

REVISED AGENDA
SUBDIVISION AND UTILITY ADVISORY COMMITTEE
Thursday, August 25, 2016
10:00 A.M.

The regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission will be held on **Thursday, August 25, 2016** at 10:00 a.m. in the Planning Department Conference Room, City Hall, 10th Floor, 455 N. Main Street, Wichita, Kansas.

NOTE: Vacation legal descriptions are available for public inspection in the Metropolitan Area Planning Department.

1. **SUB2016-00027: Preliminary Plat - ROCKY FORD ADDITION**; located on the south side of 31st Street South, on the east side of Rock Road.

Surveyor: Baughman Company, P.A.
Acreage: 19.35 acres
Lots: 52 lots

2. **SUB2016-00021: Final Plat – BROOKFIELD ADDITION**; located on the southeast corner of 37th Street North and Greenwich Road.

Surveyor: Baughman Company, P.A.
Acreage: 118 acres
Lots: 186 lots

3. **VAC2016-00030 - City request to vacate a portion of a platted alley** generally located north of Pawnee Avenue on the west side of Hillside Avenue (Deferred from the July 28, 2016 SD meeting)
4. **VAC2016-00031 - City request to vacate a portion of a platted alley** generally located south of Douglas Avenue on the east side of Poplar Street (Deferred from the July 28, 2016 SD meeting)
5. **VAC2016-00035: City request to vacate a portion of a platted easement** on property generally located midway between 31st Street South & I-135, on the northeast corner of K-15 and Crystal Street.
6. **VAC2016-00036: City request to vacate the plattor's text to amend uses allowed in a platted reserve** generally located on the northwest side of 24th Street North and Rock Road.

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB2016-00027 – ROCKY FORD ADDITION

OWNER/APPLICANT: 31st South Rock Investments, LLC, Attn: Jay Russell, PO Box 75337, Wichita, KS 67275

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

LOCATION: South of East 31st Street South, on the east side of South Rock Road (County District V)

SITE SIZE: 19.35 acres

NUMBER OF LOTS

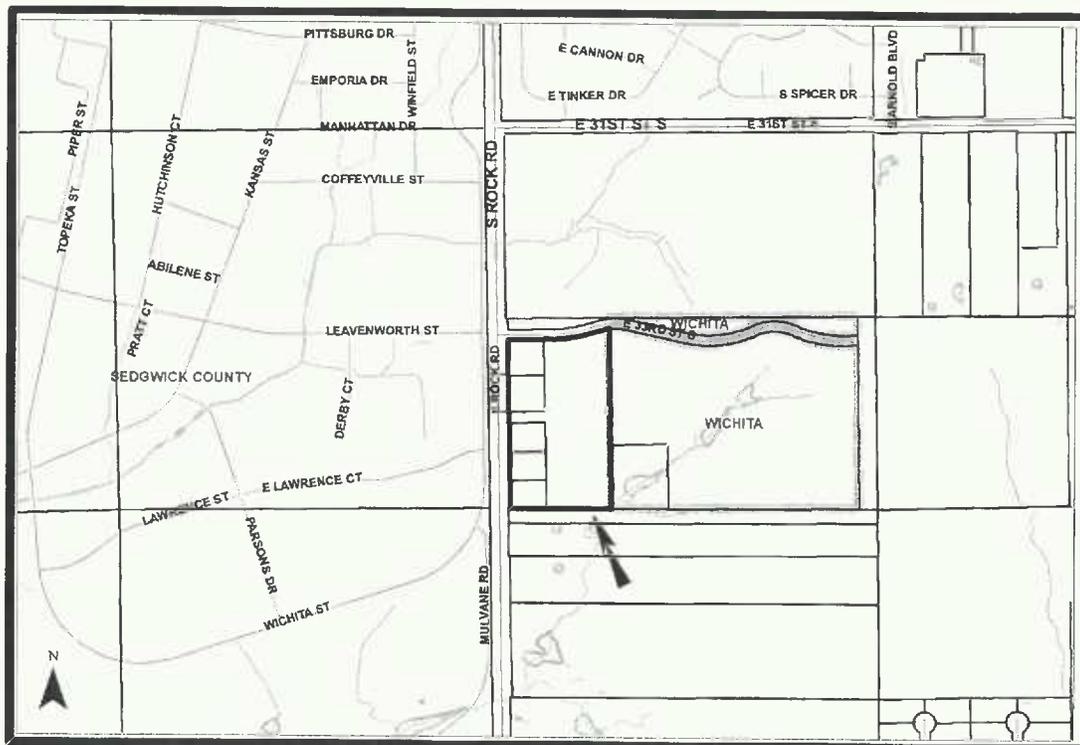
Residential:	52
Office:	
Commercial:	
Industrial:	
Total:	52

MINIMUM LOT AREA: 10,725 square feet

CURRENT ZONING: Limited Commercial (LC)

PROPOSED ZONING: Same

VICINITY MAP



SUB2016-00027 – Preliminary Plat of ROCKY FORD ADDITION
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NOTE: This is a replat of the Rocky Ford Industrial Park Addition. This site is located in the County within three miles of Wichita's boundary. It is designated as "Wichita Growth Area" by the Community Investments Plan 2015-2035. The site is located within Rocky Ford Commercial Community Unit Plan (CUP DP-300).

The site is located within the Air Force Base Protective Overlay District (AFBP-O) and written comments from McConnell AFB (attached) were received stating the plat meets their recommendations of compatibility after review of the plat by their Air Operations Board (civil engineering, security forces and airfield operations).

