



Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30298018

Receipt #: 2419753
Pages Recorded: 2

Recording Fee: \$0.00

Authorized By: *Tonya Buckingham*

Cashier: ephillip

Date Recorded: 03/25/2024 02:36:00 PM



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

**IN THE MATTER OF THE VACATION OF A PORTION OF A
PLATTED COMPLETE ACCESS CONTROL)**

**GENERALLY LOCATED ON THE SOUTH SIDE OF WEST
37TH STREET NORTH AND WITHIN ONE-QUARTER MILE
WEST OF NORTH RIDGE ROAD)**

VAC2023-00003

MORE FULLY DESCRIBED BELOW

VACATION ORDER

NOW on this 19th day of March 2024, comes on for hearing the petition for vacation filed by Michael and Elizabeth Wawrzewski (owners) praying for the vacation of a portion of a platted complete access control, to wit:

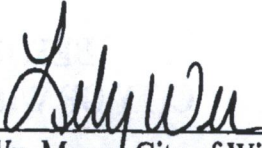
The east 28 feet of the west 89 feet of platted complete access control on Lot 8, Block 1, Hoskinsons 2nd Addition, Sedgwick County, Kansas.

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 March 2, 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 a platted utility easement, and the public will suffer no loss or inconvenience thereby.
3. In justice to the petitioner, the prayer of the petitioner ought to be granted.
4. 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.
5. The vacation of the described portion of a platted complete access control should be approved.

March 19, 2024
VAC2023-00003

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 19th day of March 2024, ordered that the above-described portion of a platted complete access control is hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order to the Sedgwick County Register of Deeds for recording.

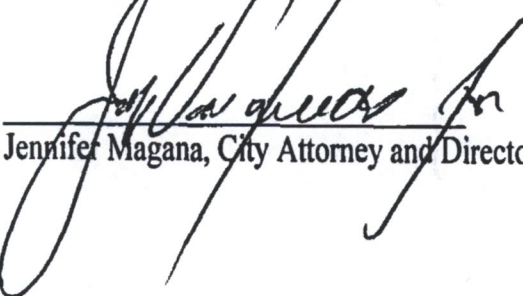

Lily Wu, Mayor, City of Wichita

ATTEST:


Jamie Buster, City Clerk



Approved as to Form:


Jennifer Magana, City Attorney and Director of Law

UNOFFICIAL COPY

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

**IN THE MATTER OF THE VACATION OF A PORTION OF A)
PLATTED COMPLETE ACCESS CONTROL)**

**GENERALLY LOCATED ON THE SOUTH SIDE OF WEST)
37TH STREET NORTH AND WITHIN ONE-QUARTER MILE)
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VAC2023-00003

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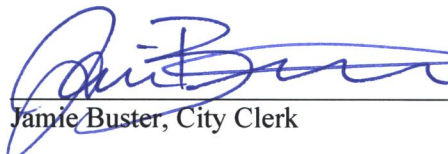
March 19, 2024
VAC2023-00003

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Lily Wu, Mayor, City of Wichita

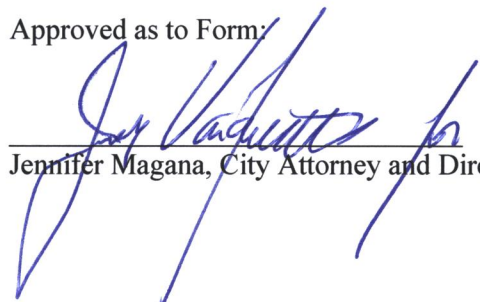
ATTEST:



Jamie Buster, City Clerk



Approved as to Form:



Jennifer Magana, City Attorney and Director of Law



Wichita-Sedgwick County Metropolitan Area Planning Department

April 10, 2024

K.E. Miller Engineering, P.A.
Attn: Kirk Miller
117 E. Lewis
Wichita, KS 67202

RE: VAC2023-00003: Request in the City to vacate a portion of platted access control, located on the south side of West 37th Street North and 800 feet west of North Ridge Road.

Dear Applicant;

At its regular meeting on **March 19, 2024**, 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

cc: Elizabeth & Michael J. Wawrzewski, 2102 W. Timbercreek Court, Wichita, KS 67204



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

March 24, 2023

K.E. Miller Engineering, P.A.
Attn: Kirk Miller
117 E. Lewis
Wichita, KS 67202

RE: VAC2023-00003: Request in the City to vacate a portion of platted access control, located on the south side of West 37th Street North and 800 feet west of North Ridge Road.

Phil,

At the **Thursday, March 23, 2023**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Vacation of the east 28 feet of the west 89 feet of platted complete access control located on and running parallel with the north property line of as Lot 8, Block 1, Hoskinsons 2nd Addition, is contingent on approval by the Traffic Engineer and the Fire Department. The applicant shall 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.
- (2) The drive shall be constructed to City Standards and at the owner's expense. Provide planning staff with legal descriptions of the approved vacated portion of the platted setback on a Word document via e-mail to be used on the Vacation Order. The legal descriptions must be provided to planning staff prior to the case going to Council for final action.
- (3) The reconstruction of the sidewalk and the replacement of any right-of-way trees shall be the applicant's responsibility, at the applicant's expense and to City Standards.
- (4) Any relocation or reconstruction of utilities made necessary by this vacation shall be to City Standards and the responsibility of the owner and at the expense of the owner, including the relocation of any power poles, equipment, or public utilities and drainage. Provide approval from those utilizes of any relocation of those impacted utilities prior to the case goes to City Council for final action.
- (5) Provide Planning with any needed easements dedicated by separate instrument with original signatures for recording with the Register of Deeds. All original dedications will go with the Vacation Order to City Council for final action and filling with the Sedgwick County Register of Deeds. These conditions must be completed prior to the case going

VAC2023-00003: Request in the City to vacate a portion of platted access control, located on the south side of West 37th Street North and 800 feet west of North Ridge Road.

March 24, 2023

Page 2

to Council for final action.

- (6) All improvements shall be according to City Standards and at the applicant's expense.
- (7) Per MAPC Policy Statement #7, all conditions shall 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 **April 6, 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 Zeyenbergen
Current Plans
Division Manager

PZ:kw

cc: Elizabeth & Michael J. Wawrzewski, 2102 W. Timbercreek Court, Wichita, KS 67204



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	388316	Print Legal Ad-IPL0115600 - IPL011560		\$152.67	2	91L

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

LEGAL PUBLICATION

OCA 150004

Published in The Wichita Eagle on March 2, 2023
 (One Time Only)
 MAPC/BZA March 23, 2023
 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, March 23, 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.

