

The applicants are requesting the vacation of the platted north-south alley running from East English Street to East Waterman Street located between South Broadway Avenue and South Market Street. The purpose of this vacation is to allow Fidelity Bank to have improvement control of the alley in conjunction with the construction of a parking structure over top of the current surface parking lot fronting South Market Street. Fidelity intends to keep the alley as a private drive to access their completed parking structure as well as parking for uses fronting Broadway. A sewer line is located in the alley and an easement shall be dedicated as part of this vacation.

Kansas Gas Service has a service line and main on the south side of the alley. Westar and Cox and have lines in the alley. All utilities are satisfied if an easement is retained. Shane Price is the area representative for Westar and can be contacted at 261-6315. Grieffenstein's Addition was recorded with the Register of Deeds February 18, 1871. Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Public Works, Water & Sewer, Stormwater, Traffic, 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 alley.

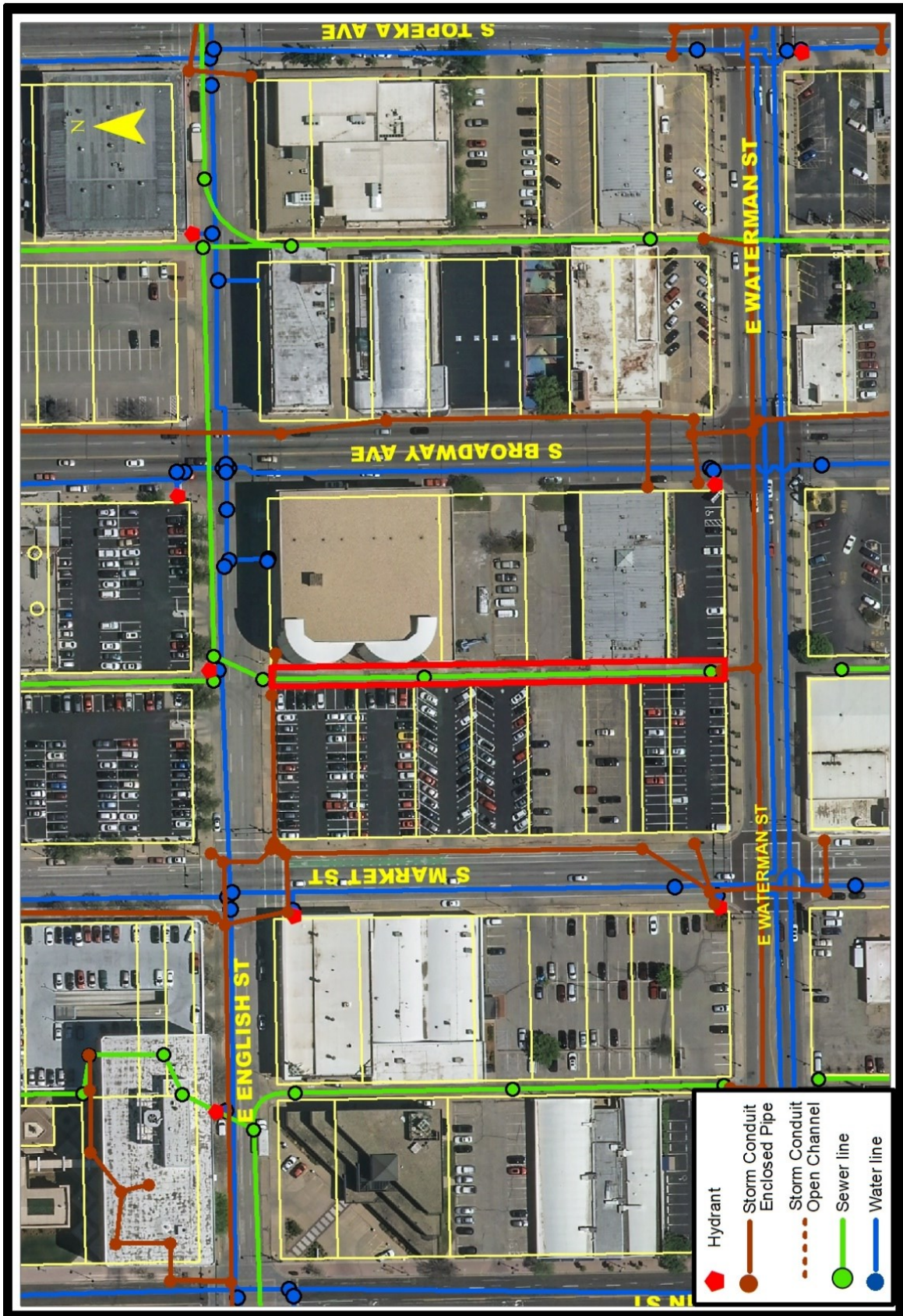
- A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:
 1. That due and legal notice has been given by publication as required by law, in the Wichita Eagle, of notice of this vacation proceeding one time July 18, 2019, which was at least 20 days prior to this public hearing.
 2. That no private rights will be injured or endangered by vacating the described portion of the platted alley 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.

