



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

November 6, 2025

V3 Wichita, LLC
2015 Gladstone Ave.
Nashville, TN, 37211

Baughman Company, P.A.
315 S. Ellis St.
Wichita, KS, 67211

Ref: VAC2025-00040: Vacation request in the City to vacate a portion of a platted building setback, generally located on the east side of North Rock Road, within 400 feet north of East 37th Street North.

Dear Applicant,

At the **Thursday, November 6, 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 'S Deetz'.

Samuel Deetz
Current Plans
Associate Planner



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

September 25, 2025

V3 Wichita, LLC
2015 Gladstone Ave.
Nashville, TN, 37211

Baughman Company, P.A.
315 S. Ellis St.
Wichita, KS, 67211

Ref: VAC2025-00040: Vacation request in the City to vacate a portion of a platted building setback, generally located on the east side of North Rock Road, within 400 feet north of East 37th Street North.

Dear Applicant,

At the **Thursday, September 25, 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, November 6, 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.

Sincerely,


Samuel Deetz
Current Plans
Associate Planner



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 EAST OF NORTH ROCK)
ROAD AND 400 FEET NORTH OF EAST 37TH STREET)
NORTH)**

VAC2025-00040

MORE FULLY DESCRIBED BELOW)

VACATION ORDER

NOW on this 6th day of November, 2025, comes on for hearing the petition for vacation filed by V3 Wichita, LLC (owners), praying for the vacation of described building setback, to wit:

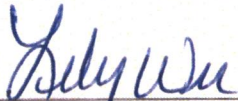
The south 13.00 feet, of the North 35.00 feet, TOGETHER with the east 13.00 feet of the West 35.00 feet of the 35 Foot Building Setback of Tract B2, as described in Doc.#/Flm-Pg: 30318609, more particularly described as Lot 1, Block 1, Rent-A-Center Addition, Wichita, Sedgwick County, Kansas.

EXCEPT

“Tract A” – as per Lot Split recorded on Doc.#Flm-Pg:29410659: BEGINNING at the southwest corner of said Lot 1, Block 1; thence along the west line of said Lot 1, Block 1, on a platted bearing of N00°44’15”W, 175.00 feet; thence continuing along the west line of said Lot 1, Block 1, N14°46’25”W, 103.08 feet; thence continuing along the west line of said Lot 1, Block 1, N00°44’15”W, 1.53 feet; thence parallel with the south line of said Lot 1, Block 1, N89°07’15”E, 447.62 feet, to a point on the east line of said Lot 1, Block 1; thence along said east line, S03°05’59”E, 301.82 feet, to the southeast corner of said Lot 1, Block 1; thence along the south line of said Lot 1, Block 1, S89°07’15”W, 160.00 feet; thence continuing along said south line N76°50’35”W, 103.08 feet; thence continuing along the said south line S89°07’15”W, 175.00 feet, to the POINT OF BEGINNING.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 6th day of November, 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	IPL0268791	Legal Ad - IPL0268791		2.0	144.0L

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

OCA 150004
Published in The Wichita Eagle on September 3, 2025
(One Time Only)
MAPC/BZA September 25, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, September 25, 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.**

CON2025-00110: Conditional Use request in the City to allow Accessory Dwelling Unit on property zoned SF-5 Single Family Residential District, generally located on the west of South Fern Road and south of West Maple Street (433 South Fern Avenue).

CON2025-00113: Conditional Use request in the City for Vehicle and Equipment Sales, Outdoor on property zoned LC Limited Commercial District, generally located on the southeast corner of East Kincaid Avenue and South Broadway Avenue (2200 & 2208 South Broadway).

CON2025-00116: Conditional Use request in the City for a Car Wash on property zoned LI Limited Industrial within 200 feet of a residentially zoned district, generally located on the east side of North Rock Road and within 300 feet north of East 37th Street North.