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department requests a petition for extension (mains and laterals) of sanitary sewer and City water (transmission and distribution). Outside-the-city water and sewer agreements are needed.
- B. On the final plat, the platator's text shall include language that "No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements."
- C. On the final plat, the platator's text shall include language that the utility easements are hereby granted as indicated for the construction and maintenance of all public utilities.
- D. On the final plat, the platator's text shall include language that the drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities.
- E. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) along with the corresponding dollar amounts shall be submitted to the Planning Department for recording.
- F. County Stormwater Management advises the applicant needs to submit a drainage plan for review. If offsite drainage is needed, the developer will need to provide the necessary agreements.
- G. The cul-de-sac serving Lots 1-13, Block A contains 13 lots (proposed for duplexes) resulting in 26 units. The Subdivision Regulations indicate that no more than 24 single-family lots should be served by a 58-foot street segment (24-unit density). The Subdivision Committee may recommend a modification.
- H. In lieu of the emergency access easement that is provided to 33rd Street South, County Public Works recommends the connection of the northeast leg of 34th Ct South to 33rd Street South. The proposed cul-de-sac is recommended to be a temporary cul-de-sac.

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- I. The plat proposes complete access control along the Rock Road street frontage except for one street opening. County Public Works recommends complete access control of 75 feet for Lots 1 and 52, Block A on 34th Street South. Complete access control is recommended on 33rd Street South except for the street connection.
- J. Sedgwick County Fire Department advises that the plat will need to comply with the Sedgwick County Service Drive Code.
- K. On the final plat, the platator's text shall note the dedication of the streets to and for the use of the public.
- L. On the final plat, the standard language needs included in the surveyor's certificate regarding vacation statutes and should reference "K.S.A. 12-512b, as amended".
- M. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall include the installation of a temporary cul-de-sac for the northeast leg of 34th Court South. The temporary cul-de-sac shall be referenced in the platator's text as being vacated upon its extension to the north.
- N. A CUP adjustment is needed so that perimeter of the proposed residential block matches the perimeters of the CUP parcel boundaries, setbacks are revised and residential uses are permitted.
- O. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- P. The applicant is reminded that this site is located within three miles of the municipal boundaries of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- Q. The site is located within the Maximum Mission Area of the Air Installation Compatible Use Zone (AICUZ) study to identify noise impact areas around McConnell Air Force Base. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- R. Due to the platting of residential streets in a commercial zoning district, a restrictive covenant shall be submitted limiting this site to residential uses.
- S. GIS has approved the street names.
- T. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- U. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- V. The platator's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

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- W. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- X. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Y. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- Z. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- AA. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- BB. Perimeter closure computations shall be submitted with the final plat tracing.
- CC. The applicant should check City or County GIS mapping to determine whether the location of any taxing district boundaries (e.g. school districts) crosses their property and plan accordingly to avoid unnecessary splitting of lots between taxing districts.
- DD. Westar Energy has requested additional utility easements to be platted on this property. Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.
- EE. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: kwilson@wichita.gov).

Strahl, Neil

From: Kris Rose <krose@baughmanco.com>
Sent: Friday, August 05, 2016 9:34 AM
To: Strahl, Neil
Subject: FW: Rocky Ford

Please see below.

Kris Rose | Baughman Company, PA

-----Original Message-----

From: MACKAY, MICHAEL W GS-11 USAF AMC 22 CES/CEIEC [mailto:michael.mackay@us.af.mil]
Sent: Wednesday, July 27, 2016 11:24 AM
To: pmeyer@baughmanco.com
Cc: j@jrussellco.com; Miller, Dale (DMiller@wichita.gov) <DMiller@wichita.gov>; MATTHEWS, STEPHEN C GS-13 USAF AMC 22 CES/CD <stephen.matthews.1@us.af.mil>
Subject: Rocky Ford Proposal

Mr Meyer,

Yesterday, I discussed the proposed Rocky Ford Duplexes at McConnell's quarterly Air Operations Board (AOB). In attendance were representatives from civil engineering, security forces, and airfield operations. The meeting was chaired by the Commander of the Operations Group (Colonel David Lenderman) and Commander of the Support Group (Colonel Matthew Benivegna). As specified in your preliminary plat diagram, the proposed addition complies with all recommendations from the DoD's Air Installation Compatible Use Zone (AICUZ) guidance, as well as the Joint Land Use Study (JLUS) performed jointly with McConnell AFB and the City of Wichita. In addition, the proposal meets the intent of the Airport Overlay District zoning, the Anti-Terrorism Force Protection zoning, and the Industrial Park District zoning adopted by Wichita and Sedgwick County.

We appreciate the opportunity to evaluate any development adjacent to McConnell AFB to ensure that urban encroachment is minimized. Not only does this serve to protect McConnell's future mission viability, but it also helps foster a better understanding of compatible land uses near our military installation. Once again, the Rocky Ford Duplex proposal meets all guidance and recommendations of compatibility. Thank you.

Michael Mackay
22 CES/CEIEC
(316) 759-3927

STAFF REPORT
(Final Plat, Preliminary Plat Approved 6/23/16)

CASE NUMBER: SUB2016-00021 – BROOKFIELD ADDITION

OWNER/APPLICANT: 37th and Greenwich, LLC, Attn: Kevin Mullen, 8100 East 22nd Street North, Building 1000, Wichita, KS 67226

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

LOCATION: Southeast corner of East 37th Street North and North Greenwich Road (District II)