CON2023-00003: Conditional Use request in the City to Vehicle and Equipment Sales on property zoned LC Limited Commercial District; generally located on the northeast corner of West Central Avenue and North Ridge Road (7136 West Central).

CON2023-00004: Conditional Use request in the City to permit the service of alcohol as an accessory use to a hair salon (defined as "Tavern/Drinking Establishment"), on property zoned LC Limited Commercial; located on the southwest corner of East Douglas Ave and South Oliver Street (4717 E Douglas).

DER2022-00012: Public Hearing to consider the proposed adoption of an Ordinance Changing a Street Name from West Squaw Lane to West Delano Avenue.

DER2023-00004: An Amendment to the Wichita-Sedgwick County Unified Zoning Code (UZC) to remove one parcel from the Old Town Overlay District and require the property owner enter into a contract with the City of Wichita for parking in the Old Town Overlay District area. The parcel is located on North Mosley Avenue, approximately one block north of East Douglas Avenue (111 North Mosley Avenue).

VAC2023-00003: Vacation request in the City for Access Control located on West 37th Street, west of North Ridge Road.

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

Topic: Wichita-Sedgwick County Metropolitan Planning Commission

Time: 1:30 PM

Join Zoom Meeting
<https://us06web.zoom.us/j/4089866967?pwd=a0k3bW0ySjBhbnFJOTdFYV0xP-V0E0XjU0>

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

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 316.858.7784

WITNESS MY HAND on March 2, 2023

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL011560

Mar 2 2023

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

1 insertion(s) published on:

03/02/23

STATE OF KANSAS)

SS

County of Sedgwick)

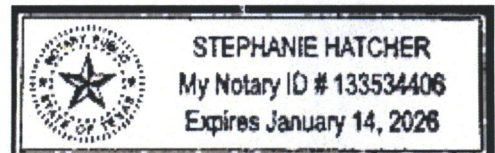
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 03/02/2023 to 03/02/2023.

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

DATED: 03/02/2023

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!

Kansas high school basketball postseason scores, schedules

BY TAYLOR ELDRIDGE
teldridge@wicheagle.com

The Kansas high school basketball postseason is underway this week, as sub-state games around the different classes were played on Tuesday. Below is a recap of game scores for Wichita-area boys and girls basketball teams from Tuesday, Feb. 28 and the KSHSAA sub-state schedule for the rest of the week.

KANSAS HIGH SCHOOL BASKETBALL SUB-STATE SCORES

Class 6A boys
Garden City sub-state
Garden City 81, Topeka 61
Junction City 65, Lawrence Free State 42
Wichita Heights sub-state
Wichita Heights 64, Wichita East 31
Wichita Northwest 66, Wichita South 60
Lawrence sub-state
Lawrence 67, Dodge City 39
Manhattan 59, Wichita Southeast 57
Washburn Rural sub-state
Washburn Rural 60, Campus 51
Derby 69, Wichita West 52

Class 5A girls
Bishop Carroll sub-state
Bishop Carroll 59, Goddard 21
Hays 53, Kapaun Mt. Andover sub-state
Andover 54, Topeka West 41
Salina Central 40, Goddard Eisenhower 37
Emporia sub-state
Emporia 56, Newton 37

Maize South 49, Salina South 30
Andover Central sub-state
Andover Central 49, Valley Center 31
Hutchinson 32, Great Bend 24
Class 4A boys
Hugoton sub-state
Winfield at Hugoton (Wednesday)
Rock Creek 54, Abilene 50
McPherson sub-state
McPherson 71, Chapman 39
Andale 55, Rose Hill 44
Circle sub-state
Circle 59, Ulysses 51
Wellington 50, Buhler 40
Pratt sub-state
Pratt 56, Mulvane 40
Clay Center 62, Augusta 60 (OT)
Class 3A boys
Eureka sub-state
Humboldt 64, Neodesha 30
Wichita Trinity Academy 62, Douglass 45
Wichita Collegiate 78, Eureka 17
Fredonia 58, Council Grove 52
Lyons sub-state
Hesston 86, Nickerson 39
Kingman 75, Chaparral 69
Haven 61, Lyons 35
Cheney 73, Halstead 29

Class 3A girls
Eureka 64, Wichita Collegiate 29
Fredonia 47, Wichita Trinity Academy 45
Neodesha 55, Council Grove 29
Humboldt 54, Douglass 30
Lyons sub-state
Cheney 54, Nickerson 15

Halstead 51, Kingman 44
Hesston 55, Lyons 23
Haven 55, Chaparral 33
Class 2A boys
Belle Plaine sub-state
Sedan 57, Bluestem 23
Belle Plaine 65, West Elk 50
Wichita Independent 49, Conway Springs 39
Garden Plain 39, Dexter-Cedar Vale 23
Hillsboro sub-state
Chase County 51, Marion 46
Salina Sacred Heart 54, Hillsboro 31
Bennington 71, Northern Heights 21
Eli-Saline 65, Herington 36
Sterling sub-state
Ellinwood 36, Sedgwick 29
Sterling 75, Remington 54
Moundridge 63, Hutchinson Trinity 51
Inman 31, Berean Academy 22
Class 2A girls
Belle Plaine sub-state
Wichita Independent 77, Dexter-Cedar Vale 16
Garden Plain 41, Conway Springs 23
Bluestem 35, Belle Plaine 24
West Elk 40, Sedan 37
Hillsboro sub-state
Hillsboro 56, Northern Heights 15
Salina Sacred Heart 51, Eli-Saline 38
Bennington 47, Marion 42
Chase County 47, Herington 24
Sterling sub-state
Berean Academy 43, Hutchinson Trinity 9
Moundridge 33, Sedgwick 24
Remington 54, Sterling 30



Wichita Northwest budding star Tasean Williams led the Grizzlies to an opening-round win over Wichita South in Tuesday's sub-state semifinal game.

Inman 43, Ellinwood 39

KSHSAA SUB-STATE BASKETBALL GAME SCHEDULE
Class 6A boys
Note: Games played at 7 p.m. Friday, unless otherwise noted.
Junction City (12-9) at Garden City (20-1), 6
Wichita Northwest (13-8) at Wichita Heights (19-2)
Manhattan (13-8) at Lawrence (17-4)
Derby (15-6) at Washburn Rural (15-5)
Class 5A girls
Note: Games played at 7 p.m. Friday, unless otherwise noted.
Hays (14-7) at Bishop Carroll (19-2), 6
Salina Central (11-10) at Andover (19-2)
Maize South (16-5) at Emporia (17-3)
Hutchinson (16-5) at Andover Central (16-5)
Class 4A boys
Note: Games played at 7 p.m. Friday, unless otherwise noted.
Rock Creek (13-8) vs.

