



Sedgwick County  
Register of Deeds - Tonya Buckingham  
Doc.\*/Film-Pg: 30262964

Receipt #: 2396004  
Pages Recorded: 3

Recording Fee: \$0.00

Cashier: ephillip  
Authorized By: *Tonya Buckingham*  
Date Recorded: 09/08/2023 02:46:56 PM



**BEFORE THE CITY COUNCIL OF THE  
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS**

**IN THE MATTER OF THE VACATION OF A PORTION )  
OF STREET RIGHT-OF-WAY AND A 40-FOOT )  
BUILDING SETBACK )**

**GENERALLY LOCATED ONE-BLOCK EAST OF SOUTH )  
GREENWICH ROAD AND WITHIN ONE-QUARTER )  
MILE SOUTH OF EAST LINCOLN STREET )**

**VAC2023-00026**

**MORE FULLY DESCRIBED BELOW**

**VACATION ORDER**

NOW on this 5th day of September 2023, comes on for hearing the petition for vacation filed by William and Cheryl Parker and David, David and Megan McGraw, and Windsor Lake Estates HOA (owners) praying for the vacation of a portion of street right-of-way and a 40-foot building setback, to wit:

Vacation of Street Right-of-Way:

Part of vacated Dowell Terrace in Ball Addition, Sedgwick County, Kansas, and in Windsor Park Addition, Sedgwick County, Kansas, more particularly described as BEGINNING at the Southeast corner of Lot 5, Block A in said Ball Addition, THENCE along said East line of said Lot 5 on a platted bearing of N00°02'E, a distance of 24.97 feet (measured N00°02'37"E, 25.00) to the beginning of a curve to the right; THENCE along said curve with a radius of 353.08 feet, an arc distance of 165.97 feet, having a platted chord of N13°30'00"E, 164.45 feet (measured N13°34'35"E, 164.49) to the beginning of a curve to the left; THENCE along said curve with a radius of 161.23 feet, an arc distance of 15.27 feet, having a platted chord of N24°15'15"E, 15.26 feet (measured N24°22'44"E, 14.05) to an extended line of the North line of Lot 5, Block 6, Windsor Park Addition, THENCE along said extended line on a platted bearing of S79°10'55"E, a distance of 60.77 feet (measured S80°15'02"E, 60.66) to the Northwest corner of said Lot 5; THENCE along the West line of said Lot 5 along a curve to the right with a radius of 221.23 feet, an arc distance of 32.26 feet, having a platted chord of S22°47'21"W, 32.23 feet (measured S22°56'01"W, 32.13) to the beginning of a curve to the left; THENCE along said curve with a radius of 293.08 feet, an arc distance of 137.77 feet, having a platted chord of S13°30'W, 136.50 feet (measured S13°29'15"W, 136.44) to the end of said curve; THENCE continuing along said

West line on a platted bearing of S00°02'W, a distance of 104.9 feet (measured S00°05'54"W, 104.84) to the Southwest corner of said Lot 5; THENCE along the South line of Windsor Park Addition and Ball Addition on a platted bearing of S89°56'22"W, a distance of 60.00 feet (measured S89°41'55"W, 59.86) to the Southeast corner of Reserve A, Ball Addition and the beginning of a curve to the right; THENCE along said curve with a radius of 40 feet, an arc distance of 125.66 feet, having a platted chord of N00°02'E, 80.00 feet (measured N00°06'55"E, 80.00) to the Point of BEGINNING.

Vacation of 40-Foot Building Setback:

That part of the platted 40-foot building setback on Lot 5, Block A, Ball Addition, Sedgwick County, Kansas, more particularly described as BEGINNING at the Southeast corner of said Lot 5; THENCE along the East line of said Lot 5 on a platted bearing of N00°02'E, a distance of 24.97 feet (measured N00°02'37"E, 25.00) to the beginning of a curve to the right; THENCE along said curve with a radius of 353.08 feet, an arc distance of 110.00 feet, having a platted chord of N08°57'32"E, 109.56 feet (measured N09°03'31"E, 109.56); THENCE on a platted bearing of N72°06'57"W, a distance of 40.00 feet (measured N72°03'59"W, 40.00), THENCE along a curve to the left with a radius of 393.08 feet, an arc distance of 108.73 feet, having a platted chord of S09°57'36"W, 108.38 feet (measured S10°02'22"W, 108.52) to the South line of said Lot 5; THENCE along the South line on a platted bearing of S45°44'16"E, a distance of 55.49 feet (measured S45°46'04"E, 55.42) to the Point of Beginning, containing 4,869 sq. ft. more or less.

The City Council, after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, makes the following findings:

1. That due and legal notice has been given by publication, as required by law, in The Wichita Eagle on July 6, 2023, which was at least 20 days prior to the public hearing.
2. No private rights will be injured or endangered by the vacation of the described portion of street right-of-way and a 40-foot building setback and the public will suffer no loss or inconvenience thereby.
3. A Dedication of a Utility and Access Easement for the vacated South Dowell Terrace right-of-way will be filed with this Vacation Order for recording at the Sedgwick County Register of Deeds, Wichita, Kansas.
4. A Dedication of a Share Access and Maintenance Easement for the drive approach to the vacated portion of South Dowell Terrace will be filed with the Vacation Order for recording at the Sedgwick County Register of Deeds, Wichita, Kansas.

5. A Restrictive Covenant, binding and tying the west half, except the south 79.79 feet of the vacated South Dowell Terrace, to Lot 5, Block A, Ball Addition, will be filed with this Vacation Order for recording at the Sedgwick County Register of Deeds.

6. A Restrictive Covenant, binding and tying the east half of the vacated South Dowell Terrace, to Lot 5, Block 6, Windsor Park Addition, will be filed with this Vacation Order for recording at the Sedgwick County Register of Deeds.

7. A Restrictive Covenant, binding and tying the south 79.79 feet of the west half of the vacated South Dowell Terrace, Reserve A, Ball Addition, will be filed with this Vacation Order for recording at the Sedgwick County Register of Deeds.

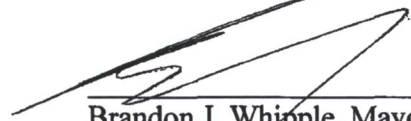
8. In justice to the petitioner(s), the prayer of the petition ought to be granted.

9. No written objection to said vacation has been filed with the City Clerk by any owner or adjoining owner who would be a proper party to the petition.

