



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

October 7, 2025

Miller Family Homes
1907 South Hydraulic Ave.
Wichita, KS, 67211

Clint Miller Properties
1907 South Hydraulic Ave.
Wichita, KS, 67211

Eric York
8020 East Central Ave., Suite 155
Wichita, KS, 67206

Sandy Thuy Pham
1728 South Goebel St.
Wichita, KS, 67207

K.E. Miller Engineering, P.A.
117 East Lewis St.
Wichita, KS, 67202

Ref: VAC2025-00029: Vacation request in the City to vacate 10-feet of a 35-foot platted front setback on four properties, generally located on the east side of South Goebel Street and within 500 feet south of East Harry Street (1724, 1728, 1732, 1736 South Goebel Street).

Dear Applicants,

At the **Tuesday, October 7, 2025**, meeting of the Wichita City Council, the above-referenced vacation request was approved.

This letter also serves as a reminder that the vacation notification signs should now be removed from the property. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Samuel Deetz'.

Samuel Deetz
Current Plans
Associate Planner



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

August 28, 2025

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Ref: VAC2025-00029: Vacation request in the City to vacate 10-feet of a 35-foot platted front setback on four properties, generally located on the east side of South Goebel Street and within 500 feet south of East Harry Street (1724, 1728, 1732, 1736 South Goebel Street).

Dear Applicants,

At the **Thursday, August 28, 2025**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Vacate the described platted setback. 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. This must be provided to Planning prior to the case going to Council for final action.
- (2) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. Provide Planning with any needed easements dedicated by separate instrument with original signatures. These conditions must be completed prior to the case going to Council for final action.
- (3) All improvements shall be according to City Standards and at the applicant's expense.
- (4) 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.

These conditions have been met. Therefore, this case is scheduled for final action by the Wichita City Council on **Tuesday, October 7, 2025**. 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.

VAC2025-00029: Vacation request in the City to vacate 10-feet of a 35-foot platted front setback on four properties, generally located on the east side of South Goebel Street and within 500 feet south of East Harry Street (1724, 1728, 1732, 1736 South Goebel Street).
Page 2

Sincerely,



Samuel Deetz
Current Plans
Associate Planner



Document #: 2025-052728

Date Recorded: 10/21/2025 02:39:45 PM

Pages: 2 Recording Fee: 0.00

Sedgwick County Kansas

Tonya Buckingham,
Register of Deeds

Tonya Buckingham

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

**IN THE MATTER OF THE VACATION OF A BUILDING)
SETBACK)**

**GENERALLY LOCATED ON THE EAST SIDE OF SOUTH)
GOEBEL STREET AND WITHIN 500 FEET SOUTH OF)
EAST HARRY STREET)**

VAC2025-00029

MORE FULLY DESCRIBED BELOW

VACATION ORDER

NOW on this 7th day of October, 2025, comes on for hearing the petition for vacation filed by Miller Family Homes, Clint Miller Properties, Eric York, Sandy Thuy Pham (owners), praying for the vacation of described building setback, to wit:

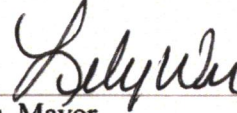
The East 10 feet of the west 35 feet of Lots 4-7, Block A, Buena Vista Addition, Wichita, Sedgwick County, Kansas.

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 August 7, 2025, 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 building setback, and the public will suffer no loss or inconvenience thereby.
3. In justice to the petitioner(s), the prayer of the petition 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 building setback, should be approved.

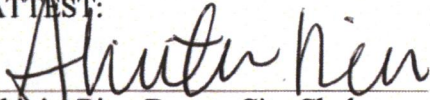
IT IS, THEREFORE, BY THE CITY COUNCIL, on this 7th day of October, 2025, ordered that the described building setback is hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order to the Register of Deeds of Sedgwick County.

CITY OF WICHITA, KANSAS



Lily Wu, Mayor

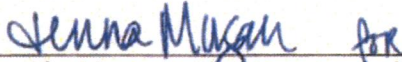
ATTEST:



Shinita Rice, Deputy City Clerk



Approved as to Form:



Jennifer Magana, City Attorney and Director of Law

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0260131	Legal Ad - IPL0260131	8 28 2025 MAPC Official PH	1.0	89.0L

ATTENTION: CITY OF WICHITA/PLANNING DEPT IP
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202
MHEBERT@wichita.gov

MAPC/BZA August 28, 2025 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, August 28, 2025, no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421. **Full notice can be found at www.wichita.gov/LegalNotices.**

CON2025-00102: Conditional Use request in the City to allow Mobile Food Unit in the City as a primary use on property zoned LC Limited Commercial District, generally located on the northwest corner of East 13th Street North and North Hydraulic Avenue (1640 East 13th Street North).