TBD
Andale (13-8) at McPherson (18-3)
Wellington (14-7) at Circle (18-3)
Clay Center (8-13) at Pratt (15-6), 6
Class 3A boys
Note: Games played at host site on Friday.
Eureka sub-state
Humboldt (18-3) vs. Wichita Trinity Academy (9-12), TBD
Wichita Collegiate (17-3) vs. Fredonia (10-11), TBD
Lyons sub-state
Haven (20-1) vs. Cheney (16-5), 6 p.m.
Hesston (20-1) vs. Kingman (11-10), 7:30 p.m.
Class 3A girls
Note: Games played at host site on Thursday.
Lyons sub-state
Cheney (18-2) vs. Halstead (13-8), 6 p.m.
Hesston (16-5) vs. Haven (16-5), 7:30 p.m.
Class 2A boys
Note: Games played at host site on Thursday.
Belle Plaine sub-state
Sedan (19-2) vs. Belle Plaine (12-9), 6 p.m.

Wichita Independent (19-2) vs. Garden Plain (6-15), 7:30
Sterling sub-state
Moundridge (18-3) vs. Inman (18-3), 6 p.m.
Ellinwood (20-1) vs. Sterling (16-5), 7:30
Class 2A girls
Note: Games played at host site on Friday.
Belle Plaine sub-state
Bluestem (16-5) vs. West Elk (15-6), 6 p.m.
Wichita Independent (17-4) vs. Garden Plain (15-6), 7:30
Hillsboro sub-state
Bennington (16-5) vs. Chase County (14-7), 6 p.m.
Hillsboro (18-3) vs. Salina Sacred Heart (12-9), 7:30
Sterling sub-state
Berean Academy (20-1) vs. Moundridge (11-10), 6 p.m.
Remington (16-5) vs. Inman (10-11), 7:30
Taylor Eldridge:
316-268-6270,
@taylordridge

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SELL YOUR STUFF FAST!
316.268.6400

LEGAL PUBLICATION
Published in The Wichita Eagle, Thursday, March 2, 2023
QUEST FOR PROPOSALS - 233063
Sealed Request for Proposal will be received in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 North Main, Wichita, Kansas, prior to 3:00 P.M. Friday, March 24, 2023. Electronic submissions are requested. One (1) electronic copy of your Detailed Proposal should be emailed to laudre@wchicago.gov and joffman@wchicago.gov. Must be marked "Request for Proposal 233063" and show Due Date and Time to identify contents. "Request For Proposal" submittal letter must be signed and dated to submit a proposal to: PARK AND RECREATION, DEPARTMENT/GOLF COURSE SUPERVISOR, GOLF CART LEASING, 455 PER SPECIFICATIONS, P.O. Box, Wichita, KS. Specifications for the sealed proposals are on file in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 North Main, Wichita, Kansas, (316) 268-4636. This information is also available on the City of Wichita Web Site at https://wchicago.gov. Sealed proposals shall be received (physically or electronically as stated) in the office of the City Purchasing Manager prior to 3:00 o'clock p.m., day March 24, 2023. The review and evaluation of the submitted Proposals will take estimated 60 to 90 days before notification from the City of Wichita that a contract has been approved by City Council. If the Purchasing Division may be of further assistance, please contact us at (316) 268-4636. Dated at Wichita, Kansas, on the 27th day of February, 2023. Melinda A. Walker, City Purchasing Manager, #PL0112189, Mar 2 2023

LEGAL PUBLICATION
Notice of Self Storage Sale
Please take notice Prime Storage - Wichita West Rd located at 2288 North Webb Rd, Wichita KS 67206 intends to hold a public auction of the property stored in storage units in default. The sale will occur as an on-line auction via www.auctioneers.com on 3/9/2023 at 12:00PM. Unit #1039; Unit #2055; Unit #3055. This sale may be withdrawn at any time without notice. See manager for details. #PL011807, Mar 2 2023

LEGAL PUBLICATION
Notice of Self Storage Sale
Please take notice Prime Storage - Wichita West Rd located at 2288 North Webb Rd, Wichita KS 67206 intends to hold a public auction of the property stored in storage units in default. The sale will occur as an on-line auction via www.auctioneers.com on 3/9/2023 at 12:00PM. Unit #2087; Unit #2011. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. #PL011808, Mar 2 2023

LEGAL PUBLICATION
Abandoned Property
Of Canale Street and Kalia Street at 2618 S. Fee Wichita KS, 67210. Will be disposed of on or after March 8th 2023. #PL012202, Mar 2 2023

Auctions
Estate Sales
APPLIATED ESTATE SALES
960 Brownbrush m-av 9-4
widowed Veteran collections,books

LEGAL PUBLICATION
Gargo Sales
At Your Service Estate Sales
1526 N Topeka off 16th
Thur 8-5, Fri 9-5, Sat 8-2, Sun 10-1
#PL011959, Mar 2 2023

Animals
Dogs
Mini Bernedoodle, Cockerpoop & Mini Poodle pup 816-383-0489
Midwestoodieranch.com #900+

Legals
LEGAL PUBLICATION
Published in The Wichita Eagle on March 2, 2023
OFFICIAL HEARING NOTICE
NOTICE IS HEREBY GIVEN that on Thursday, March 23, 2023, no earlier than 1:00 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board of 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 hearing to consider the proposed addition of an Ordinance Changing a Street Name from West Square Lane to West Delano Avenue. DE02023-0004: An Amendment to the Wichita-Sedgwick County Unified Zoning Code (L2C) to remove one parcel from the Old Town Overlay District and require the property owner enter into a contract with the City of Wichita for parking in the Old Town Overlay District area. The parcel is located on North Mosley Avenue, approximately one block north of East Douglas Avenue (111 North Mosley Avenue). WAC2023-0003: Vacation request in the City for Access Control located on West 37th Street, west of North Ridge Road. 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 MAC, 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 MAC as by law provided.
Options to participate include the following:
1) Participate virtually.
2) Attend in-person at the Ronald Reagan Building
3) Submit comments ahead of time.
Participate Virtually
Topic: Wichita-Sedgwick County Metropolitan Planning Commission
Time: 1:00 PM
Join Zoom Meeting
https://us02web.zoom.us/j/408886967?pwd=QkZlZWVhbnRlY0JkdjYVdUlpUkRlOT09
Meeting ID: 408 886 967
Passcode: 094138
One tap mobile
+1696008533408886967?094138US (San Jose)
+1759345460408886967?094138US
Meeting ID: 408 886 967
Passcode: 094138
Find your local number: https://us02web.zoom.us/j/40886967
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 (316-268-6464) 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 MAC, prior to or during the meeting.
Email: Planning@wchicago.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 316.268.7794
WITNESS MY HAND on March 2, 2023
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
#PL011850
Mar 2 2023