10. The vacation of the described portion of street right-of-way and a 40-foot building setback should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 5th day of September 2023, ordered that the above-described portion of street right-of-way and a 40-foot building setback are hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order, the Dedication of a Utility and Access Easement, the Dedication of Shared Access and Maintenance Easement, and the three (3) Restrictive Covenants to the Sedgwick County Register of Deeds for recording.

CITY OF WICHITA

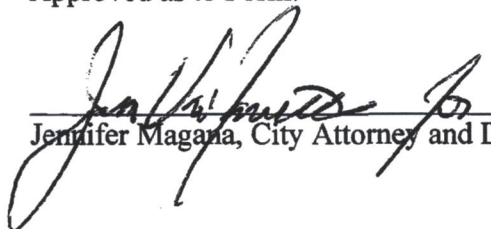
  
\_\_\_\_\_  
Brandon J. Whipple, Mayor

ATTEST:

  
\_\_\_\_\_  
Jamie Buster, City Clerk



Approved as to Form:

  
\_\_\_\_\_  
Jennifer Magana, City Attorney and Director of Law

**BEFORE THE CITY COUNCIL OF THE  
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**GENERALLY LOCATED ONE-BLOCK EAST OF SOUTH )  
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MILE SOUTH OF EAST LINCOLN STREET )**

**VAC2023-00026**

**MORE FULLY DESCRIBED BELOW )**

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Vacation of Street Right-of-Way:

Part of vacated Dowell Terrace in Ball Addition, Sedgwick County, Kansas, and in Windsor Park Addition, Sedgwick County, Kansas, more particularly described as BEGINNING at the Southeast corner of Lot 5, Block A in said Ball Addition, THENCE along said East line of said Lot 5 on a platted bearing of N00°02'E, a distance of 24.97 feet (measured N00°02'37"E, 25.00) to the beginning of a curve to the right; THENCE along said curve with a radius of 353.08 feet, an arc distance of 165.97 feet, having a platted chord of N13°30'00"E, 164.45 feet (measured N13°34'35"E, 164.49) to the beginning of a curve to the left; THENCE along said curve with a radius of 161.23 feet, an arc distance of 15.27 feet, having a platted chord of N24°15'15"E, 15.26 feet (measured N24°22'44"E, 14.05) to an extended line of the North line of Lot 5, Block 6, Windsor Park Addition, THENCE along said extended line on a platted bearing of S79°10'55"E, a distance of 60.77 feet (measured S80°15'02"E, 60.66) to the Northwest corner of said Lot 5; THENCE along the West line of said Lot 5 along a curve to the right with a radius of 221.23 feet, an arc distance of 32.26 feet, having a platted chord of S22°47'21"W, 32.23 feet (measured S22°56'01"W, 32.13) to the beginning of a curve to the left; THENCE along said curve with a radius of 293.08 feet, an arc distance of 137.77 feet, having a platted chord of S13°30'W, 136.50 feet (measured S13°29'15"W, 136.44) to the end of said curve; THENCE continuing along said

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Vacation of 40-Foot Building Setback:

That part of the platted 40-foot building setback on Lot 5, Block A, Ball Addition, Sedgwick County, Kansas, more particularly described as BEGINNING at the Southeast corner of said Lot 5; THENCE along the East line of said Lot 5 on a platted bearing of N00°02'E, a distance of 24.97 feet (measured N00°02'37"E, 25.00) to the beginning of a curve to the right; THENCE along said curve with a radius of 353.08 feet, an arc distance of 110.00 feet, having a platted chord of N08°57'32"E, 109.56 feet (measured N09°03'31"E, 109.56); THENCE on a platted bearing of N72°06'57"W, a distance of 40.00 feet (measured N72°03'59"W, 40.00), THENCE along a curve to the left with a radius of 393.08 feet, an arc distance of 108.73 feet, having a platted chord of S09°57'36"W, 108.38 feet (measured S10°02'22"W, 108.52) to the South line of said Lot 5; THENCE along the South line on a platted bearing of S45°44'16"E, a distance of 55.49 feet (measured S45°46'04"E, 55.42) to the Point of Beginning, containing 4,869 sq. ft. more or less.

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5. A Restrictive Covenant, binding and tying the west half, except the south 79.79 feet of the vacated South Dowell Terrace, to Lot 5, Block A, Ball Addition, will be filed with this Vacation Order for recording at the Sedgwick County Register of Deeds.

6. A Restrictive Covenant, binding and tying the east half of the vacated South Dowell Terrace, to Lot 5, Block 6, Windsor Park Addition, will be filed with this Vacation Order for recording at the Sedgwick County Register of Deeds.

7. A Restrictive Covenant, binding and tying the south 79.79 feet of the west half of the vacated South Dowell Terrace, Reserve A, Ball Addition, will be filed with this Vacation Order for recording at the Sedgwick County Register of Deeds.

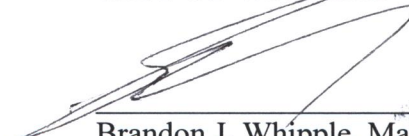
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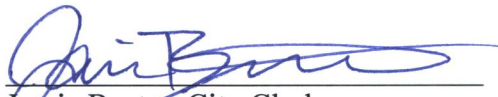
10. The vacation of the described portion of street right-of-way and a 40-foot building setback should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 5th day of September 2023, ordered that the above-described portion of street right-of-way and a 40-foot building setback are hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order, the Dedication of a Utility and Access Easement, the Dedication of Shared Access and Maintenance Easement, and the three (3) Restrictive Covenants to the Sedgwick County Register of Deeds for recording.

**CITY OF WICHITA**

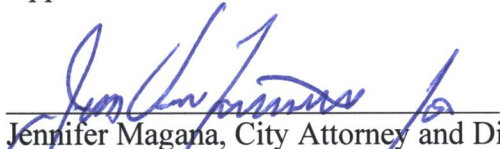
  
\_\_\_\_\_  
Brandon J. Whipple, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Jamie Buster, City Clerk



Approved as to Form:

  
\_\_\_\_\_  
Jennifer Magana, City Attorney and Director of Law



**Wichita-Sedgwick County Metropolitan Area Planning Department**

September 5, 2023

William and Cheryl Ann Parker  
1045 South Dowell Terrace  
Wichita, KS 67207

David and Megan McGraw  
1050 South Dowell Terrace  
Wichita, KS 67207

Windsor Lake Estates, HOA  
Attn: Ray Raymos  
1360 South Greenwich Rd.  
Wichita, KS 67207

**RE: VAC2023-00026:** Request in the City to vacate a portion of platted street right-of-way and a 40 foot platted building setback, generally located on the northeast corner of Harry Street and Greenwich Avenue (1045 S. Dowell Terrace).