CUP2025-00025: Amendment in the City to CUP DP-229 to adjust general provisions to allow for Warehouse, Self-Storage on Parcels 5-8, with waiver of #17 of Section III-D.6.y for all lots, located on the east side of North Greenwich Road and within one-quarter mile south of East Central Avenue.

PUD2025-00017: Zone Change request in the City from B Multi-Family and GC General Commercial to PUD Planned Unit Development to create 944 S. Topeka PUD #149, generally located on the one block east of South Broadway Avenue and three blocks south of East Kellogg Avenue (944 S. Topeka).

VAC2025-00029: Vacation request in the City, the vacate 10-feet of a 35-foot platted front setback on four properties, generally located on the east side of South Goebel Street and within 500 feet south of East Harry Street (1724, 1728, 1732, 1736 South Goebel Street).

VAC2025-00030: Vacation request in the City to vacate a platted alley, generally located north of East Gilbert Street, east of South Topeka Avenue, and west of South Emporia Avenue.

VAC2025-00031: Vacation request in the City to vacate a portion of a platted access and reserve easement along the south side of property zoned SF-5 Single Family Residential, generally located approximately a half mile northeast of West 21st Street North and North Hoover Road (2404 N Paradise Circle).

VAC2025-00032: Vacation request in the City to vacate a portion of a 30-foot platted setback and a portion of platted right-of-way, generally located on West 53rd Street North and 1,200 feet east of North Meridian Avenue.
IPL0260131
Aug 6 2025

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

County of Sedgwick)

the undersigned, 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.

1.0 insertion(s) published on:
08/06/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro

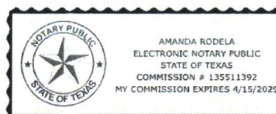


Mary Castro

Amanda Rodela



Sworn to and subscribed before
me on

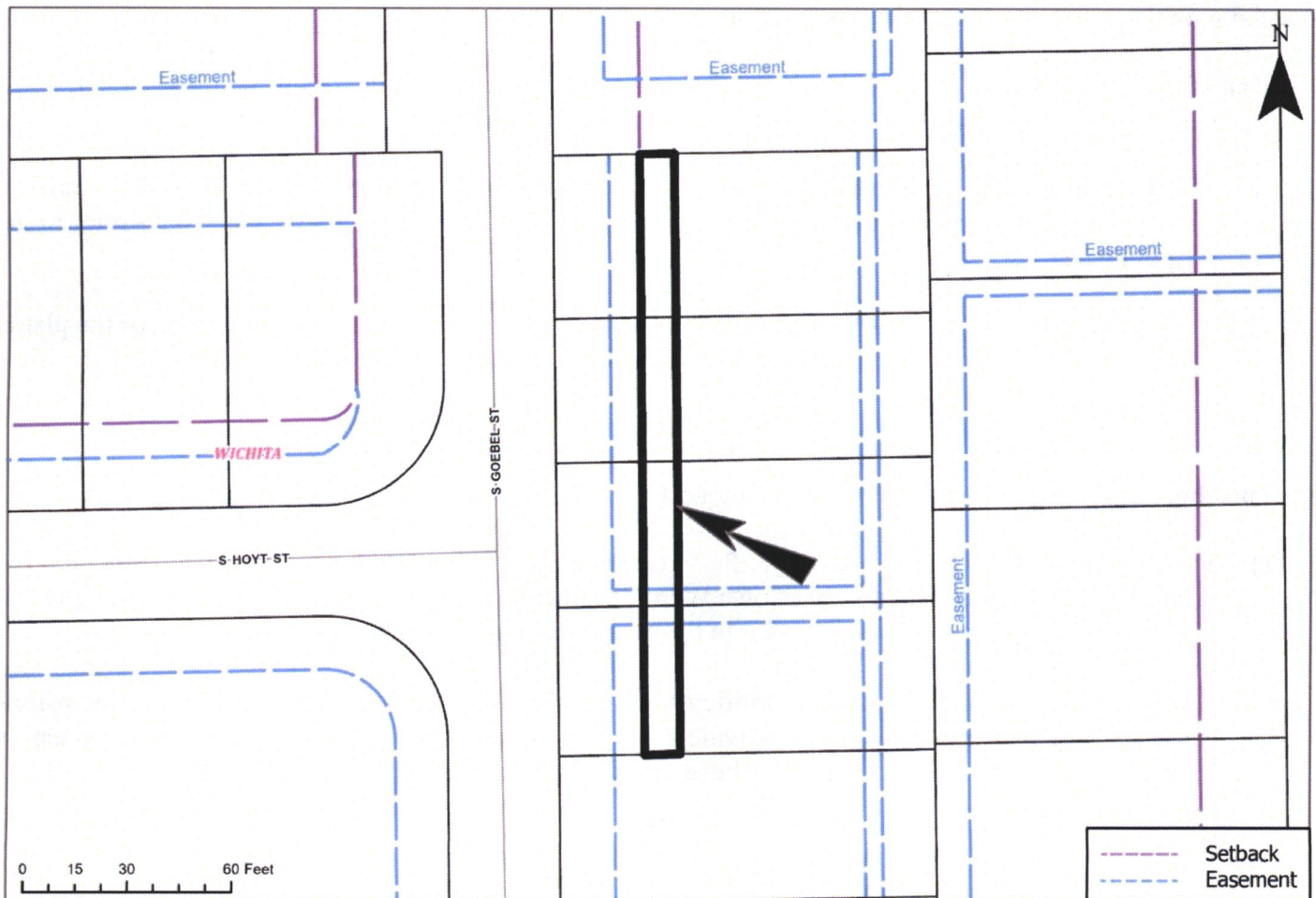


Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

STAFF REPORT

- CASE NUMBER:** VAC2025-00029 - City vacation of a portion of a platted front setback.
- APPLICANTS:** Miller Family Homes, Clint Miller Properties, Eric York, Sandy Thuy Pham (applicants/owners)
- LEGAL DESCRIPTION:** Vacating the east 10 feet of the west 35 feet of Lots 4-7, Block A, Buena Vista Addition, Wichita, Sedgwick County, Kansas.
- LOCATION:** Generally located on the east side of South Goebel Street and within 500 feet south of East Harry Street (1724, 1728, 1732, 1736 South Goebel Street).
- REASON FOR REQUEST:** To provide a consistent setback with other properties in the neighborhood.
- CURRENT ZONING:** The subject site and properties to the north, south, and west are zoned MF-18 Multi-Family Residential District (MF-18). Property to the east is zoned SF-5 Single-Family Residential District (SF-5).

VICINITY MAP:



The applicants are requesting the vacation of the east 10-feet of a platted 35-foot front setback. The properties are generally located on the east side of South Goebel Street and within 500 feet south of East Harry Street. The properties are addressed 1724, 1728, 1732, and 1736 South Goebel Street and are zoned MF-18 Multi-Family Residential District (MF-18). The purpose of this request is to provide a consistent setback with other properties in the neighborhood. The proposed setback of 25 feet is the same as that required by the Unified Zoning Code for the MF-18 Multi-Family Residential District.

There are no public utilities in the vacation area. Wichita Public Works and Utilities, Fire, Stormwater, or Traffic Engineering do not object to this vacation. Comments from franchised utilities have been received. Neither Black Hills Energy, Cox, nor Kansas Gas object to the vacation. They do not have any lines or equipment in the vacation area. The Buena Vista Addition Replat of Avila Luxury Townhomes Addition was recorded with the Register of Deeds September 22, 2021.

Everygy has no items in the areas the applicant is requesting to vacate and therefore has no objection. Abby Brungardt, Area Design Representative, will be the contact for this vacation request and any project associated with it. She can be contacted at (785) 508 - 2715. Standard language applies: **Any relocation or removal of existing Everygy equipment will need to be discussed and will be at the applicant's expense.**

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from Public Works, Stormwater, Water and Sewer, 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 platted 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 August 7, 2025, 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 front 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) Vacate the described platted setback. 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. This must be provided to Planning prior to the case going to Council for final action.
- (2) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. Provide Planning with any needed easements dedicated by separate instrument with original signatures. These conditions must be completed prior to the case going to Council for final action.