LEGAL PUBLICATION
Notice of Self Storage Sale
Please take notice Prime Storage - Wichita Main Rd located at 1923 North Main Rd, Wichita KS 67212 intends to hold a public auction of the property stored in storage units in default. The sale will occur as an on-line auction via www.auctioneers.com on 3/9/2023 at 12:00PM. Unit #2087; Unit #2011. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. #PL011809, Mar 2 2023

LEGAL PUBLICATION
LEARN CROSS
Harmon Property Management will process your personal property on March 11, 2023. Call 316-768-4363 Extension 10 to claim. #PL011959, Mar 2 2023

LEGAL PUBLICATION
NEED SOMETHING?
Let Classifieds Help
By Wichita Eagle

Tea Cup Yorkies
AKC Reg. Delivery available. 602-714-1478.

AKC Shet-Pel Puppies For Sale
We Have Blue, Black, Liver & Cream Colors Taking Deposits 316-836-5743

Mini F1 Goldendoodles
For Sale - 2 Males Available - \$1000
Contact Hannah @ 913-327-7595

Merchandise
CUSTOMIZED ESTATE SALES-
PHOTOS @ ESTATESALES.NET

1942 H GARDINGTON
BETH, 21ST & 11TH WEST
SOUTH OF 21ST BY NORTH
THUR/FR 9-5 SAT 9-3

THE EAST AIRPLANES 12004
A 1040, NEW P1D SERIES & MOVIES, BLU-RAYS, VHS, FREE W/UPRIGHT FREEZER, SMOOTH TOP STOVE, SOLID WOOD BEDROOM SET, 5000 WATT GLOMERATOR, STOCKED KITCHEN & GARAGE, ELECTRIC YONGE MOWER
JULIE 316-809-7360

Want to Buy
FRESH WANTED: Certified buyer looking to buy: R11, R12, R22, R50 & more! Call Xio at 312-697-1976.

Real Estate
For Sale
ONE ACRE LOTS FOR HALL
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BOULEVARD GROUP/EXP REALTY
L.L.C.
CRAIG RATE 316-444-4361

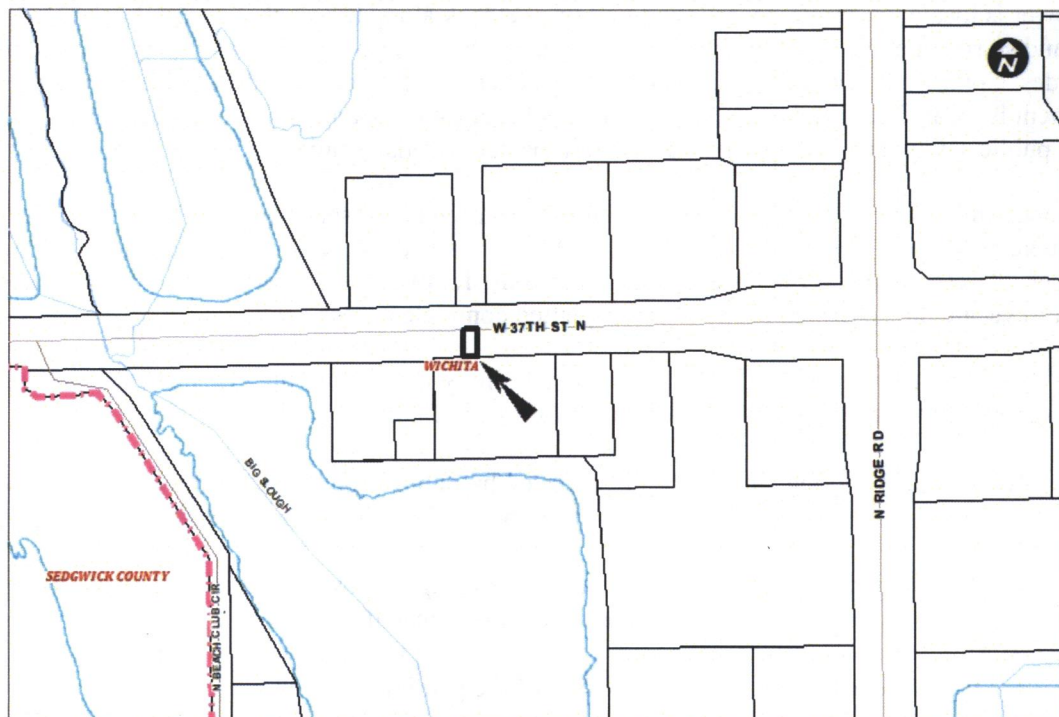
Service Directory
Cleaning & Janitorial
Housecleaning
Thorough cleaning and disinfecting. All supplies included. 20 yrs exp. Call or Text, Jesse 316-347-3079

Lawn/Garden/Landscaping
Lawn Mowing service. Call 316 516-8141

TO DO LIST GETTING A LITTLE LONG?
Let Classifieds Help
By Wichita Eagle

STAFF REPORT

- CASE NUMBER:** VAC2023-00003- Request in the City to vacate a portion of platted access control located along West 37th Street.
- APPLICANTS:** Michael and Elizabeth Wawrzewski (applicant), K.E. Miller Engineering, P.A. (Agent)
- LEGAL DESCRIPTION:** Generally described as vacating a portion of platted access control along West 37th Street, located on the north side of Lot 8, Block 1, Hoskinson's 2nd Addition (see attached legal).
- LOCATION:** Generally located on the south side of West 37th Street, approximately 800-feet west of North Ridge Road.
- REASON FOR REQUEST:** For site development.
- CURRENT ZONING:** The subject property is zoned LC Limited Commercial District with CUP DP-242. Properties to the north of the subject site are zoned LC Limited Commercial District with CUP DP-250 and are being developed with multi-family residences. South of the subject site is property zoned SF-5 Single-Family Residential with CUP DP-245 developed with a retention pond, and further south, residences. Property east of the subject site is zoned LC Limited Commercial District with CUP DP-242 and is undeveloped. West of the subject site is property zoned LC Limited Commercial District with CUP DP-245 and PO-147, and developed with offices.



