

Planning Agenda # _____

**City of Wichita
City Council Meeting
November 19, 2002**

Agenda Report # _____

TO: Mayor and City Council

SUBJECT: VAC2002-00037 - REQUEST TO VACATE A PLATTED
BUILDING SETBACK LINE LOCATED SOUTHWEST OF
THE HOOVER STREET - MAC ARTHUR STREET
INTERSECTION.
(District V)

INITIATED BY: Metropolitan Area Planning Department *DM*

AGENDA ACTION: Planning

Staff Recommendation: Approve

MAPC Recommendation: Approve (unanimous)

Background: The applicant is requesting consideration for the vacation of the platted setback as recorded on Lot 1, Block A, Wheatland Commercial Addition. The applicant has applied to rezone, SF-5 to LC (ZON02-59), the south (+) 47-feet of the property LC Limited Commercial to match the rest of Lot 1; Lot 1 is a total of approximately 4.5 acres. The platted setback is irregular in its depth, going from 41.84-feet on its southwest corner to 47.77-feet on its southeast corner. The Wheatland Commercial Addition was recorded with the Register of Deeds 06-28-2001. The zoning of the property was part of a 1958 County initiated rezoning, which created 600-foot (x) 600-foot commercial nodes on selected section line road intersections. The applicant's property is approximately (+) 47-feet longer than the commercial node along Hoover Street at this section line road intersection. The property abutting the south end of the applicant's property, where the proposed vacated setback is located, is zoned SF-5 and developed as single family residential.

No one spoke in opposition to this request at the MAPC's advertised public hearing, and the MAPC voted to approve the vacation, adopting the findings of fact that are incorporated in the Vacation Order. No written protests have been filed. There are no conditions attached to this vacation request

Legal Considerations: A certified copy of the Vacation Order will be recorded with the Register of Deeds and retain a 25-foot compatibility setback line, the standard in the Unified Zoning Code.

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METROPOLITAN PLANNING
ROUTE ☐ _____
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5. Retain a 25-foot compatibility setback line, per the Wichita-Sedgwick County Unified

Zoning Code.

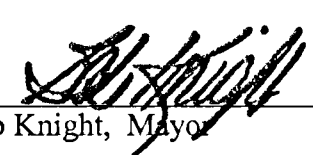
6. The vacation of the platted building setback line described herein should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 19th day of November 2002, ordered that the above-described a portion of a platted building setback line is hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall certify a copy of this order to the Register of Deeds of Sedgwick County.

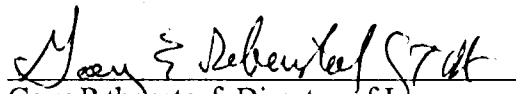
ATTEST.


Pat Burnett, City Clerk




Bob Knight, Mayor

Approved as to Form:


Gary Rebenstorf, Director of Law

MAC ARTHUR

HOOVER