- (3) All improvements shall be according to City Standards and at the applicant's expense.
- (4) 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 per staff recommendations.

Attachments:

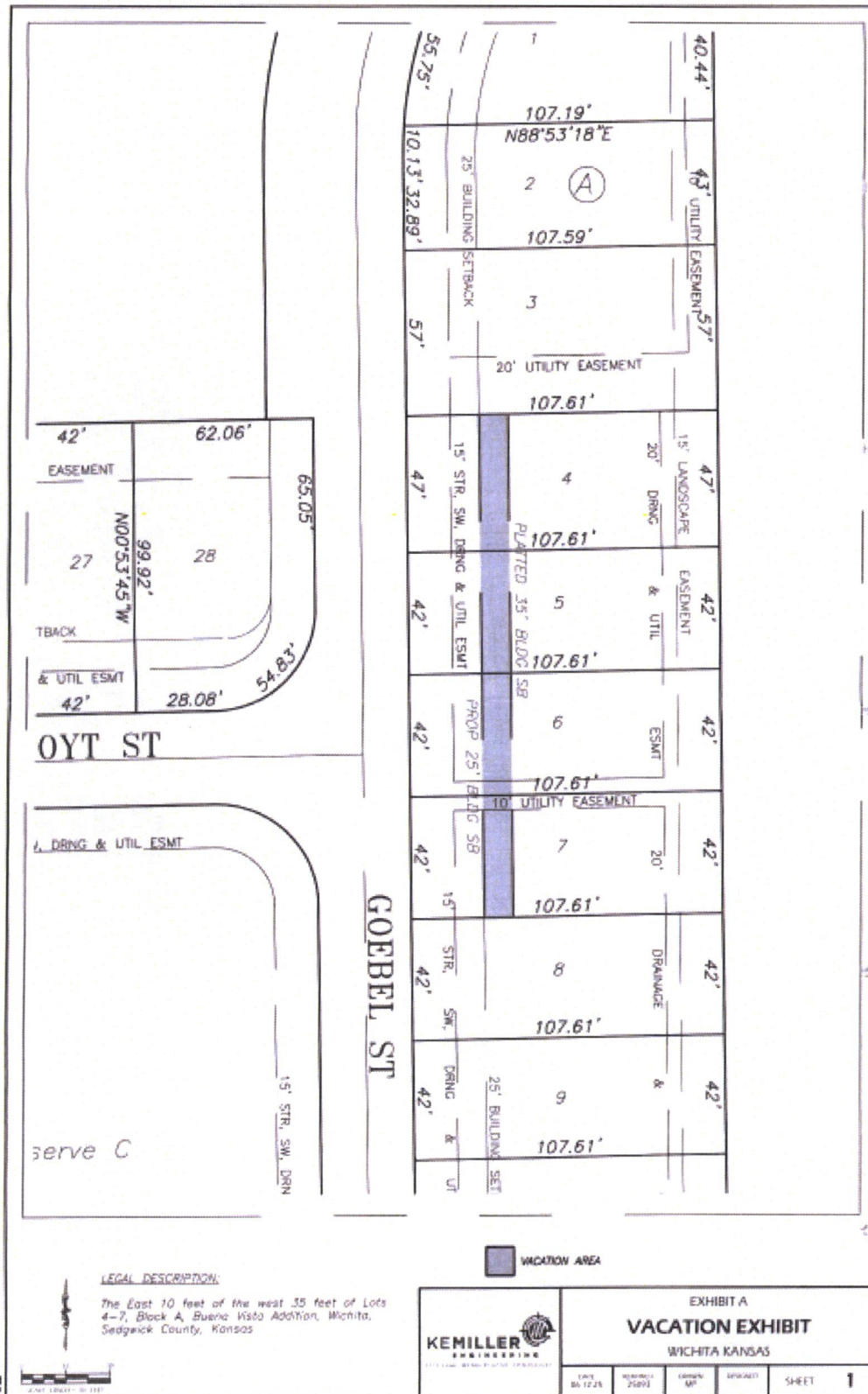
1. Aerial Map
2. Vacation Exhibit
3. Plat Exhibit

Aerial Map

VAC2025-29

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





Plat Exhibit