The applicant proposes to vacate the east 28 feet of the west 89 feet of platted complete access control located on and running parallel with the north property line of Lot 8, Block 1, Hoskinsons 2nd Addition to permit a drive onto West 37th Street North.

Complete access control is platted along the north line of Lot 8, permitting no drives onto West 37th Street North from the subject site (See attachment 1, Excerpt from Hoskinsons 2nd Addition). The proposed 28-foot drive would be located approximately 750 feet west of the West 37th Street North – North Ridge Road intersection. At this location, West 37th Street North is a four lane arterial street, with a center turn lane, and no median.

Per the plat, Hoskinsons 2nd Addition is permitted two drives onto West 37th Street North along its north frontage. A permitted 40-foot right-in-right-out drive has been constructed approximately 510 feet east of the proposed drive, and a second 50-foot full movement drive is currently permitted between Lots 5 & 7, approximately 241 feet east of the proposed drive.

Access to the multi-family residences north of the subject site from West 37th Street North will be provided by two drives permitted by the Northridge Plaza Addition plat. A 40-foot permitted drive lines up with the existing 40-foot drive on the south side of the street, and a 60-foot permitted opening lines up with the 28-foot proposed drive (See attachment 2, Northridge Plaza Addition)

The commercial strip located west of the subject site is platted as Hoskinsons 3rd Addition, and is accessed from a 40-foot full movement opening approximately 220 feet west of the proposed drive (See attachment 3, Hoskinsons 3rd Addition).

The current Access Management standards require a 200-foot minimum offset for drives not lined up on opposite sides of arterials and not having conflicting left turns, 400-foot spacing for full-turning movement drives on the same side of the street, and a 400-foot setback from arterial intersections for the first full-turning movement driveway. Article 10- 104 of the Subdivision Regulations, Modification of Design Criteria, states that the MAPC may modify design criteria. The proposed 28-foot drive does not meet Access Management standards. City Traffic Engineering has reviewed the request. Though the proposed north driveway does not align with arterial access management standards, City Traffic Engineering is supportive of permitting the drive.

City sewer is located in the 35-foot platted building setback along the north property line of the subject property. City water and stormwater are located in the West 37th Street North right-of-way, and sidewalks run parallel to the street on both sides. Comments from all franchised utilities have not been received and are needed to determine whether franchise equipment is located within the described area. Conditions #3, #4, and #5 cover all utilities. Vehicular traffic, pedestrian traffic, public safety, and utilities should not be impacted by this vacation request if approved with the listed conditions.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, 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 portions of the platted complete access control.

- 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 March 2, 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 access control 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) Vacation of the east 28 feet of the west 89 feet of platted complete access control located on and running parallel with the north property line of as Lot 8, Block 1, Hoskinsons 2nd Addition, is contingent on approval by the Traffic Engineer and the Fire Department. The applicant shall 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.
- (2) The drive shall be constructed to City Standards and at the owner's expense. Provide planning staff with legal descriptions of the approved vacated portion of the platted setback on a Word document via e-mail to be used on the Vacation Order. The legal descriptions must be provided to planning staff prior to the case going to Council for final action.
- (3) The reconstruction of the sidewalk and the replacement of any right-of-way trees shall be the applicant's responsibility, at the applicant's expense and to City Standards.
- (4) Any relocation or reconstruction of utilities made necessary by this vacation shall be to City Standards and the responsibility of the owner and at the expense of the owner, including the relocation of any power poles, equipment, or public utilities and drainage. Provide approval from those utilizes of any relocation of those impacted utilities prior to the case goes to City Council for final action.
- (5) Provide Planning with any needed easements dedicated by separate instrument with original signatures for recording with the Register of Deeds. All original dedications will go with the Vacation Order to City Council for final action and filling with the Sedgwick County Register of Deeds. These conditions must be completed prior to the case going to Council for final action.
- (6) All improvements shall be according to City Standards and at the applicant's expense.
- (7) Per MAPC Policy Statement #7, all conditions shall 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 subject to the following conditions:

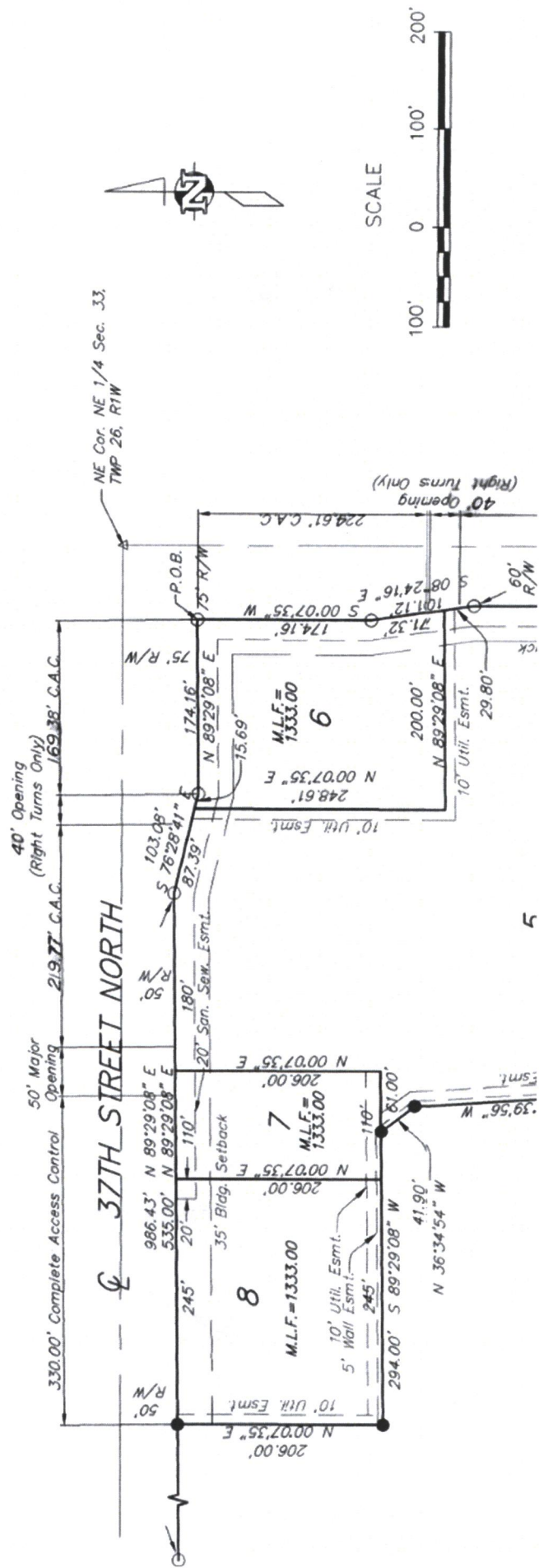
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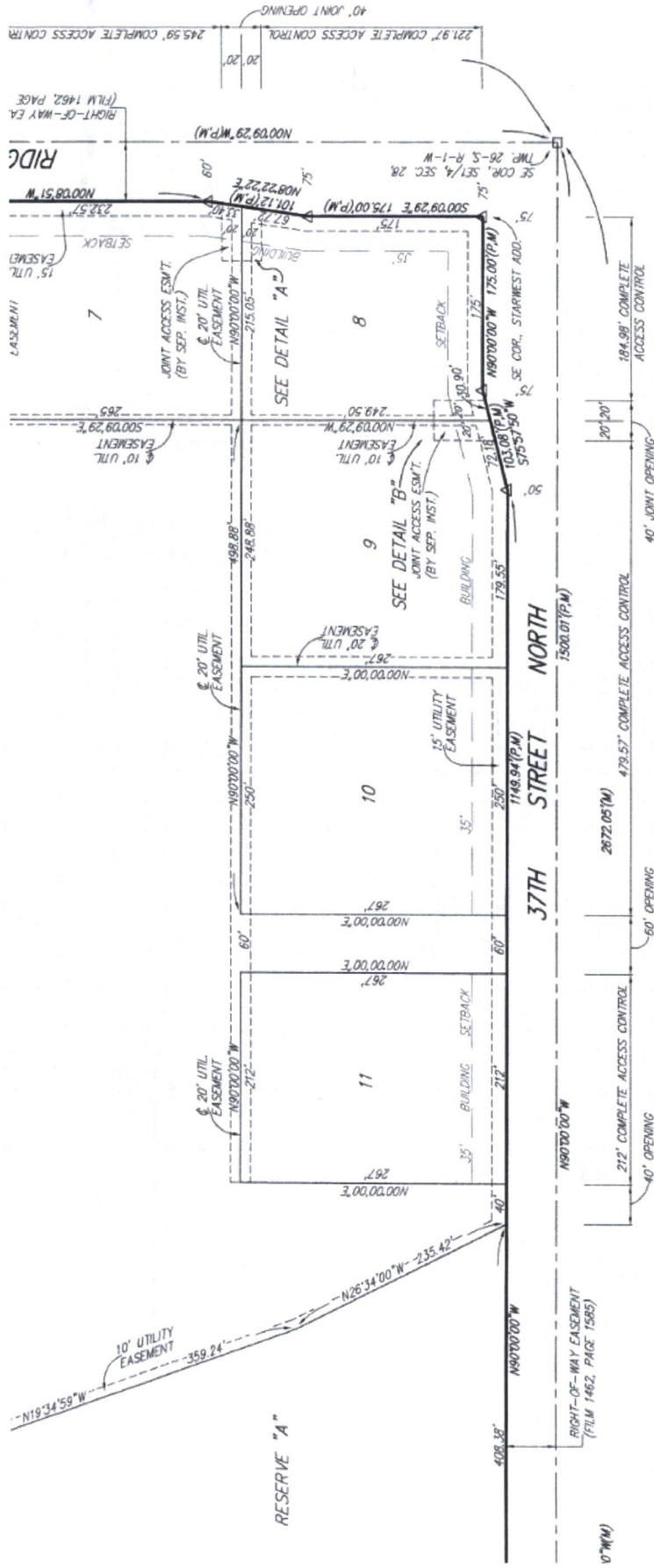
Attachments:

1. Excerpt from Hoskinsons 2nd Addition
2. Excerpt from Northridge Plaza Addition
3. Excerpt from Hoskinsons 3rd Addition
4. Aerial Map
5. Site Plan
6. Site Photos
7. Legal Description