Dear Applicant;

At its regular meeting on **September 5, 2023**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the vacation request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP  
Current Plans  
Division Manager



**FILE COPY**

**Wichita-Sedgwick County  
Metropolitan Area  
Planning Department**

July 28, 2023

William & Cheryl Ann Parker  
1045 S. Dowell Ter  
Wichita, KS 67207

David & Megan McGraw  
1050 S. Dowell Ter  
Wichita, KS 67207

Ray Raymos for  
Windsor Lake Estates HOA  
1360 S. Greenwich Rd  
Wichita, KS 67207

**Ref: VAC2023-00026:** Request in the City to vacate a portion of platted street right-of-way and a 40-foot platted building setback, generally located on the northeast corner of Harry Street and Greenwich Avenue (1045 S. Dowell Terrace).

At the Thursday, July 27, 2023, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Provide covenants, with original signatures, binding and tying the described vacated public street right-of-way to the applicants' abutting property. This must be provided to Planning prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds and the Sedgwick County Appraisers Office.
- (2) The applicants shall dedicate a shared access and maintenance agreement for the share drive approach. This must be provided to Planning prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (3) The applicants shall dedicate a utility and access easement for the entire portion of South Dowell Terrace requesting to be vacate except the west <sup>10</sup>feet of the right-of-way, north of the cul-de-sac bulb. This must be provided to Planning prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds and the Sedgwick County Appraisers Office.
- (4) The applicant of Lot 5, Block A, Ball Addition shall provide a legal description of the subject portion of Reserve A, Ball Addition, to be included in the Vacation order to vacate the platlor's text. This must be provided to Planning prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds

**VAC2023-00026:** Request in the City to vacate a portion of platted street right-of-way and a 40-foot platted building setback, generally located on the northeast corner of Harry Street and Greenwich Avenue (1045 S. Dowell Terrace).

July 28, 2023

Page 2

FILE COPY

- (5) 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.
- (6) All improvements shall be according to City Standards and at the applicants' expense.
- (7) 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 **August 10, 2023**, (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  
Current Plans Division Manager

PZ:kw



Beaufort Gazette  
 Belleville News-Democrat  
 Bellingham Herald  
 Bradenton Herald  
 Centre Daily Times  
 Charlotte Observer  
 Columbus Ledger-Enquirer  
 Fresno Bee

The Herald - Rock Hill  
 Herald Sun - Durham  
 Idaho Statesman  
 Island Packet  
 Kansas City Star  
 Lexington Herald-Leader  
 Merced Sun-Star  
 Miami Herald

el Nuevo Herald - Miami  
 Modesto Bee  
 Raleigh News & Observer  
 The Olympian  
 Sacramento Bee  
 Fort Worth Star-Telegram  
 The State - Columbia  
 Sun Herald - Biloxi

Sun News - Myrtle Beach  
 The News Tribune Tacoma  
 The Telegraph - Macon  
 San Luis Obispo Tribune  
 Tri-City Herald  
 Wichita Eagle

# AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	439976	Print Legal Ad-IPL01299290 - IPL0129929		\$142.59	2	85 L

**Attention: MANDY HEBERT**  
 CITY OF WICHITA/PLANNING DEPT  
 271 WEST THIRD ST., 2ND FL, SU 203  
 WICHITA, KS 67202

MHEBERT@wichita.gov

## LEGAL PUBLICATION

**OCA 150004**  
 Published in The Wichita Eagle on July 6, 2023  
 (One Time Only)  
 MAPC/BZA July 27, 2023  
 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, July 27, 2023, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/ Board Zoning Appeals will consider the following applications. The meeting will be held at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.

DER2023-00004: Unified Zoning Code amendment to the Old Town Overlay to allow Tattoo and Body Piercing Facility as a permitted use within the Old Town Overlay District, located between North Santa Fe Avenue and North Washington Avenue, and between East Douglas Avenue and East 3rd Street North.

VAC2023-00025: Request in the City to vacate a portion of a platted 100-foot building setback for site development; generally located on the southwest corner of West Maple Street and South Ridge Road (333 S. Ridge Road).

VAC2023-00026: Request in the City to vacate a portion of platted street right-of-way and a 40 foot platted building setback; generally located on the northeast corner of Harry Street and Greenwich Avenue (1045 S. Dowell Terrace).

ZON2023-00040: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District to allow duplex; generally located on the south of W MacArthur Road and east of S Hoover Road (5515 W MacArthur Rd).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate (see below):  
 1) Participate virtually  
 2) Attend in-person at the Ronald Reagan Building  
 3) Submit comments ahead of time

Participate Virtually  
 Join Zoom Meeting  
<https://us06web.zoom.us/j/4089866967?pwd=a0k3bW0ySElnbFJQTDFvY0xPVDExLT09>  
 Meeting ID: 408 986 6967  
 Passcode: 094136  
 One tap mobile  
 +16699006833,4089866967#,,,,\*094136# US (San Jose)  
 +17193594580,4089866967#,,,,\*094136# US  
 Meeting ID: 408 986 6967  
 Passcode: 094136  
 Find your local number: <https://us06web.zoom.us/j/kc65codfb1>  
 Attend In-Person

You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2684464) by 5pm, 3 days prior to the meeting.

Submit Comments Ahead of Time  
 You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.  
 Email [Planning@wichita.gov](mailto:Planning@wichita.gov)  
 Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department  
 Attn: Scott Wadle  
 271 W. 3rd Street - Suite 201  
 Wichita, KS 67202  
 Phone 316.268.4421  
 Fax 316.858.7764  
 WITNESS MY HAND on July 6, 2023  
 Scott Wadle, Secretary  
 WichitaSedgwick County  
 Metropolitan Area Planning Commission  
 IPL0129929  
 Jul 6 2023

In The STATE OF KANSAS  
 In and for the County of Sedgwick

1 insertion(s) published on:  
 07/06/23

STATE OF KANSAS)

SS

County of Sedgwick)

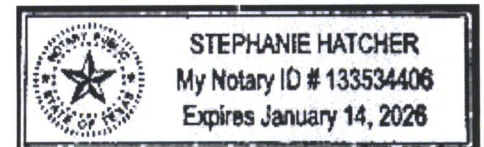
Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 07/06/2023 to 07/06/2023.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 07/06/2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!