SITE SIZE: 118 acres

NUMBER OF LOTS

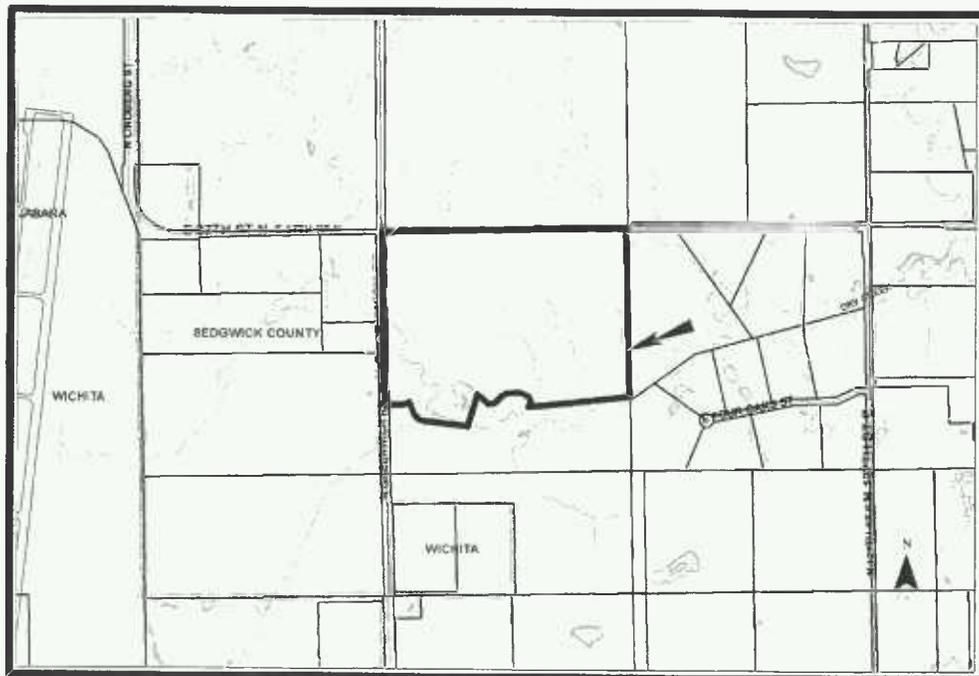
Residential:	186
Office:	
Commercial:	
Industrial:	
Total:	186

MINIMUM LOT AREA: 9,450 square feet

CURRENT ZONING: Rural Residential (RR)

PROPOSED ZONING: Single-Family Residential (SF-5)

VICINITY MAP



SUB2016-00021 – Final Plat of BROOKFIELD ADDITION
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NOTE: This unplatted site is located in the County 322 feet north of Wichita's boundary. Upon the annexation of the property to the south (also owned by the applicant), this property will be eligible for annexation. The site is currently zoned Rural Residential (RR) and will be converted to Single-Family Residential (SF-5) upon annexation.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

STAFF COMMENTS:

- A. Upon the annexation of the property to the south, the applicant for this plat shall apply for annexation to Wichita prior to this plat being forwarded to the City Council. Upon annexation, the property will be zoned Single-Family Residential (SF-5) and allow for the lot sizes being platted.
- B. City of Wichita Public Works and Utilities Department requires a guarantee for the extension of water (transmission and distribution) and sewer (mains and laterals) to serve all the lots being platted.
- C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) along with the corresponding dollar amounts shall be submitted to the Planning Department for recording.
- D. City Stormwater Management advises the concept drainage plan is approved.
- E. County Public Works has approved the access controls. The plat proposes two street openings along 37th Street North and one street opening along Greenwich Road.
- F. Crest/Winston located in the northwestern corner of the plat is a one-block street segment with 19 lots on the north and west side of the street. The Subdivision Regulations indicate that no more than 12 lots per side in one block should be served by a 58-foot street segment. The Subdivision Committee recommends a modification of the design criteria in Article 7 of the Subdivision Regulations as it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.
- G. Brookview Court located in the southeastern portion of the plat is a one block street segment with 25 lots. The Subdivision Regulations indicate that no more than 24 lots in one block should be served by a 58-foot street segment. The Subdivision Committee recommends a modification of the design criteria in Article 7 of the Subdivision Regulations as it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.
- H. The applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.

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August 25, 2016 - Page 3

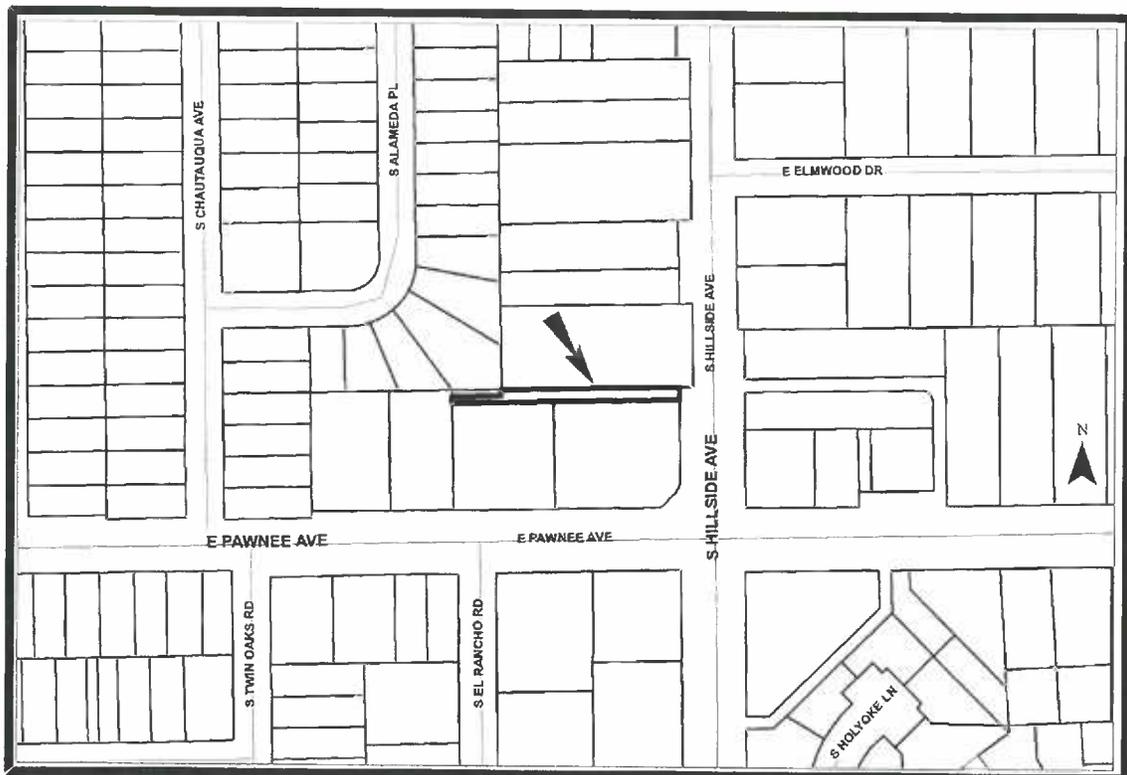
- I. In accordance with the Kansas Wetland Mapping Conventions under the Memorandum of Understanding between the United States Department of Agriculture - Natural Resources Conservation Service; United States Environmental Protection Agency; United States Army Corps of Engineers (USACE); and United States Fish and Wildlife Service, this site has been identified as one with potential wetland hydrology. The USACE should be contacted (316-322-8247) to have a wetland determination completed.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a restrictive covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- L. City Fire Department has approved the street length of Brookview Ct. (1,330 feet) which has been platted with an intermediate turnaround.
- M. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- N. Approval of this plat will require a waiver of the lot depth-to-width ratio of the Subdivision Regulations for various lots at the end of cul-de-sacs. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. The Subdivision Committee recommends a modification of the design criteria in Article 7 of the Subdivision Regulations as it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.
- O. GIS requests that Brookview Ct serving lots 52-76, Block F, be revised to Brookview Cir.
- P. Reserve "80" needs noted in the plattor's text in two places.
- Q. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted, installed and inspected.
- R. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- S. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