Attachment 1. Excerpt from Hoskinsons 2nd Addition

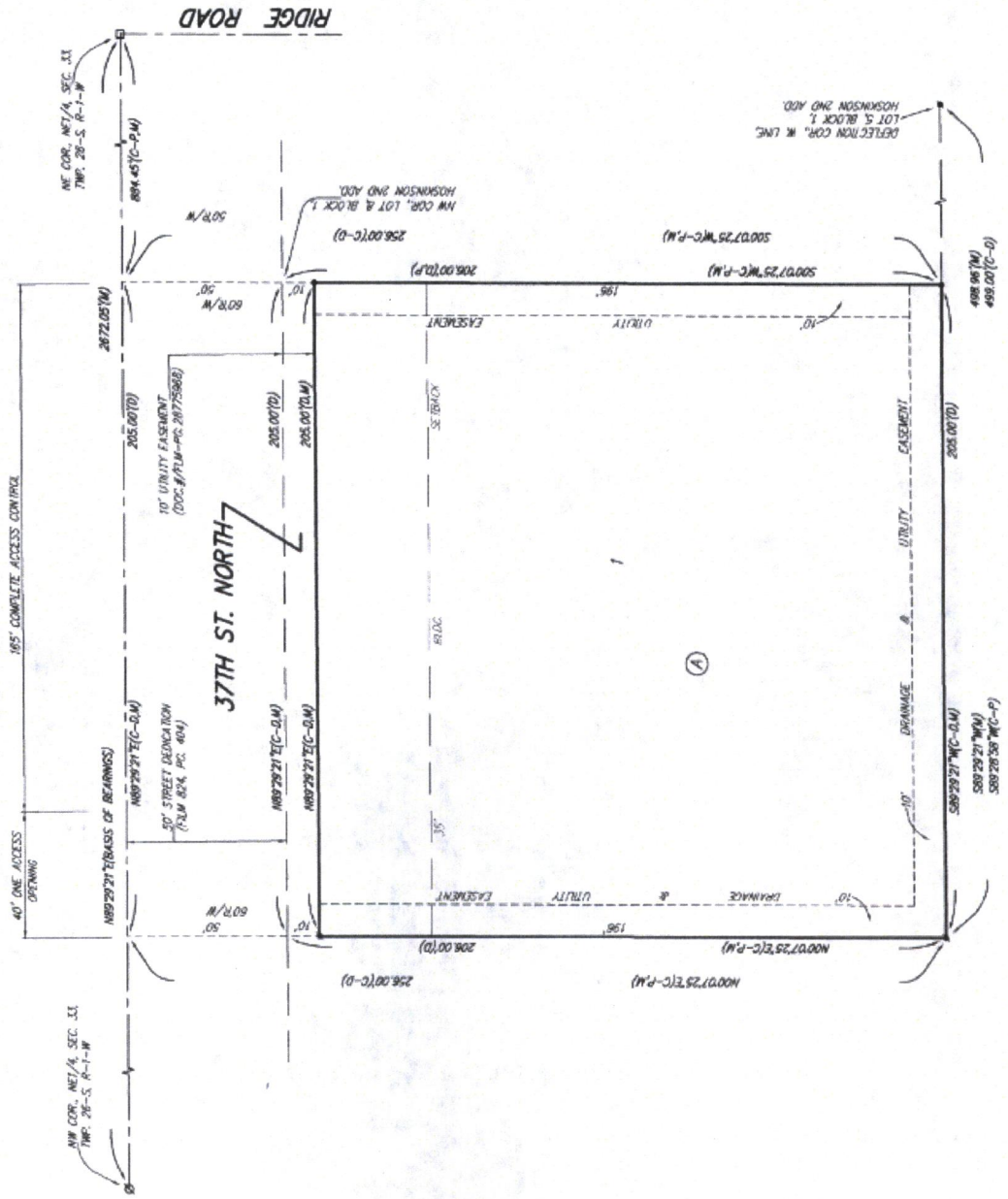


Attachment 2. Excerpt from Northridge Plaza Addition

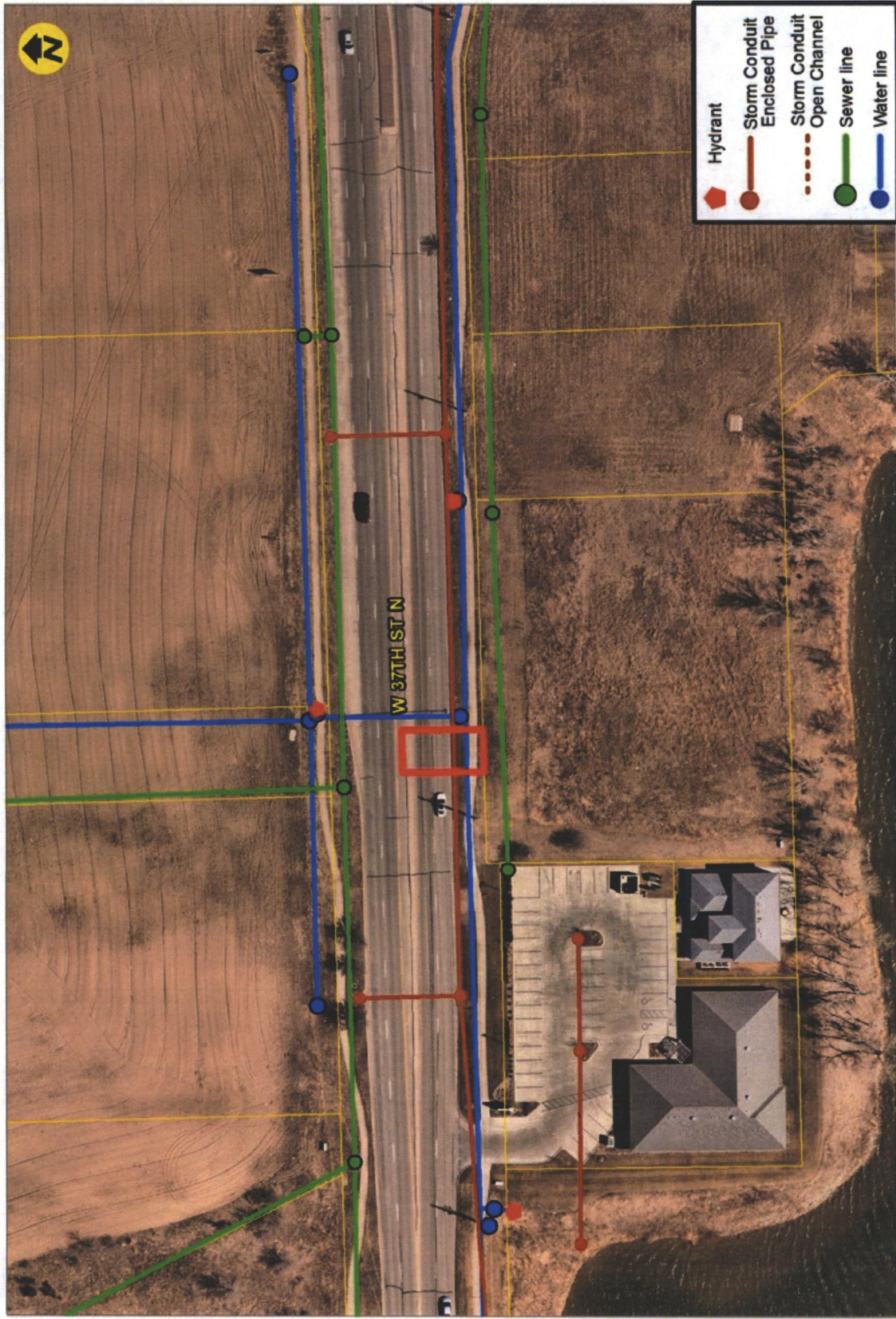


VAC2023-00003: Request in the City to vacate a portion of platted access control located along West 37th Street, west of North Ridge Road.
 March 23, 2023
 Page 7