# Galaxy edge LAFC in front of MLS record 82,110 fans

Field Level Media

In front of an MLS-record crowd of 82,110 supporters, Riqui Puig's 73rd-minute goal gave the Los Angeles Galaxy a 2-1 victory over visiting Los Angeles FC on Tuesday at the Rose Bowl in Pasadena, Calif.

With the score tied 1-1, a pass downfield found Tyler Boyd on the far side, and Puig outpaced two LAFC players racing up the middle of the field. Boyd's cross found the streaking Puig, whose sliding touch delivered his second goal of the season. The Galaxy are unbeaten (2-0-4) in their past six matches, as the team is starting to regain its form after some dire early-season struggles. Even with the unbeaten streak, the Galaxy (4-9-7, 19 points) still sit in 13th place in the 14-team Western Conference. LAFC (9-6-5, 32 points)



A general overall view shows an MLS record crowd of 82,110 during the game between the LA Galaxy and the LAFC at the Rose Bowl in Pasadena, California.

have lost three consecutive matches, and they have a 2-5-1 record in their past eight matches. Boyd put the Galaxy ahead in the 26th minute

on a superbly aimed shot from the corner of the box. Taking a pass from Puig, Boyd had space to turn and fire across the box and into the top right

corner. Ilie Sanchez had Los Angeles FC's lone goal, leveling the score in the 57th minute. After an uninspiring performance

in the first half, LAFC dominated the first 15 minutes after the halftime break, highlighted by Sanchez's header deflection of a corner kick.

# Court 18 incidents result in 3 arrests at Wimbledon

FIELD LEVEL MEDIA

Two separate incidents involving protesters on Court 18 resulted in the arrests of three persons on Wednesday at Wimbledon.

Just Stop Oil activists stormed the court of two different matches and unloaded containers of confetti and puzzle pieces onto the grass court. Two men and a woman were taken into custody and removed from the grounds. They were charged with

aggravated trespass and criminal damage, according to a post from the Wimbledon Twitter account. The first match that was disrupted was between No. 21 seed Grigor Dimitrov and Sho Shimabukuro, a match won by Dimitrov in straight sets. "Obviously it's not pleasant," said Dimitrov. "In the end of the day, there is not much you can do. I think everyone in a way did their part as quick as possible." The second match disrupted was between Brit-

ish wild card Katie Boulter and Darja Saville of Australia. Both players helped clean up the debris before Boulter went on to win in straight sets.

The incidents took place despite "uplifted" security measures being taken by the All England Club. The measures that were announced last week came in the aftermath of similar incidents in Britain, including a cricket match last Wednesday between England and Australia. Anti-ol activists and protesters also disrupted the Premiership Rugby final, World Snooker Championship and the Grand National horse race, among others.

# FROM PAGE 1B WILSON

player with zero years of service. Only players with four or fewer years of NBA service are able to sign two-way contracts, which can be for either one or two seasons. The two-way contract salary is expected to be \$560,000 for the 2023-24 season.

According to Netsdaily.com, "it has been common practice for Kessler Edwards, taken at No. 44 in that same draft,



Kansas Jayhawks forward Jalen Wilson (10) dribbles against Arkansas Razorbacks guard Davonte Davis (4) during the second half at Wells Fargo Arena in Des Moines on March 18, 2023.

to a two-way before he was converted to a standard deal in 2022."

Gary Bedore: 816-234-4068, @garybedore

# FROM PAGE 1B FOOTBALL

- homa State
- WR Xavier Worthy, Texas
- WR Jerand Bradley, Texas Tech
- TE Ja'Tavion Sanders, Texas
- OL Kingsley Suamataia, BYU
- OL Mike Novitsky, Kansas
- OL Cooper Beebe, Kansas State
- OL Kelvin Banks Jr., Texas
- OL Zavin Frazier, West Virginia
- PK Griffin Kell, TCU
- KR/PR Phillip Brooks, Kansas State
- DEFENSE
- DL Dontay Corleone, Cincinnati
- DL Ethan Downs, Okla-

- homa
- DL Damon Williams, TCU
- DL Byron Murphy II, Texas
- DL Jaylon Hutchings, Texas
- LB Johnny Hodges, TCU
- LB Jaylan Ford, Iowa State
- DB Cobee Bryant, Kansas
- DB Kobe Savage, Kansas State
- DB Kendal Daniels, Oklahoma State
- DB Josh Newton, TCU
- P Mason Fletcher, Cincinnati
- Kellis Robinett: @KellisRobinett

# FROM PAGE 1B GREINKE

around. "The Royals played him with reliever Nick Wittgen. Prior to his exit, Greinke generated 35 swings and just four whiffs. "I didn't feel very sharp that last inning going out," Greinke said. "I actually felt good most of the game."

seam fastball that was left in the strike zone. "Bobby is swinging the bat great," Quattraro said. "His at-bats have been tremendous for a while now. He is super competitive up there and making some adjustments on the fly." The home run cut into the Twins' four-run lead. It was one of the Royals' three hits against Maeda on Tuesday. Witt is hitting .444 (4 for 9) with three RBIs, two stolen bases this series. What's next: The Royals conclude their three-game set against the Twins. Alec Marsh will make his second MLB start against Pablo Lopez on Wednesday night.

**BOBBY WITT JR. DRILLS 15TH HOME RUN**  
Bobby Witt Jr. continued his surge at the plate. Witt, who was named the Royals' Player of the Month for June, carried over his momentum against the Twins. Witt hit his 13th home run off Twins starter Kenta Maeda. The blast traveled 432 feet and landed in the Royals bullpen. Witt connected on a 91.4 four-