CUP2025-00029: Request in the City to create CUP DP-365 Eastside Community Church Commercial Community Unit Plan (with ZON2025-00041 from SF-5 to LC), generally located on the northwest corner of East 21st Street North and North 143rd Street East (14242 East 21st Street North).

PUD2025-00019: Zone Change request in the City from MH Manufactured Housing District to PUD Planned Unit Development to create the Park Village PUD #150 for RV campground and manufactured home uses, generally located on the northeast corner of South Greenwich Road and East Waterman Street.

VAC2025-00038: Vacation request in the City to vacate a portion of a platted utility easement, generally located one quarter mile south of East Harry Street and one third mile west of South 159th Street East (15410 E Woodcreek Street).

VAC2025-00039: Vacation request in the City to vacate a portion of a utility easement on property zoned SF-5 Single-Family Residential District, generally located on the south side of West Ringer Street, within 650 west of South Maize Road (10509 West Ringer Street).

VAC2025-00040: Vacation request in the City to vacate a portion of a platted building setback along North Rock Road and East Thorn Drive, generally located on the east side of North Rock Road, within 400 feet north of East 37th Street North.

ZON2025-00039: Zone change request in the City from B Multi-Family Residential District and LC Limited Commercial District to OW Office Warehouse District, generally located on the northwest corner of East 1st Street North and North Ash Avenue.

ZON2025-00040: Zone Change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District to allow for future development, generally located on the northeast side of North Westlink Avenue, within 100 feet north of West Central Avenue (720 North Westlink Avenue).

ZON2025-00041: Zone Change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District (with CUP2025-00029 to create CUP DP-365) for commercial development, generally located on the northwest corner of East 21st Street North and North 143rd Street East (14242 E 21st St N).
 IPL0268791
 Sep 3 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:
 09/03/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



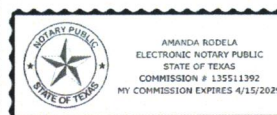
Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before
 me on

Sep 3, 2025, 10:06 AM EDT



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

STAFF REPORT

CASE NUMBER: VAC2025-00040 - City vacation of a portion of a platted setback.

APPLICANTS: V3 Wichita, LLC (applicant/owner)

LEGAL DESCRIPTION: Vacating the interior 13 feet of a 35-foot setback on the north and west sides of Lot 1, Block 1, Rent A Center Addition, Wichita, Sedgwick County, Kansas.

LOCATION: Generally located east of North Rock Road and 400 feet north of East 37th Street North.

REASON FOR REQUEST: To allow for the construction of a carwash.

CURRENT ZONING: The subject site and abutting property is zoned LI Limited Industrial District.

VICINITY MAP:



The applicant is requesting the vacation of the interior 13 feet of a 35-foot setback on the north and west sides of the lot. The property is generally located east of North Rock Road and 400 feet north of East 37th Street North. The property is zoned LI Limited Industrial District (LI). This vacation request is associated with CON2025-00116, to allow a carwash within 200 feet of SF-5 Single Family Residential District (SF-5). The purpose of this request is to allow for the construction of a carwash. The proposed setback of approximately 22 feet is greater than the 20-foot front setback and 0-foot street side setback required by the Unified Zoning Code for the LI Limited Industrial 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, Evergy, nor Kansas Gas object to the vacation. They do not have any lines or equipment in the vacation area. The Rent A Center Addition was recorded with the Register of Deeds December 2, 1986. Planning staff received public comment opposing the vacation request, due to expected traffic and noise at the location.

Evergy has no items in the areas the applicant is requesting to vacate and therefore has no objection. John Unruh, Area Design Representative, will be the contact for this vacation request and any project associated with it. He can be contacted at (316) 261 - 6213. Standard language applies: **Any relocation or removal of existing Evergy 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 September 4, 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 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




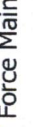







The Subdivision Committee recommends approval per staff recommendations.

