



Wichita-Sedgwick County Metropolitan Area Planning Department

August 6, 2019

Professional Engineering
Consultants
Attn: Charlie Brown
303 S. Topeka
Wichita, KS 67202

Ref: VAC2019-00018: City vacation of a portion of "Reserve A", EPC Real Estate Group, LLC Addition to allow for additional development on the site; generally located north of W. Douglas Avenue on the west side of N. Sycamore Street (123 N. Sycamore).

Dear Charlie,

At the Thursday, July 25, 2019, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Vacate that portion of platted reserve A, as approved by City Engineer. Provide Planning Staff with a legal description of the approved vacated portion of the platted reserve on a Word document, via e-mail, to be used on the Vacation Order and Vacation Petition. All Provide to Planning prior to the case going to the Wichita City Council for final action.
- (2) Provide a restrictive covenant, with original signatures, binding and tying the described vacated portion of Reserve A to the applicant's abutting property. This must be provided to Planning prior to VAC2019-00018 proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (3) All improvements shall be according to City Standards and at the applicant's expense.
- (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

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Page 2

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 August 8, 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,

A handwritten signature in blue ink, appearing to read "Philip Zevenbergen", with a long horizontal flourish extending to the right.

Philip Zevenbergen
Associate Planner

PZ:kw

cc: EPC Real Estate Group LLC, Austin Bradley, 8001 Metcalf Ave., Ste 300, Overland Park KS 66204