SUB2016-00021 – Final Plat of BROOKFIELD ADDITION
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- T. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.
- U. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- V. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- W. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- X. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- Y. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. The applicant should check City or County GIS mapping to determine whether the location of any taxing district boundaries (e.g. school districts) crosses their property and plan accordingly to avoid unnecessary splitting of lots between taxing districts.
- BB. Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.
- CC. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: kwilson@wichita.gov).

STAFF REPORT

- CASE NUMBER:** VAC2016-00030 - Request to vacate a portion of a platted alley
- OWNER/AGENT:** Quik Trip West Incorp., c/o Jessica Glavas (owner/applicant), MKEC, c/o Brian Lindebak (agent)
- LEGAL DESCRIPTION:** Generally described as vacating most of the remaining east portion of a unimproved platted east-west 20-foot wide alley abutting the north sides of Lots 1 and 2, Block G, Maplewood Addition, the south sides of a tract and Lot 11, Block F, Maplewood Addition, and the west side of Hillside Avenue, Wichita, Sedgwick County, Kansas.
- LOCATION:** Generally located north of Pawnee Avenue on the west side of Hillside Avenue (WCC III)
- REASON FOR REQUEST:** Rebuild Quik Trip convenience store
- CURRENT ZONING:** The subject site is platted alley right-of-way. Property located north of the alley are zoned TF-3 Two-Family Residential and B Multi-Family Residential. Properties located south of the site are zoned LC Limited Commercial
- VICINITY MAP:**



The applicant is requesting the vacation of the most of the remaining east portion of a unimproved platted east-west 20-foot wide alley abutting the north sides of Lots 1 and 2, Block G, Maplewood Addition, the south sides of a tract and Lot 11, Block F, Maplewood Addition, and the west side of Hillside Avenue. Earlier a north-south alley that intersected with the subject alley was vacated; appears to be Vacation Ordinance 21-774, but hard to make out the information. Later VAC2003-41 vacated the west portion of the east-west alley as well a north south-alley on the west of the east-west alley. The subject alley is the remnant of these previous vacation cases.

The applicant does not have the signatures of the north abutting property owners. The abutting east B zoned unplatted tract has no reversion rights. The abutting west TF-3 zoned Lot 11, Block F, Maplewood Addition does have reversion rights and the portion of the subject alley that would revert to them is not included in the vacation application. The City has no interest in owning or maintaining a 10-foot wide by approximately 75-foot long landlocked remnant of a platted alley; the applicant needs to include Lot 11, Block F, Maplewood Addition in the vacation case. No property will be denied access to public street right-of-way if the vacation is approved.

There is a sewer line, utility poles and lines and what appears to be a concrete drainage culvert located in the alley. The applicant has stated that utilities will be relocated and easements provided as needed. The entrance to the alley will need to be closed by continuing the curb and guttering along the west side of Hillside Avenue. Comments from franchised utilities have not been received and are needed to determine if they have utilities located within the described easement. The Maplewood Addition was recorded with the Register of Deeds June 28, 1951.

At the July 28, 2016, Subdivision Committee meeting VAC2016-00030 was deferred with the applicant given the direction that they contact the owner of Lot 11, Block F, Maplewood Addition in regards to participating in the vacation request. The applicant has contacted the owner of said property and has stated in an attached E-mail that said property owner is in favor of the applicant vacating all of the platted alley including the 10-foot wide by approximately 75-foot long portion that said property owner has reversion rights.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, 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 portion of platted alley.

- (1) Provide a letter from the owner of Lot 11, Block F, Maplewood Addition that states that said property owner is in favor of the applicant vacating all of the platted alley including the 10-foot wide by approximately 75-foot long portion that said property owner has reversion rights and that said owner will convey that described portion of the alley to Quick Trip in a form reviewed and approved by City Law. This must be provided prior to the case going to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (2) Provide restrictive covenants, with original signatures, binding and tying the vacated described alley right of way to the abutting properties. This must be provided to Planning prior to the case going to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.