Jaylon Thompson: @jaylonthompson

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**LEGAL PUBLICATION**  
GCA 180004  
Published in the Wichita Eagle on July 6, 2023  
(One Time Only)  
MPC/BEZA July 27, 2023  
OFFICIAL HEARING NOTICE  
NOTICE IS HEREBY GIVEN that on Thursday, July 27, 2023, no earlier than 1:30 p.m., the Wichita-Sedwick County Metropolitan Area Planning Commission Board Zoning Appeals will consider the following applications. The meeting will be held at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods specified at the end of this notice. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedwick County Metropolitan Area Planning Department at (316) 268-4421.  
DER2023-0004: Unified Zoning Code amendment to the Old Town Overlay to allow Tattoo and Body Piercing Facility as a permitted use within the Old Town Overlay District, located between North Santa Fe Avenue and North Washington Avenue, between East Douglas Avenue and East 3rd Street North.  
WAC2023-00025: Request in the City to vacate a portion of a platted 100-foot building setback for site development, generally located on the southwest corner of West Maple Street and South Ridge Road (S33 S. Ridge Road).  
WAC2023-00028: Request in the City to vacate a portion of platted street right-of-way and a 40 foot platted building setback, generally located on the northeast corner of Harry Street and Greenwich Avenue (1046 S. Dowell Terrace).  
ZON2023-00040: Zone change requested in the City from SF-S Single-Family Residential District to TF-3 Two-Family Residential District to allow duplex, generally located on the south of W MacArthur Road and east of S Hoover Road (S15 W MacArthur Rd).  
Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita-Sedwick County Unified Zoning Code, the same will then be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.  
Options to participate (see below):  
1) Participate virtually  
2) Attend in-person at the Ronald Reagan Building  
3) Submit comments ahead of time  
Participate Virtually  
Join Zoom Meeting  
https://us06web.zoom.us/j/4089866967?pwd=dkU3bW9ySEhFbUJUTDFvYU9PVDhkdUk0T0p1  
Meeting ID: 408 986 6967  
Passcode: 094138  
One tap mobile  
+1189905533-4089866967,,094138#us (San Jose)  
+17193994580-4089866967,,094138#us  
Meeting ID: 408 986 6967  
Passcode: 094138  
Find your local number: https://us06web.zoom.us/j/4089866967  
Attend in-person  
You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5pm, 3 days prior to the meeting.  
Submit Comments Ahead of Time  
You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email, letter, video, and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.  
Email: Planning@wichita.gov  
Mailing Address: Wichita-Sedwick County Metropolitan Area Planning Department  
Attn: Scott Wade  
271 W. 3rd Street - Suite 201  
Wichita, KS 67202  
Phone: 316-268-4421  
Fax: 316-268-7764  
WITNESS MY HAND on July 6, 2023  
Scott Wade, Secretary  
Wichita-Sedwick County  
Metropolitan Area Planning Commission  
PL0129293  
Jul 6 2023

**LEGAL PUBLICATION BEFORE THE STATE CORPORATION COMMISSION**  
OF THE STATE OF KANSAS  
IN THE MATTER OF THE APPLICATION OF MERIT ENERGY COMPANY, LLC FOR AN EXCEPTION TO THE 10-YEAR TIME LIMITATION OF K.A.R. 82-5-111 FOR ITS JOHNSON HEIRS 1 WELL IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 38 WEST, GRANT COUNTY, KANSAS.  
DOCKET NO. 24-COR-3003-EDC CONSERVATION DIVISION LICENSE NO. 23446  
NOTICE OF PENDING APPLICATION TO THE STATE CORPORATION COMMISSION  
OF THE STATE OF KANSAS  
TO ALL OIL AND GAS PRODUCERS, UNLESS MINERAL INTEREST OWNERS, LANDOWNERS, AND ALL PERSONS WHOARISEVER CONVICED: YOU and each of you, are hereby notified that Merit Energy Company has filed an Application for an exception to the ten-year time limitation of K.A.R. 82-5-111 for the Johnson Heirs 1 well, located in the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 30, Township 29 North, Range 38 West, Grant County, Kansas, AP# 15-067-0102-00-01. YOU are further notified that unless written protest is received by the State Corporation Commission within fifteen (15) days after publication of this Notice, the Application in this matter shall be granted by administrative approval after said 15-day period. Any such protest should be mailed to the State Corporation Commission of the State of Kansas, Conservation Division, 258 North Main, Suite 220, Wichita, Kansas, 67202, and to the Applicant at the address shown.  
All parties in any wise interested or concerned shall take notice of the foregoing and govern themselves accordingly.  
Merit Energy Company, By: Katherine McCurran Regulatory Analyst 13727 Noel Road, Suite 1200 Dallas, Texas 75240 (972) 628-1660 P.O. Box 10140 Jul 6 2023

**Announcements**  
Garage Sales  
St. Anne Parish Annual Garage Sale July 6 & 7 8AM-5PM July 8 8AM-4PM 2801 S. Seneca St, Wichita

**Announcements**  
Art House 310 First  
Friday 310 S. Laura 6-10pm  
First Friday, July 7th  
Charlie Martin & Sarah Daniels Show hangs through July 23rd, 2023.

**Announcements**  
FREDON WANTED: Certified buyer looking to buy R11, R12, R22 & more! Call Xomax at 312-687-1976.  
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Estate clean-out, Junk hauling, tree removal 930-8387  
Lawn/Garden/Landscaping/Trees  
Landscaping, dirt work tree removal 930-8887  
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 Charlotte Observer  
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 Sun Herald - Biloxi

Sun News - Myrtle Beach  
 The News Tribune Tacoma  
 The Telegraph - Macon  
 San Luis Obispo Tribune  
 Tri-City Herald  
 Wichita Eagle

CITY OF WICHITA/PLANNING DEPT  
 271 WEST THIRD ST., 2ND FL, SU 203  
 WICHITA KS 67202

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 PO Box 510150  
 Livonia MI 48151

**STAFF REPORT**

**CASE NUMBER:** VAC2023-00026 – City Vacation of a portion of the platted public street right-of-way and platted 40-foot building setback.