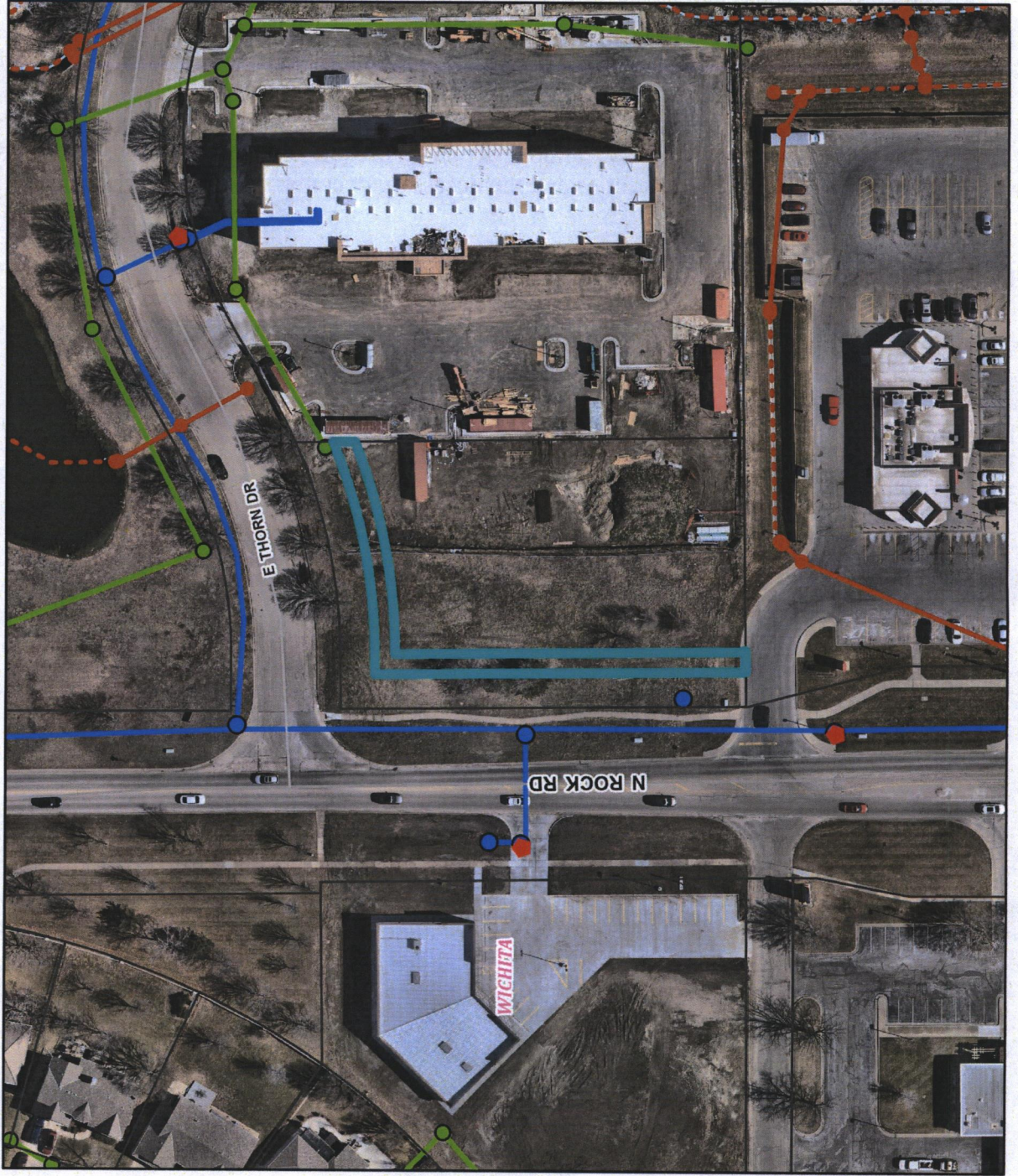
Attachments:

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

Aerial Map

VAC2025-40

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



Vacation Exhibit

