

City of Wichita  
City Council Meeting  
September 29, 1987

Agenda Report # \_\_\_\_\_

TO: Mayor and City Council Members

SUBJECT: V-1489 - REQUEST TO VACATE PLATTED ACCESS CONTROL.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Approve vacation of access control. (unanimous)

Staff Recommendation: Deny vacation of access control.

Location: On the west side of Rock Road, in an area north of Harry Street.  
(District #2).

Applicant: John D. Mash, 1261 S. Rock Road, Wichita, KS 67207

Site Size: 85 feet of frontage to Rock Road.

Current Zoning: "LC" (Light Commercial)

Background: This vacation case has been requested in order to permit another driveway to Rock Road from the applicant's property (Western Sizzlin Steak House). This site is presently accessed to Rock Road by a "shared driveway" with the property owner to the north (McDonald's).

When this vacation case was considered by the Subdivision and Utility Advisory Committee's it was opposed by the City Engineer's representative. Engineering staff opposed the vacation because it was believed that turning movements into and out of the proposed new driveway would be disruptive to traffic on Rock Road. The applicant's agent, Jim Schaefer, countered these remarks by stating that the new driveway was needed to alleviate traffic congestion existing on his client's property and on the property to the north. After hearing staff's opposition, and the applicant's agent's arguments, the Subdivision Committee voted to recommend approval of the request.

When this case was reviewed by the full Planning Commission, the Traffic Engineer voiced his opposition to the case. He stated that traffic characteristics on adjacent Rock Road would prevent the new driveway from operating as expected by the applicant. He proposed an alternate plan to upgrade the existing "shared driveway". Basically, he proposed widening out the "shared driveway" which, in his opinion, would more efficiently handle traffic into and out of the two properties which share the common driveway. The applicant's agent voiced opposition to the Traffic Engineer's alternate plan, and the Planning Commission voted to recommend approval of the vacation case as requested by the applicant. Minutes of the Planning Commission meeting are attached. The vacation request has been reviewed and approved by the Planning Commission, subject to conditions.

Legal Considerations: The City Clerk needs to certify as to proper notification and no filing of written protest.

Recommendations/Action:

Close public hearing; approve vacation; authorize the Mayor to sign the Vacation Order; and record certified copy of Order, recording costs to be billed to:

755-68-360-50000-295-000-000

OR

Close public hearing and deny vacation request.

3. APPLICATION FILED 8/12/87  
POSTED TO ATLAS \_\_\_\_\_  
NOTICES SENT \_\_\_\_\_  
S/D COMM. ACTION 8/27/87 *approved*  
DEPT. REPORT \_\_\_\_\_  
M.A.P.C. ACTION 9/3/87 *approved*  
DEPT. REPORT \_\_\_\_\_

ORD/RES. SUBMITTED \_\_\_\_\_  
APPROVED BY DEPT OF LAW \_\_\_\_\_  
B.C.C. ACTION 9/29/87 *Denied* 5-0  
ORD/RES \_\_\_\_\_ PUBLISHED \_\_\_\_\_  
BD. CO. CO. ACTION \_\_\_\_\_  
ORDER TO VACATE RECORDED \_\_\_\_\_

MAP NO. 5946 B  
SEC. NO. 29  
TWP. NO. 27S  
RANGE 2E

CASE NO.: V-1489

ASSOCIATED CASE:

1. VACATION OF: Platted access control.

GENERALLY LOCATED: In an area west of Rock Road and north of Harry.

