cc: Kansas Gas & Electric Co, 330 E Madison Ave Ste 150, Derby KS 67037
John Philbrick, City of Wichita-Property Management, 455 N Main – 13th Floor, Wichita KS 67202