**APPLICANT:** William and Cheryl Parker; David and Megan McGraw; and Windsor Lake Estates HOA (applicants)

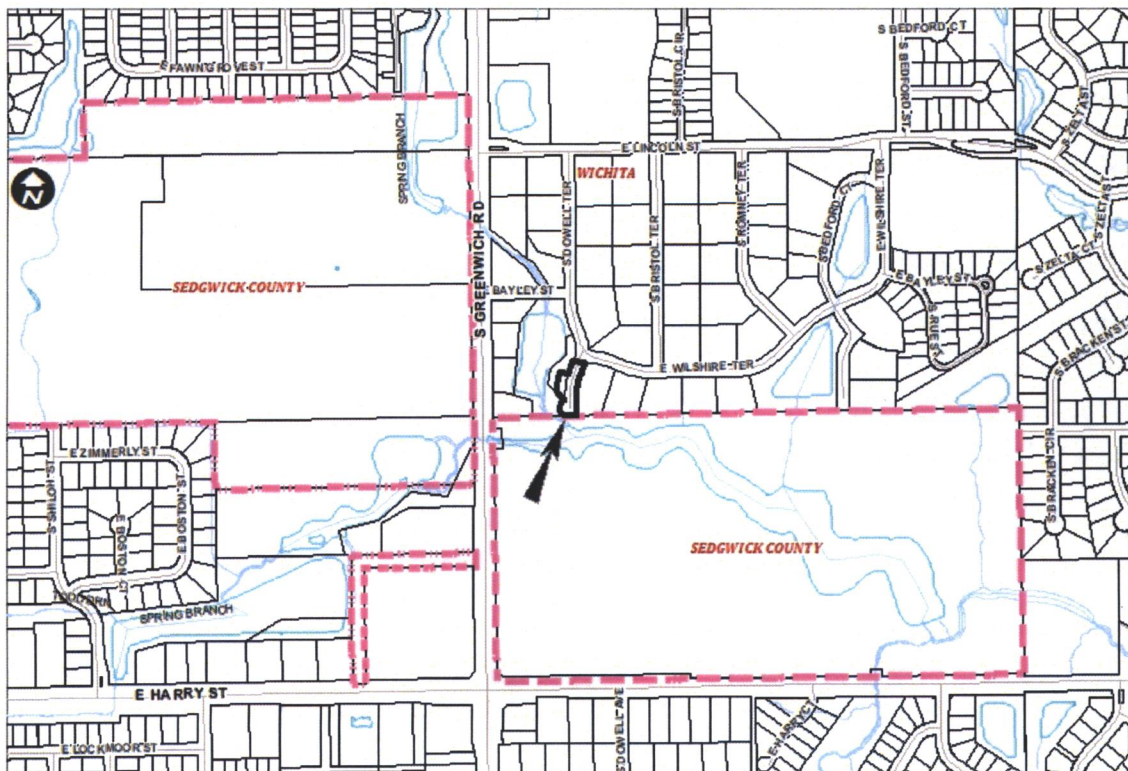
**LEGAL DESCRIPTION:** Generally described as vacating a portion of the platted South Dowell Terrace public street right-of-way between Lot 5, Block 6 Windsor Park Addition, Lot 5, Block A, Ball Addition, and Reserve A, Ball Addition; and vacating the platted 40-foot building setback along the east property line of Lot 5, Block A, Ball Addition (see attached legal description).

**LOCATION:** Generally located one block east of South Greenwich Road and within one-quarter mile south of East Lincoln Street. (WCC II)

**REASON FOR REQUEST:** To remove unused public street right-of-way and permit the construction of a proposed garage structure.

**CURRENT ZONING:** Abutting and adjacent properties are zoned SF-5 and SF-20 Single-Family Residential Districts. Properties to the north, east, and west are developed with single-family dwellings. Property to the south is undeveloped floodway.

**VICINITY MAP:**



The applicants are requesting two things.

1. the vacation of a portion of the South Dowell Terrace right-of-way abutting Lot 5, Block 6 Windsor Park Addition, Lot 5, Block A, Ball Addition, and Reserve A, Ball Addition; and
2. the vacation of a platted 40-foot building setback along the east side of Lot 5, Block 6, Ball Addition.

The purpose of the request is to remove unused public street right-of-way that will likely not be improved to provide access to the south due to the abutting floodway. The right-of-way currently has a single access point off of East Wilshire Terrace, which splits into two private driveways serving the residential properties on Lot 5, Block 6, Windsor Park Addition; and Lot 5, Block A, Ball Addition. The portion of the right-of-way being vacated is prior to where the driveways split into two separate private drives. The access to the two private drives will remain public right-of-way. However, Public Works requires maintenance of the shared drive approach to be addressed in some manner. This can be accomplished through a cross-lot access and maintenance agreement where the two parties involved agree to the future maintenance of the shared drive approach. It also appears that if the vacation is approved, it will create an encroachment of the driveway serving the eastern property (Lot 5, Block 6 Windsor Park Addition) onto the property owned by the western side (Lot 5, Block A, Ball Addition). The above stated cross lot access agreement can remedy this if the legal description is written to cover this area of encroachment.

Additionally, the property owner of Lot 5, Block A, Ball addition is requesting the vacation of the 40-foot building setback along the east property line (abutting the subject right-of-way) in order to construct a new garage structure on the site. The vacation of the platted setback places the site under the zoning setback requirements of the SF-5 Single-Family Residential District. With the vacation of the abutting portion of South Dowell Terrace, the east setback becomes an interior side setback of six feet. The closest point on the proposed garage to the new property line is 24.5 feet.

A public sewer line runs south through this portion of the subject right-of-way. The applicants submitted a draft 20-foot utility easement with the application materials. Public Works stated that the sewer line at this location is 20 feet deep, and a 30-foot utility easement is required. Every has no objections to this request. The customer service line for 1045 S. Dowell Terrace runs through this area of the right-of-way. Kansas Gas has a service line and main in the subject area. Condition #4 covers all utilities. To cover all utilities and access to a stormwater dam in Reserve A, the Subdivision Committed recommended the entire South Dowell Street right-of-way be retained as a utility and access easement, except the west 4 feet above the cul-de-sac bulb, which allows the property owner to construct his garage addition to his desired dimensions. The Windsor Park Addition was recorded with the Register of Deeds on November 1, 1955. The Ball Addition was recorded with the Register of Deeds on June 23, 1988.

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 public street right-of-way and 40-foot building setback.

- 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 6, 2023, 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 street right-of-way and 40-foot setback 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) Provide covenants, with original signatures, binding and tying the described vacated public street right-of-way to the applicants' abutting property. This must be provided to Planning prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds and the Sedgwick County Appraisers Office.
- (2) The applicants shall dedicate a shared access and maintenance agreement for the share drive approach. This must be provided to Planning prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (3) The applicants shall dedicate a utility and access easement for the entire portion of South Dowell Terrace requesting to be vacate except the west 4 feet of the right-of-way, north of the cul-de-sac bulb. This must be provided to Planning prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds and the Sedgwick County Appraisers Office.
- (4) The applicant of Lot 5, Block A, Ball Addition shall provide a legal description of the subject portion of Reserve A, Ball Addition, to be included in the Vacation order to vacate the plattor's text. This must be provided to Planning prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds
- (5) 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.
- (6) All improvements shall be according to City Standards and at the applicants' expense.
- (7) 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 conditions stated above based on the discussion at the Subdivision and Utility Advisory Committee meeting.

Attachments:











1. Aerial Map
2. Vacation Exhibit with Public Works Comments
3. Windsor Park Addition Plat Excerpt
4. Ball Addition Plat Excerpt
5. Site Photos

VAC2023-00026 – Request to vacate a portion of public street right-of-way and platted 40-foot platted building setback one-block east of South Greenwich Road and within one-quarter mile south of East Lincoln Street.