- (3) Provide a legal description of the vacated alley right of way, on a Word document, via E-Mail, to Planning, prior to the case going to City Council for final action and subsequent recording with the Register of Deeds.
- (4) All improvements shall be according to City Standards and at the applicant's expense. Provide required guarantees or approved projects to ensure relocation of utilities, including, but not limited to, sewer lines and manholes, stormwater equipment, all franchise utilities and continuation of curb and gutter. All provided prior to the vacation case going to City Council for final action. Any relocation or reconstruction of utilities, made necessary by this vacation shall be the responsibility of the applicants and at the applicants' expense.
- (5) Provided all needed dedications of utility-drainage easement by separate instrument, with original signatures, for all relocated utilities. This must be provided to Planning prior to the case going to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (6) Per MAPC Policy Statement #7, all conditions are to 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.



VAC2016-30 water, sewer, stormwater, hydrants



Map Created On: 7/20/16 10:49 AM

1: 720

Legend

- Lot Number Labels
- Parcels
- Lot and Block
- Subdivisions
- Quarter Sections
- Case Tracking

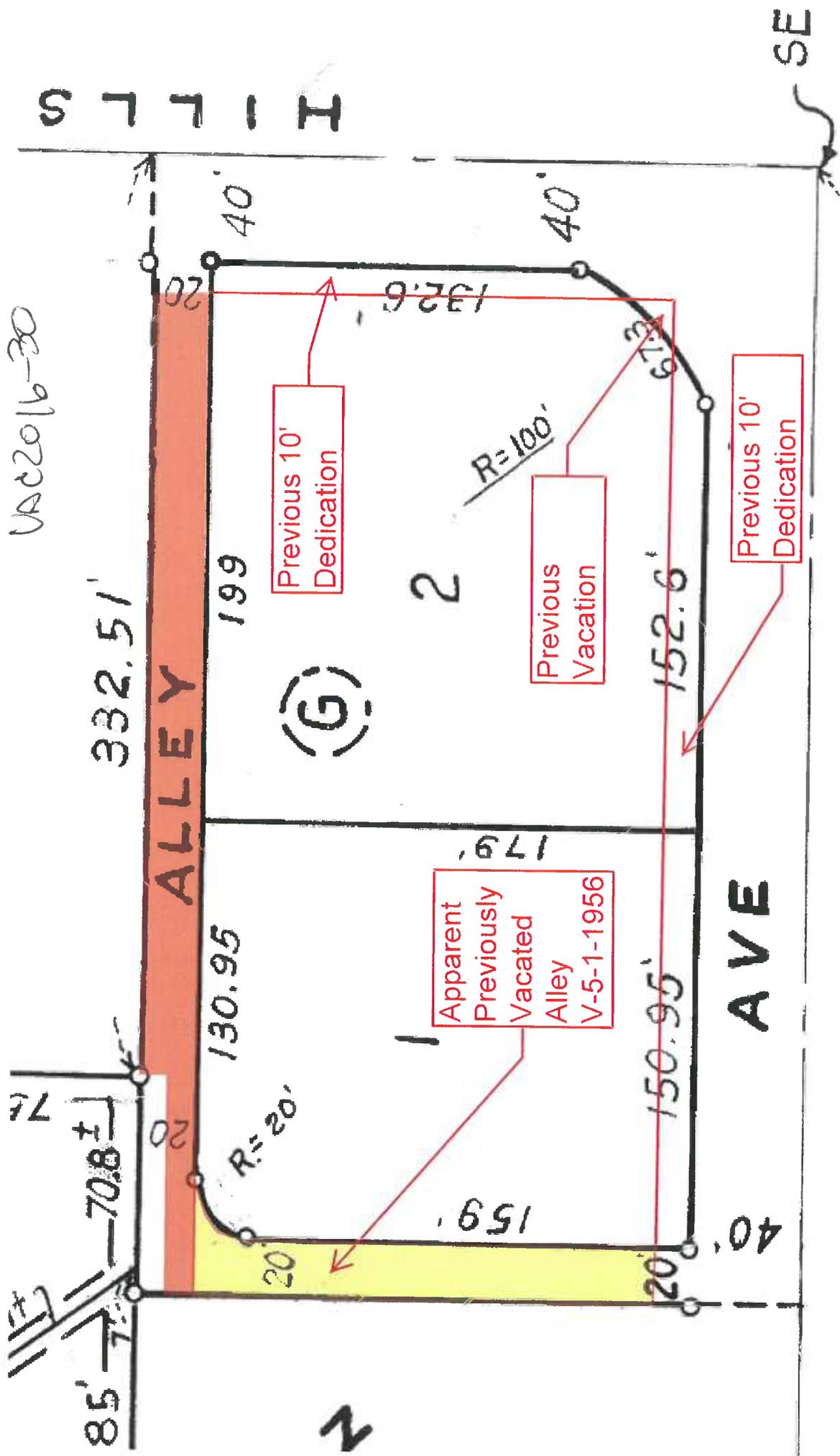
Historic Sites

- Regional
- State
- State/National

Zoning

- AFB AIR FORCE BASE
- B MULTI FAMILY
- CBD CENTRAIL-BUSINESS DISTF
- GC GENERAL COMMERCIAL
- GI GENERAL INDUSTRIAL
- GO GENERAL OFFICE
- IP INDUSTRIAL PARK
- IP-A INDUSTRIAL PARK - AIRPOF
- LC LIMITED COMMERCIAL
- LI LIMITED INDUSTRIAL
- MF-18 MULTI FAMILY
- MF-28 MULTI FAMILY
- MH MANUFACTURED HOUSING
- NO NEIGHBORHOOD OFFICE
- NR NEIGHBORHOOD RETAIL
- OW OFFICE WAREHOUSE
- PUD PLANNED UNIT DEVELOPM
- RURAL RESIDENTIAL
- SF-10 SINGLE FAMILY
- SF-20 SINGLE FAMILY

This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.