REQUESTED BY: John D. Mash, etux  
ADDRESS: 1261 S. Rock Road, Wichita, KS 67207

PHONE: 684-5173

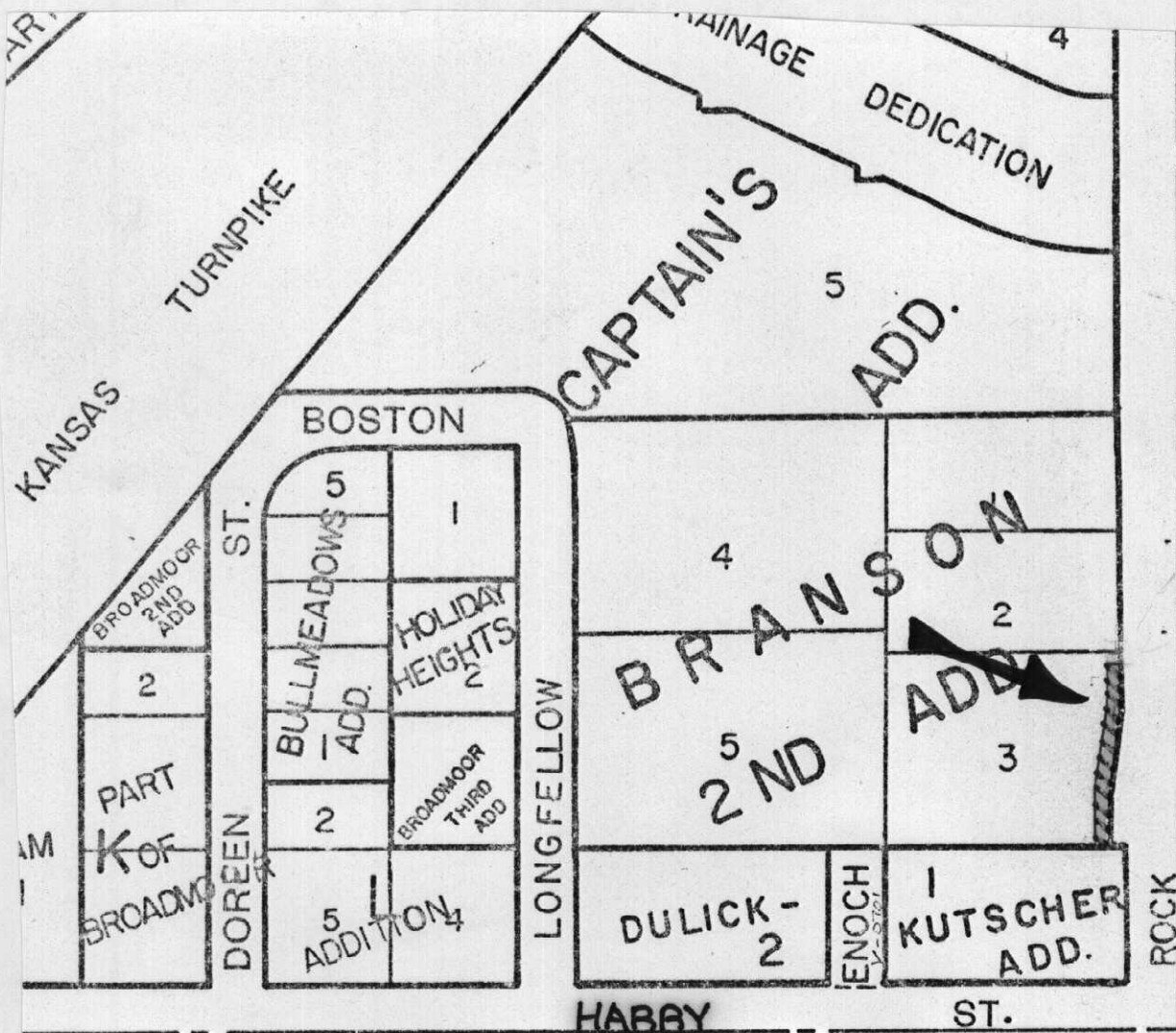
AGENT: James R. Schaefer  
ADDRESS: 400 N. Woodlawn, Suite 205, Wichita, KS 67208

PHONE: 685-3200

REASON FOR REQUEST:

To permit the construction of a drive from Rock Road onto applicant's property, at 1261 S. Rock Road, Wichita, Kansas.

2. SKETCH.



3. APPLICATION FILED 8/12/87  
 POSTED TO ATLAS \_\_\_\_\_  
 NOTICES SENT \_\_\_\_\_  
 S/D COMM. ACTION 8/27/87 approved  
 DEPT. REPORT \_\_\_\_\_  
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ORD/RES. SUBMITTED \_\_\_\_\_  
 APPROVED BY DEPT OF LAW \_\_\_\_\_  
 B.C.C. ACTION 9/29/87 Denied 5-0  
 ORD/RES \_\_\_\_\_ PUBLISHED \_\_\_\_\_  
 BD. CO. CO. ACTION \_\_\_\_\_  
 ORDER TO VACATE RECORDED \_\_\_\_\_