

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

August 29, 1996

Box Development L.L.C.
128 S. Dellrose
Wichita, KS 67218

3130 Northrock L.L.C.
c/o Doug Malone
150 N. Market
Wichita, KS 67211

Re: V-1986 Request to vacate access control

Gentlemen:

At the August 29, 1996 meeting of the Metropolitan Area Planning Commission, the above-referenced vacation request was approved subject to the conditions recommended by the Subdivision Committee and stated in our August 22, 1996 letter. This case will be scheduled for final public hearing before the Wichita City Council at the first appropriate date after all conditions have been met.

If you have any questions about this matter, please call - 268-4495.

Sincerely,

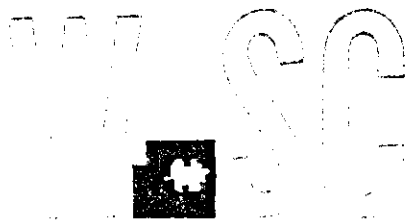
Lawrence P. Mitchell
Senior Planner

LPM:rh

cc: 3130 Northrock L.L.C., 818 North Emporia - Suite 200, Wichita, KS 67214
Retail Buildings Inc., P. O. Box 25429, Oklahoma City, OK 73125
Wal-Mart Stores Inc., #6418, Property Tax Dept. #8013, Bentonville, AR
72716
Baughman Company, c/o Terry Smythe, 315 Ellis, Wichita, KS 67211
Mike Lindebak, City Engineer

Q

WICHITA — SEDGWICK COUNTY



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August 22, 1996

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128 S. Dellrose
Wichita, KS 67218

3130 Northrock L.L.C.
c/o Doug Malone
150 N. Market
Wichita, KS 67211

Re: V-1986 Request to vacate access control

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, August 22, 1996, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

- A. The applicant shall dedicate by separate instrument complete access control for the south 15' of Lot 7 and the north 15' of Lot 6, Block 1, Comotara Power Center 2nd Addition.
- B. The applicant shall be responsible for any relocation or reconstruction of utilities made necessary by this vacation.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 29, 1996 at 1:30 p.m. If you have any questions, please call - 268-4459.

Sincerely,

Lawrence P. Mitchell
Senior Planner

[Faint handwritten notes and stamps at the bottom right of the page]

August 29, 1996

STAFF REPORT

CASE NUMBER: V-1986 Request to vacate access control

OWNER/APPLICANT: Box Development L.L.C., 128 S. Dellrose, Wichita, KS 67218
and
3130 Northrock, L.L.C., c/o Doug Malone, 150 N. Market, Wichita, KS 67202

AGENT: Baughman Company, c/o Terry Smythe, 315 Ellis, Wichita, KS 67202

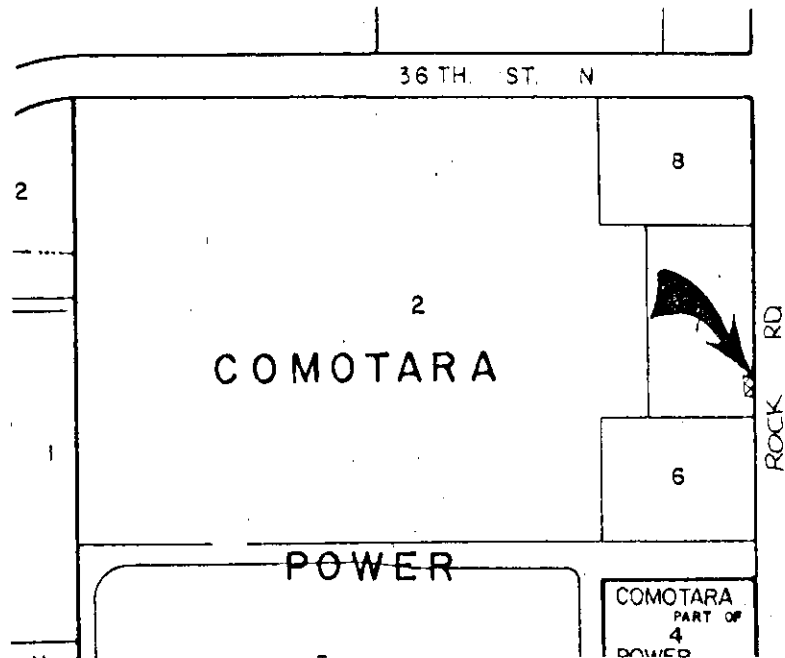
LEGAL DESCRIPTION: Vacate access control for the north 30 feet of the south 60 feet of Lot 7, Block 1, Comotara Power Center 2nd Addition, an Addition to the City of Wichita, Sedgwick County, Kansas

LOCATION: West of Rock Road and south of 36th Street North

REASON FOR REQUEST: The applicant wishes to avoid existing utilities and the drainage catch basin in the street right-of-way for the restaurant on Lot 6; the existing circulation plan for the restaurant on Lot 6 does not need direct access to Rock Road.

CURRENT ZONING: "LC" (Administrative Adjustment to CUP-195)

VICINITY MAP:



FILE COPY

SUBDIVISION COMMITTEE RECOMMENDATIONS:

Approve the vacation, subject to the following conditions:

STAFF COMMENTS:

- A. The applicant shall dedicate by separate instrument complete access control for the south 15' of Lot 7 and the north 15' of Lot 6, Block 1, Comotara Power Center 2nd Addition.
- B. The applicant shall be responsible for any relocation or reconstruction of utilities made necessary by this vacation.