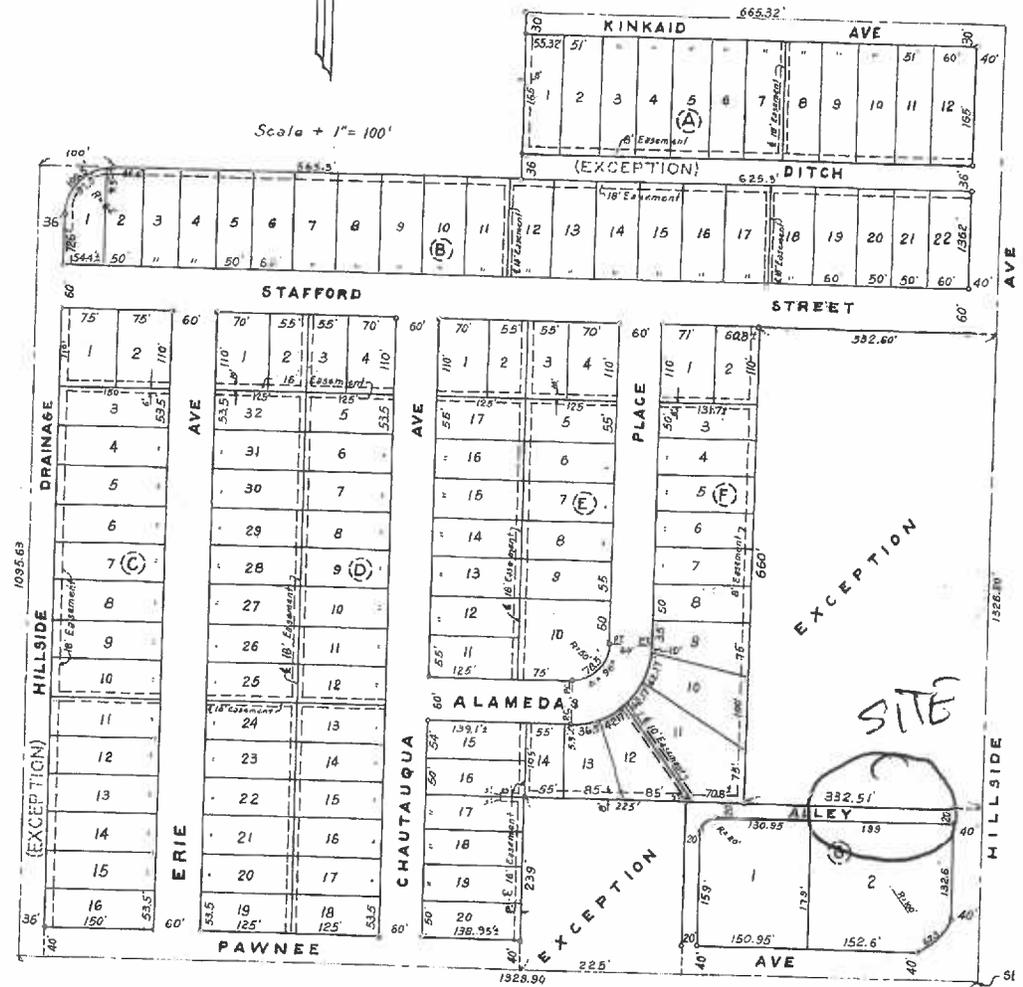
Maplewood Addition, an addition to Sedgwick County, Kansas

MAPLEWOOD

AN ADDITION IN SED



Scale = 1" = 100'



VAC 2016-30

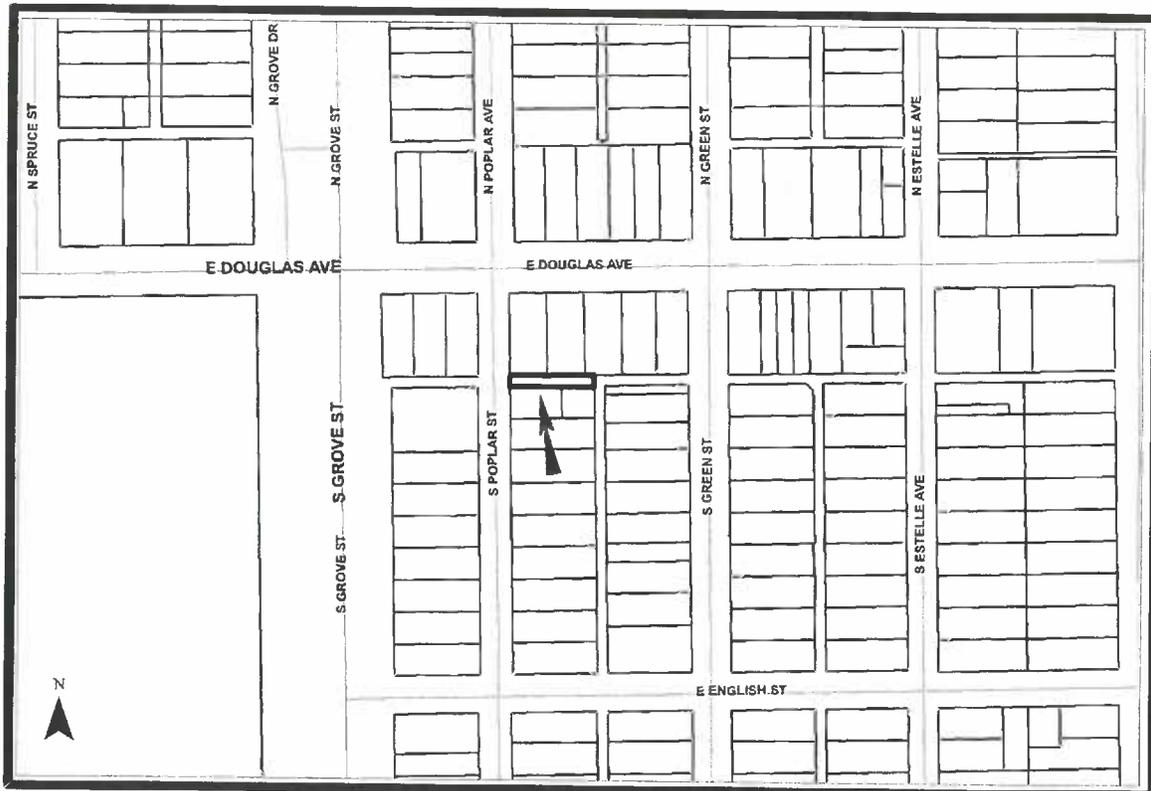
This digital plat record accurate original plat filed with the Sedg. Digitized under the supervision of Sedgewick County Geographic I