July 27, 2023

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Attachment 1. Aerial Map

-  VAC2023-00026
-  Storm Structures
-  Enclosed Gravity Pipe
-  Force Main
-  Open Channel
-  Siphon
-  Water Hydrants
-  Sewer Manholes
-  Sewer Mains
-  Water Valves
-  Water Mains



Software: ArcGIS

Map Data Sources:  
City of Wichita  
Sedgwick County

Prepared: 8/15/2023

It is understood that while the City of Wichita Data Center Geographical Information Systems Department have no indication and reason to believe the data here are accurate, the City of Wichita and its employees, including the Data Center-GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or data displayed.  
Note: Public property represented on this map is not intended to be inclusive.

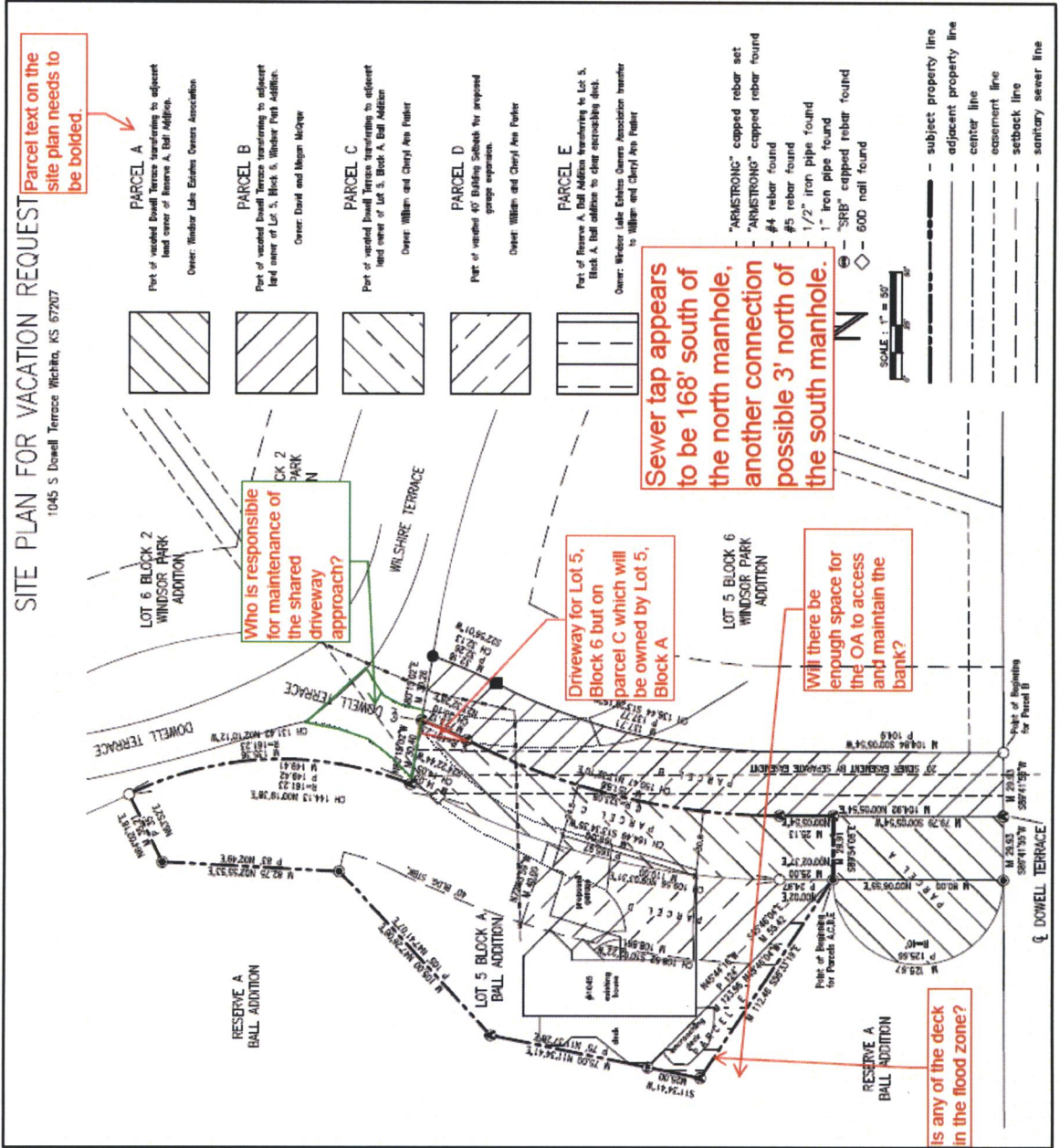


VAC2023-00026 – Request to vacate a portion of public street right-of-way and platted 40-foot platted building setback east of South Greenwich Road and within one-quarter mile south of East Lincoln Street.