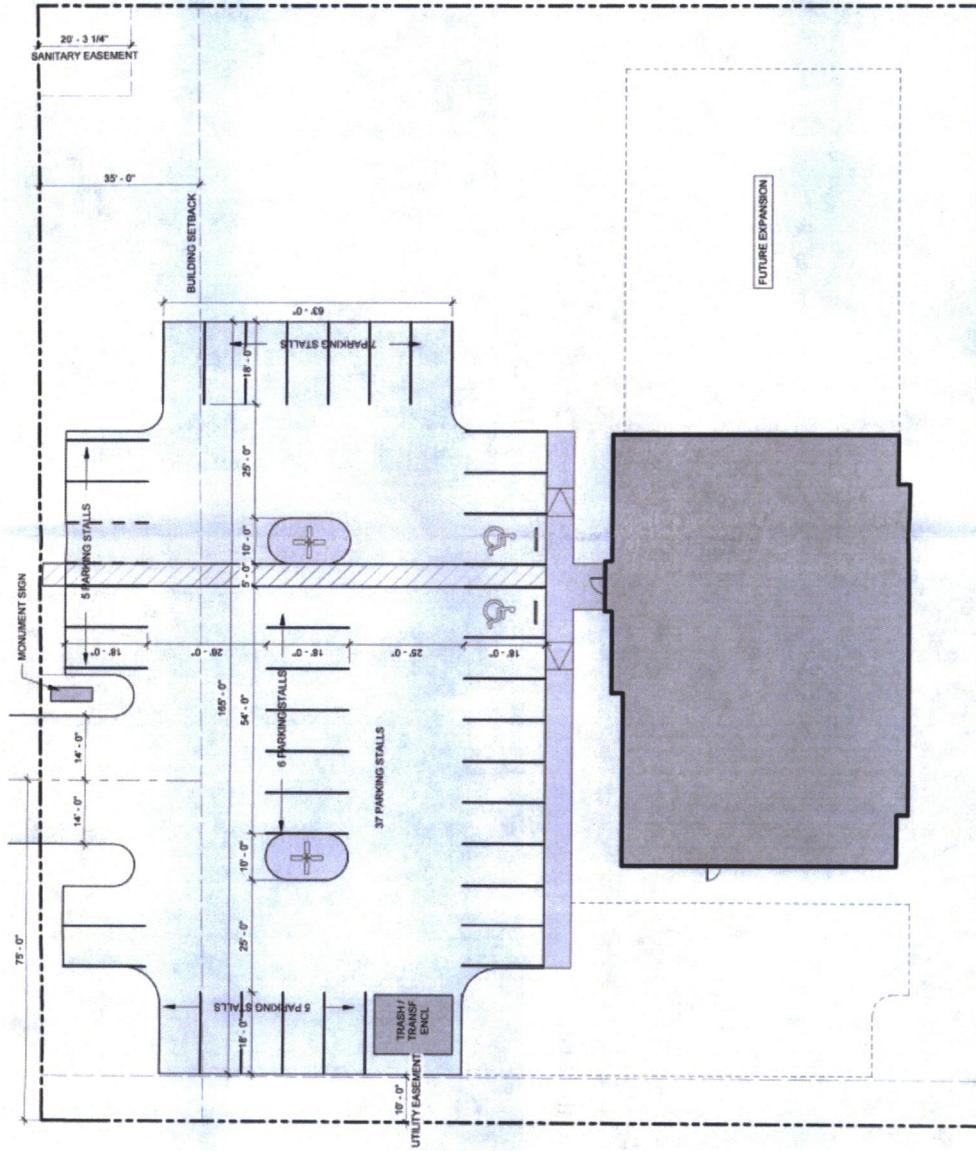
Attachment 3. Excerpt from Hoskinsons 3rd Addition



Attachment 4. Aerial Map



Attachment 5. Site Plan

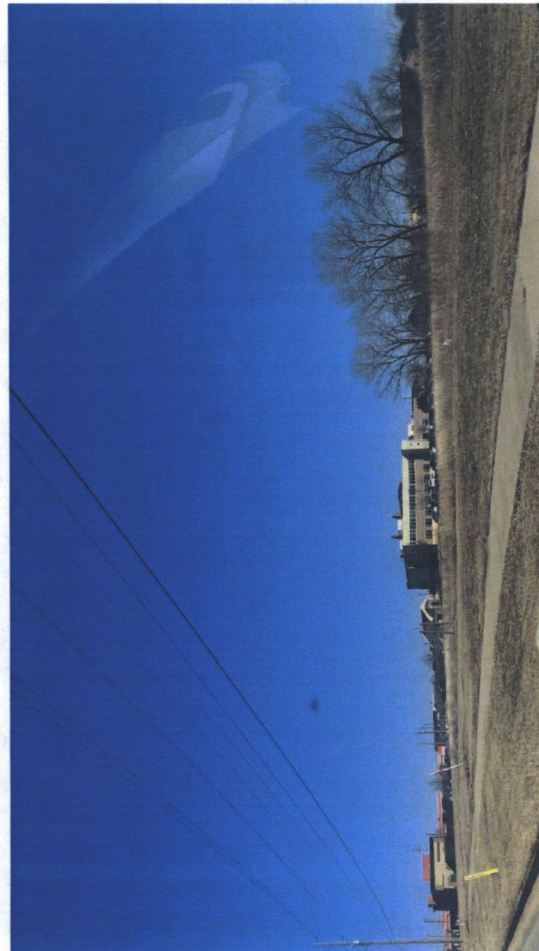


DATE: 02/08/23
DWG NO: A0.4
RE:

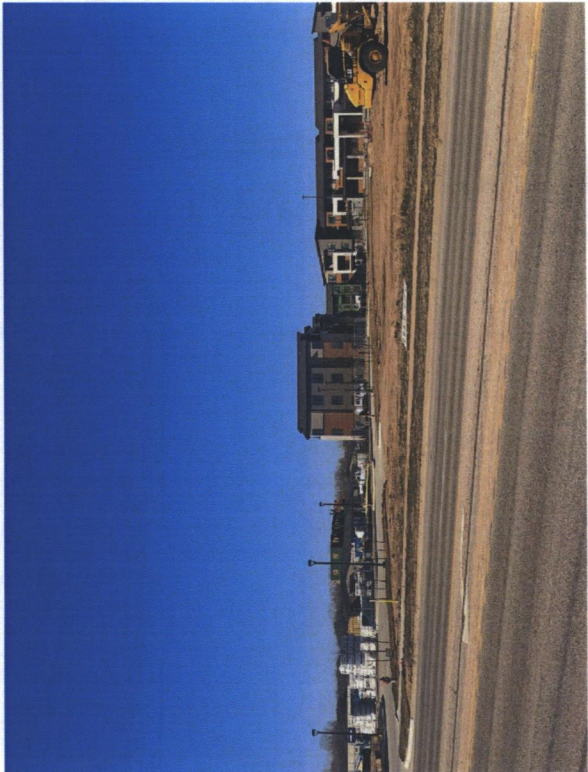
WAWRZEWSKI DENTAL
PROJECT NO. 22-0025

SHELDEN ARCHITECTURE
100 E. FIVE STAR 140 NORTH, SUITE 2000, DENVER, CO 80202
SHELDENARCHITECTURE.COM

Attachment 6. Site Photos



The subject site and property to the east.



North of the subject site.



South of the subject site.



West of the subject site.

Legal Description:

The east 28 feet of the west 89 feet of platted complete access control on Lot 8, Block 1, Hoskinsons 2nd Addition, Sedgwick County, Kansas.