Bill Nicks, R
Digitized records

STAFF REPORT

- CASE NUMBER:** VAC2016-00031 - Request to vacate a portion of a platted alley
- OWNER/AGENT:** Amos Investments, LLC, c/o Amos C Small III, Gaines Apartments, LLC, Betty Murfin Living Trust, Murfin, Inc (owners) Kaw Valley, c/o Tim Austin (agent)
- LEGAL DESCRIPTION:** Generally described as vacating the all of the paved, platted east-west 17.5-foot wide alley located between Poplar and Green Streets all in the Second Subdivision of Lots 3 and 4, Richland Addition, Wichita, Sedgwick County, Kansas.
- LOCATION:** Generally located between south of East Douglas Avenue on the east side of South Poplar Street (WCC I)
- REASON FOR REQUEST:** Acquire additional parking while allowing redesigning access from Poplar Street to Green Street
- CURRENT ZONING:** The subject site is platted alley right-of-way. Property located north of the alley is zoned LC Limited Commercial (LC). Property located south of the site is zoned TF-3 Two-Family Residential

VICINITY MAP:



The applicants are requesting the vacation of the west half of a paved, platted east-west 17.5-foot wide alley abutting the south sides of Lots 23-31 (odd) and a portion of Lot 33, the north side of Lot 2 and the east side of Poplar Street all in the Second Subdivision of Lots 3 and 4, Richland Addition. There is a sewer line and utility poles and lines located in the alley. Comments from franchised utilities have not been received and are needed to determine if they have utilities located within the described easement.

No property will be denied access to public street right-of-way if the vacation is approved. However, the property owner of the Wichita Band Instrument Company has protested the proposed vacation. The protest letter states that deliveries to the Wichita Band Instrument Company use the east-west alley. The proposed vacation would force deliveries to use only the east half of the alley. The east portion of the subject alley has paved parking abutting its north and south sides and intersects Green Street. Deliveries to the Wichita Band Instrument Company can still be made on Green Street and in the remaining east portion of the alley where the protesters paved parking affords possible turnaround. There is a gravel 15-foot wide north-south alley that intersects the subject east-west alley that would remain open. The Second Subdivision of Lots 3 and 4, Richland Addition was recorded with the Register of Deeds February 2, 1889.

NOTE: CON2015-38 a Conditional Use to allow ancillary parking on the south abutting TF-3 zoned property was approved January 7, 2016 by the MAPC. The proposed vacation will provide additional parking while providing redesigned access between Green and Poplar Streets.

At the July 28, 2016, Subdivision Committee meeting VAC2016-00031 was deferred with the applicant given the direction that they contact the owner of the Wichita Band Instrument Company, Gary L Ray, which is the owner of the east properties that abut the east half of the platted alley in regards to participating in the vacation request. Mr. Ray was not listed as an applicant on the vacation request. At the July 28, 2016, Subdivision Committee meeting a representative of the Mr. Ray spoke in opposition to the request noting that delivery trucks used the alley in the delivery of instruments to their business. The applicant has responded with the attached site plan, which has been approved by City Fire and Westar with conditions; see attached E-mails. Staff is still waiting for a response from Mr. Ray.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, 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 alley.

- (1) Have the owner of the Wichita Band Instrument Company participate in the vacation request; The East 2 feet of Lot 35, all of Lots 37 & 39, on Douglas Avenue, Lots 41 & 43, on Douglas Avenue and the north 12 feet of Lot 1, on Green Street, all in the Second Subdivision of Lots 3 and 4, Richland Addition. This must be provided to Planning prior to the case going to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds
- (2) Dedicate a 20-foot wide access easement that reflects the approved access. The dedication and the approved site plan must be provided to Planning prior to the case going to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds

- (3) Dedicate a 20-foot wide utility-drainage easement by separate instrument, with original signatures, for the length of the platted vacated alley. This must be provided to Planning prior to the case going to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (4) Provide restrictive covenants, with original signatures, binding and tying the vacated described alley right of way to the abutting properties. This must be provided to Planning prior to the case going to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (5) Provide a legal description of the vacated alley right of way, on a Word document, via E-Mail, to Planning, prior to the case going to City Council for final action and subsequent recording with the Register of Deeds.
- (6) All improvements shall be according to City Standards and at the applicant's expense. If needed, provide required guarantees or approved projects to ensure relocation and/or relocation of utilities, including, but not limited to, sewer lines and manholes, stormwater equipment, all franchise utilities and continuation of curb and gutter. All provided prior to the vacation case going to City Council for final action.
- (7) Any relocation or reconstruction of utilities, made necessary by this vacation shall be the responsibility of the applicants and at the applicants' expense.
- (8) Per MAPC Policy Statement #7, all conditions are to 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.