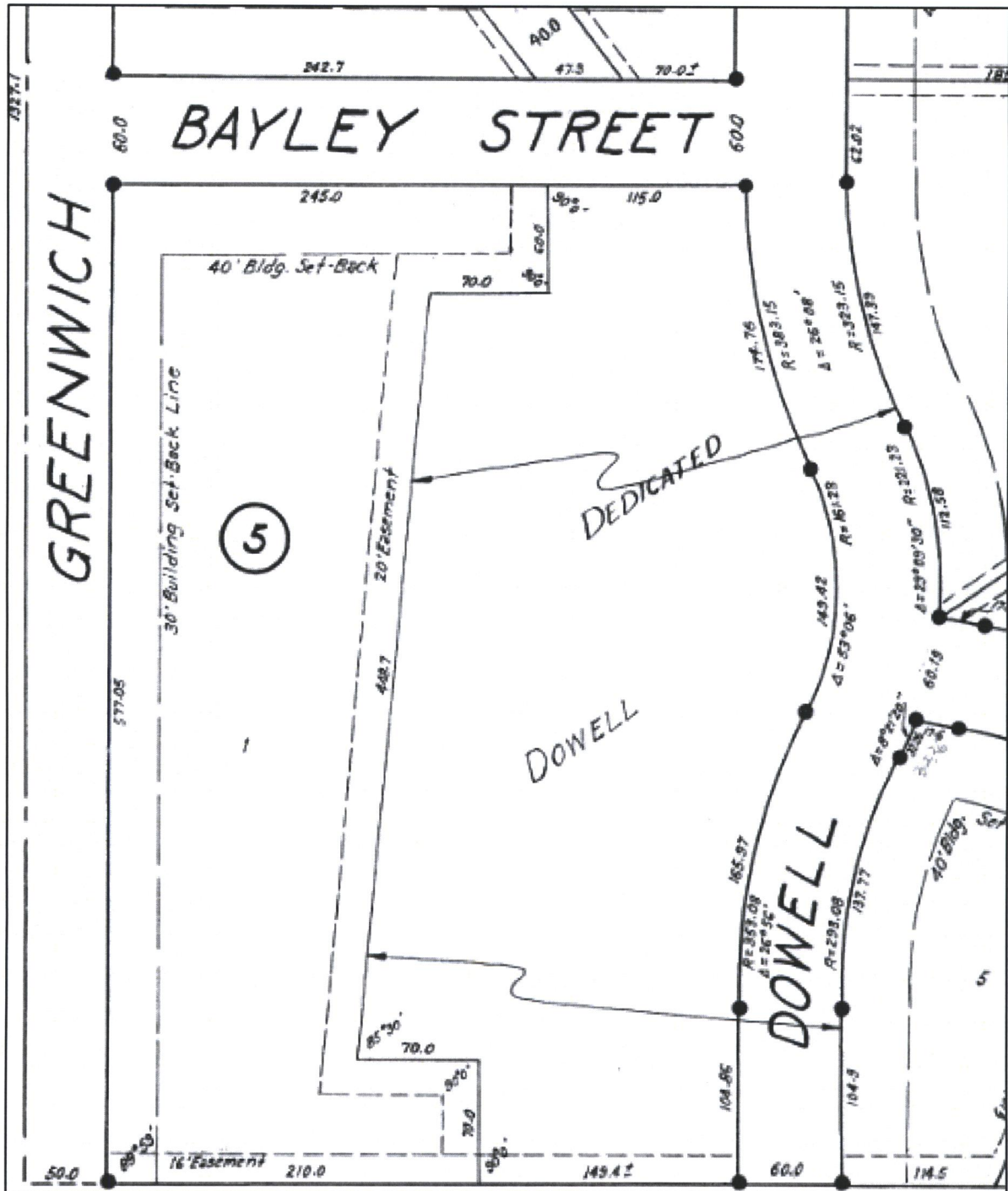
July 27, 2023

Page 5

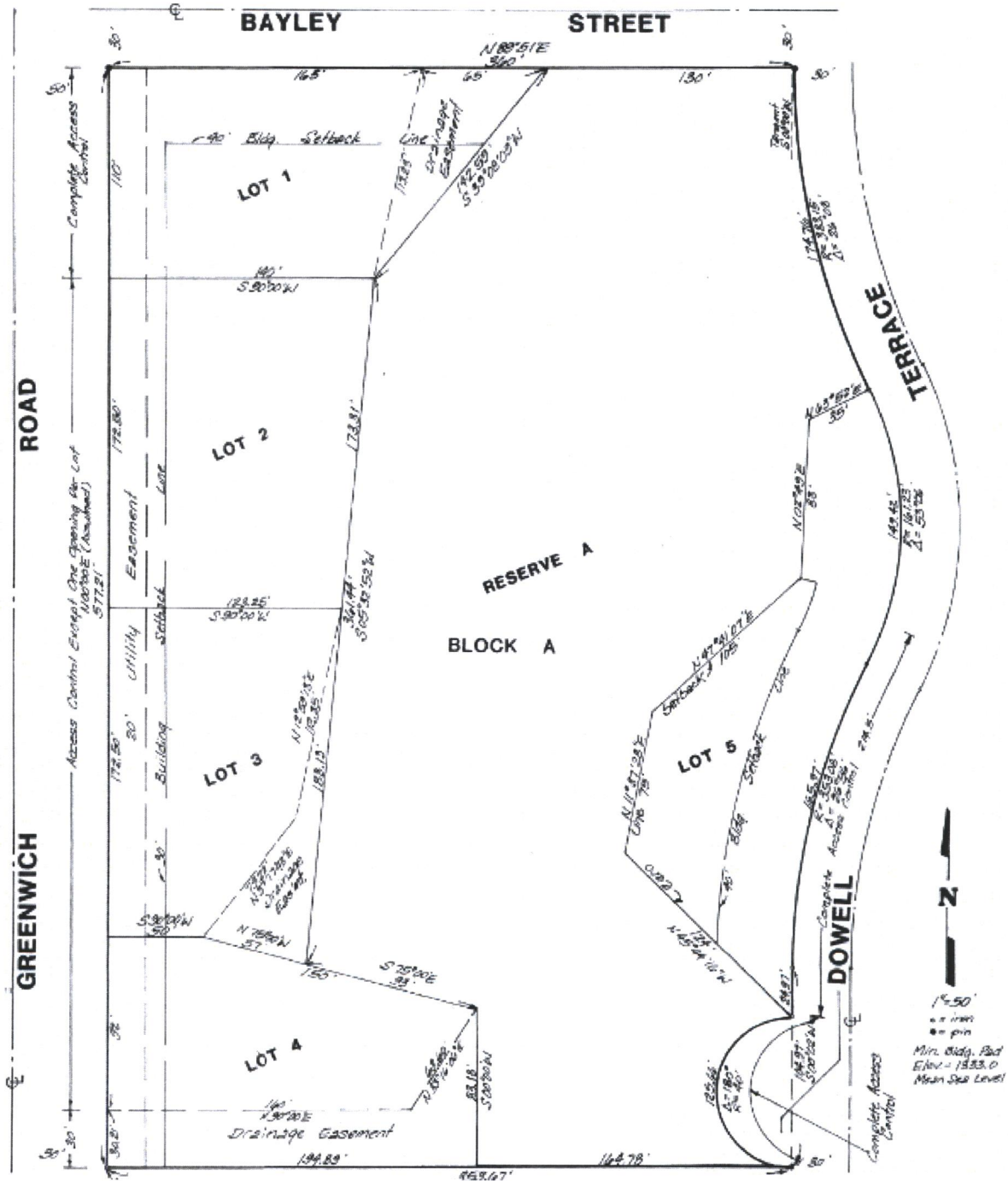
Attachment 2. Vacation Exhibit



Attachment 3. Windsor Park Addition Plat Excerpt



Attachment 4. Ball Addition Plat Excerpt



VAC2023-00026 – Request to vacate a portion of public street right-of-way and platted 40-foot platted building setback one-block east of South Greenwich Road and within one-quarter mile south of East Lincoln Street.

July 27, 2023

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### Attachment 6. Site Photos

Looking southwest at site



Looking southeast at site