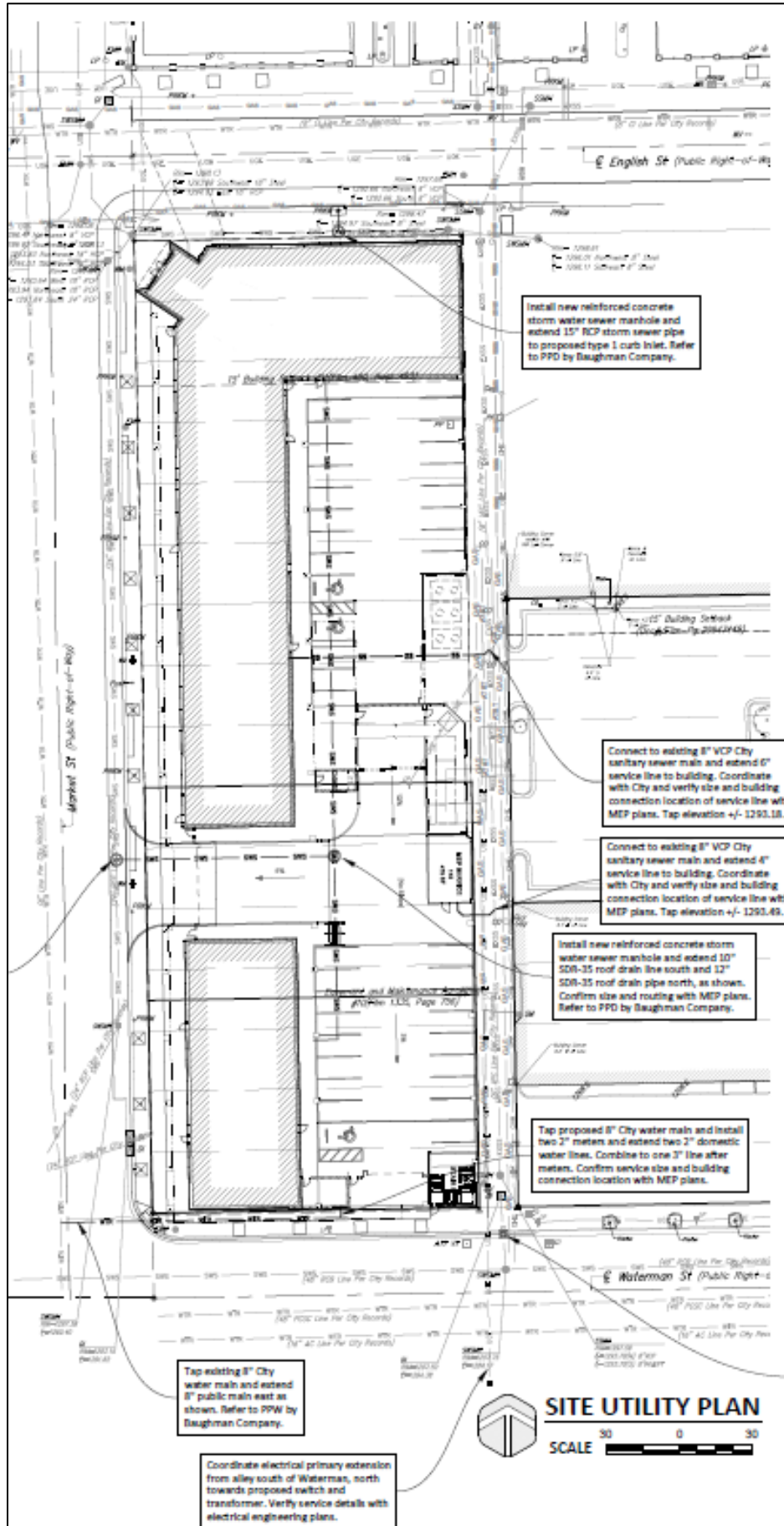
Conditions (but not limited to) associated with the request:

- (1) Dedicate a utility easement by separate instrument, with original signatures, for the length of the platted vacated alley. This must be provided to Planning prior to the case going to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (2) Provide restrictive covenants, with original signatures, binding and tying the vacated described alley right of way to the abutting properties. This must be provided to Planning prior to the case going to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (3) As needed provide utilities with any needed project plans for the relocation of utilities for review and approval. Any relocation/reconstruction of utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number(s) to Planning prior to the case going to City Council for final action.
- (4) All improvements shall be according to City Standards and at the applicants' expense.
- (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.

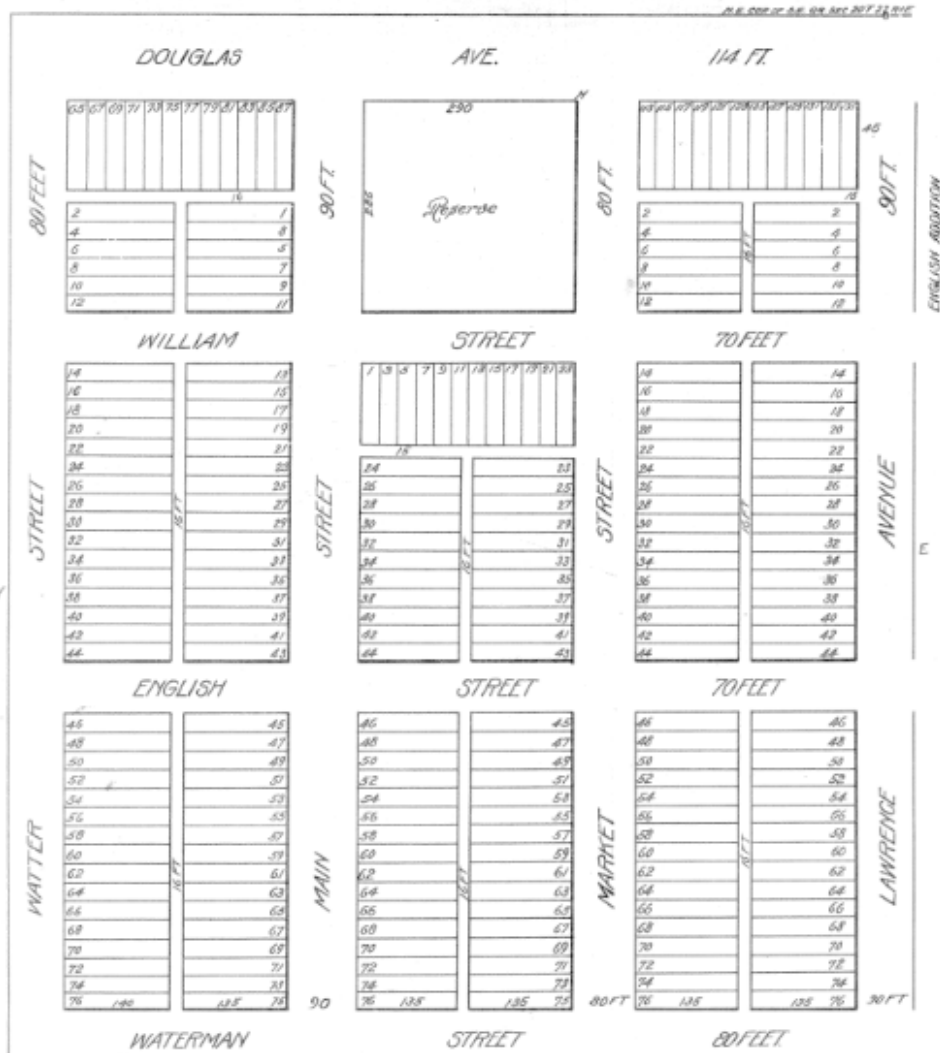
SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

