



Wichita-Sedgwick County Metropolitan Area Planning Department

January 24, 2020

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

Ref: VAC2019-00046: City vacation of 20-foot building setback and vacation of plattor's text to allow building of a neighborhood pool (associated with CON2019-47) on property zoned SF-5 Single Family Residential, generally located on the south side of East 37th Street North and one-block east of North Greenwich Road (11424 E. Winston Cir).

Dear Phil,

At the Thursday, January 23, 2020, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Vacate the south 20 feet of Lot 1, Block A, Brookfield Addition Provide Planning Staff with legal descriptions of the approved vacated portions of the setback on a Word document, via e-mail, to be used on the Vacation Order. This must be provided to Planning prior to the case going to Council for final action.
- (2) Vacate the plattor's text to allow "screening walls as confined to easements, swimming pools and related appurtenances, fences, sidewalks, and parking" in the platted Reserve G, Brookfield Addition, while retaining that Reserve G will continue to be used for open space, landscaping, drainage purposes, entry monuments, and utilities as confined to easements.
- (3) Retain the language in the plattor's text that states all reserves in the Brookfield Addition are to be owned and maintained by the Homeowners Association and add that all swimming pools and related appurtenances, fences, sidewalks, and parking located in all reserves in the Brookfield Addition shall be owned and maintained by the Homeowners Association.
- (4) As needed provide easements for public and franchised utilities. As needed provide letters/conformation from franchised utility representatives stating that their utilities are protected

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by the appropriate easements. Easements for public utilities, with original signatures, must be provided to Planning prior to VAC2019-00046 proceeds to the City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.

- (5) All improvements shall be according to City Standards and at the applicants' expense.
- (6) 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 February 6, 2020 (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 Zeyenbergen, AICP
Associate Planner

PZ:kw

cc: 37th & Greenwich LLC, Kevin Mullen, 8100 E 22nd St N Bldg 1000, Wichita KS 67226