The Subdivision Committee recommends approval per staff recommendations.





MAP OF CRIEFFENSTEIN'S ADDITION TO WICHITA.



EXPLANATION - Situated in the S.E. of Section 20
 Twp. 23 S. R. 12 E. All lots not otherwise designated
 are 25 x 125 feet. Lots 1 to 25 are 25 x 125 feet
 except Lots 1 to 25 inclusive on Main St.
 are 25 x 125 feet. Lots 26 to 36 inclusive on Main
 St. are 25 x 125 feet. Lots 37 to 45 inclusive on
 Main St. are 25 x 125 feet. Lots 46 to 54
 inclusive on Main St. are 25 x 125 feet. Lots 55
 to 63 inclusive on Main St. are 25 x 125 feet.
 Lots 64 to 72 inclusive on Main St. are 25 x
 125 feet. Lots 73 to 81 inclusive on Main St.
 are 25 x 125 feet. Lots 82 to 90 inclusive on
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 100 to 108 inclusive on Main St. are 25 x
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 127 to 135 inclusive on Main St. are 25 x
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 154 to 162 inclusive on Main St. are 25 x
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 262 to 270 inclusive on Main St. are 25 x
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 1872 inclusive on Main St. are 25 x 125
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 1891 to 1900 inclusive on Main St. are 25 x
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 1941 to 1950 inclusive on Main St. are 25 x
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 Main St. are 25 x 125 feet. Lots 1961 to
 1970 inclusive on Main St. are 25 x 125
 feet. Lots 1971 to 1980 inclusive on Main
 St. are 25 x 125 feet. Lots 1981 to 1990
 inclusive on Main St. are 25 x 125 feet. Lots
 1991 to 2000 inclusive on Main St. are 25 x
 125 feet.

State of Kansas
 County of Sedgewick
 Personally appeared before me
 Clerk of the district court, in and for the county
 and state aforesaid, J. J. [Name], who
 acknowledged the within plat of [Name]
 Addition to the Town of Wichita as certified to by
 John A. [Name] Deputy County Surveyor for
 Sedgewick Co. in the first town plat and original and
 unless the same shall be rescinded and such plat
 stricken and unless there be adjustment are hereby
 set apart for the use of the public and all titles
 thereto are forever barred.
 NOTED and certified to.
 J. J. [Name]
 I, Joseph [Name], Register of Deeds of Sedgewick
 County, Kansas do hereby certify that the above is a
 true and correct copy of the plat of [Name]
 Addition to Wichita that the original of which is
 on file in my office and which I have this day
 duly therefor, witness my hand and the seal of my
 office this 5th day of March 1912.

State of Kansas
 County of Sedgewick
 On this 5th day
 of February A.D. 1912 before me
 J. J. [Name] Clerk of the district
 court in and for the county
 and state aforesaid, I have
 and I have also executed the
 foregoing instrument and
 duly acknowledged the same
 of the same. In testimony
 whereof I have hereunto
 subscribed my name and
 official seal this 5th day
 of February A.D. 1912.
 J. J. [Name]
 Clerk of District Court

State of Kansas
 County of Sedgewick
 This instrument was filed for Record
 February 14 A.D. 1912 and duly recorded in book A of Plats of
 L.R. Dulles Register by D.A. Bright Deputy
 page 2.

J. J. [Name]
 Register of Deeds