Wilson, Kathy L

From: Longnecker, William
Sent: Thursday, August 18, 2016 12:44 PM
To: Wilson, Kathy L
Subject: FW: VAC2016-00031

Kathy
Send with VAC2016-31
Thanks
BL

From: Rondee Sutton [mailto:Rondee.Sutton@westarenergy.com]
Sent: Wednesday, August 17, 2016 1:40 PM
To: Longnecker, William <WLongnecker@wichita.gov>
Cc: Tim Austin <austin@kveng.com>; Ladonna Vanderford <LaDonna.Vanderford@westarenergy.com>; Shane Price <Shane.Price@westarenergy.com>
Subject: RE: VAC2016-00031

Looks good and if they are retaining that portion with our equipment as easement and adding additional to it that should cover us.

Thank you and see you 8/25

Rondee Sutton
Westar Energy
Administrative Clerk
Rondee.Sutton@WestarEnergy.com
O (316) 261-6301

From: Longnecker, William [mailto:WLongnecker@wichita.gov]
Sent: Wednesday, August 17, 2016 1:28 PM
To: Rondee Sutton <Rondee.Sutton@westarenergy.com>
Cc: Tim Austin <austin@kveng.com>
Subject: FW: VAC2016-00031

To protect your device and Westar systems, use caution before clicking on any link or attachment coming from outside Westar.

REF: VAC2016-31 - City request to vacate a portion of a platted alley generally located south of Douglas Avenue on the east side of Poplar Street
City request to vacate a portion of a platted alley generally located south of Douglas Avenue on the east side of Poplar Street

Rondee
Please comment on the proposed access easement in place of the vacated 17.5-foot wide alley....the vacated alley will be retained as a utility easement, plus an additional 2.5 dedicated as easement...I've copied Tim on this
Thanks
BL

From: Tim Austin [mailto:austin@kveng.com]
Sent: Monday, August 15, 2016 4:22 PM
To: Longnecker, William <WLongnecker@wichita.gov>; Bevis, Stuart <SBevis@wichita.gov>
Cc: Kallman, Julianne <JKallman@wichita.gov>; Rondee Sutton <Rondee.Sutton@westarenergy.com>; Hickle, Joseph <JHickle@wichita.gov>; Greif, Rebecca <RGreif@wichita.gov>; Matt Tucker <tucker@kveng.com>
Subject: RE: VAC2016-00031

Bill/Stuart,

Here is a truck movement plan for the alley. The site plan is being updated to reflect the changes that you requested yesterday.

Frankly, I think this significantly improves the traffic flow in the alley.

Please let us know if you need anything else.

Timothy R. Austin, PE
Office/Project Manager



200 North Emporia, Suite 100
Wichita, KS 67202
(316) 440-4304 Office + (316) 641-0566 Mobile
Austin@kveng.com + www.kveng.com

Confidentiality/Proprietary Note: The information in this email is confidential and may be legally privileged. Access to this email by anyone other than the intended addressee is unauthorized. If you are not the intended recipient of this message, any review, disclosure, copying, distribution, retention, or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful. If you are not the intended recipient, please reply to or forward a copy of this message to the sender and delete the message, any attachments, and any copies thereof from your system. Any reference to professional certifications in the above email signature implies the author of this email is licensed ONLY in the state in which his office resides unless otherwise noted. For information regarding additional licenses, please notify the author of this email. Thank you.

From: Longnecker, William [mailto:WLongnecker@wichita.gov]
Sent: Monday, August 15, 2016 4:15 PM
To: Bevis, Stuart <SBevis@wichita.gov>
Cc: Tim Austin <austin@kveng.com>; Kallman, Julianne <JKallman@wichita.gov>; Rondee Sutton <Rondee.Sutton@westarenergy.com>; Hickle, Joseph <JHickle@wichita.gov>; Greif, Rebecca <RGreif@wichita.gov>
Subject: RE: VAC2016-00031

We are waiting for Tim to provide us with a site plan that gives dimensions for review...asked for this last Friday, August 12, as I had not received anything since the July 28, SD meeting that had the detail needed

From: Bevis, Stuart
Sent: Monday, August 15, 2016 4:02 PM
To: Longnecker, William <WLongnecker@wichita.gov>
Subject: VAC2016-00031

Bill,

Do we have a decent site plan on what they are hoping to do with the alley? I have asked the Battalion Chiefs for that area if losing the alley would adversely affect our response to that area. It is possible the parking plan would clarify the situation and it might even improve our access..

Stu

Stuart V. Bevis | Battalion Chief of Fire Prevention | Wichita Fire Department

455 N. Main - 11th Floor | Wichita, Ks. 67202 | sbevis@wichita.gov

TEL 316.268-4245 | CELL 316.761-0181 | FAX 316.858-7706



"Like" the Wichita Fire Department on Facebook!

If you've received this message in error, I apologize for the inconvenience. Please don't distribute it. Instead, please just delete it and respond to let me know of my error. Then, have a wonderful day.

Wilson, Kathy L

From: Longnecker, William
Sent: Thursday, August 18, 2016 12:43 PM
To: Wilson, Kathy L
Subject: vac2016-31 II

Kathy
Send with VAC2016-31
Thanks
BL

From: Bevis, Stuart
Sent: Wednesday, August 17, 2016 9:29 AM
To: Longnecker, William <WLongnecker@wichita.gov>
Subject: FW: Alley Question

Bill,

The WFD reviewed the drawings and did a site visit on this vacation case. We are fine with the proposed changes.

Thanks for checking
Stu

Stuart V. Bevis | Battalion Chief of Fire Prevention | Wichita Fire Department
455 N. Main - 11th Floor | Wichita, Ks. 67202 | sbevis@wichita.gov
TEL 316.268-4245 | CELL 316.761-0181 | FAX 316.858-7706



"Like" the Wichita Fire Department on Facebook!

From: Snow, Elizabeth
Sent: Wednesday, August 17, 2016 7:32 AM
To: Bevis, Stuart <SBevis@wichita.gov>
Cc: Carney, Thomas <TCarney@wichita.gov>; Newby, Sidney <SNewby@wichita.gov>
Subject: FW: Alley Question

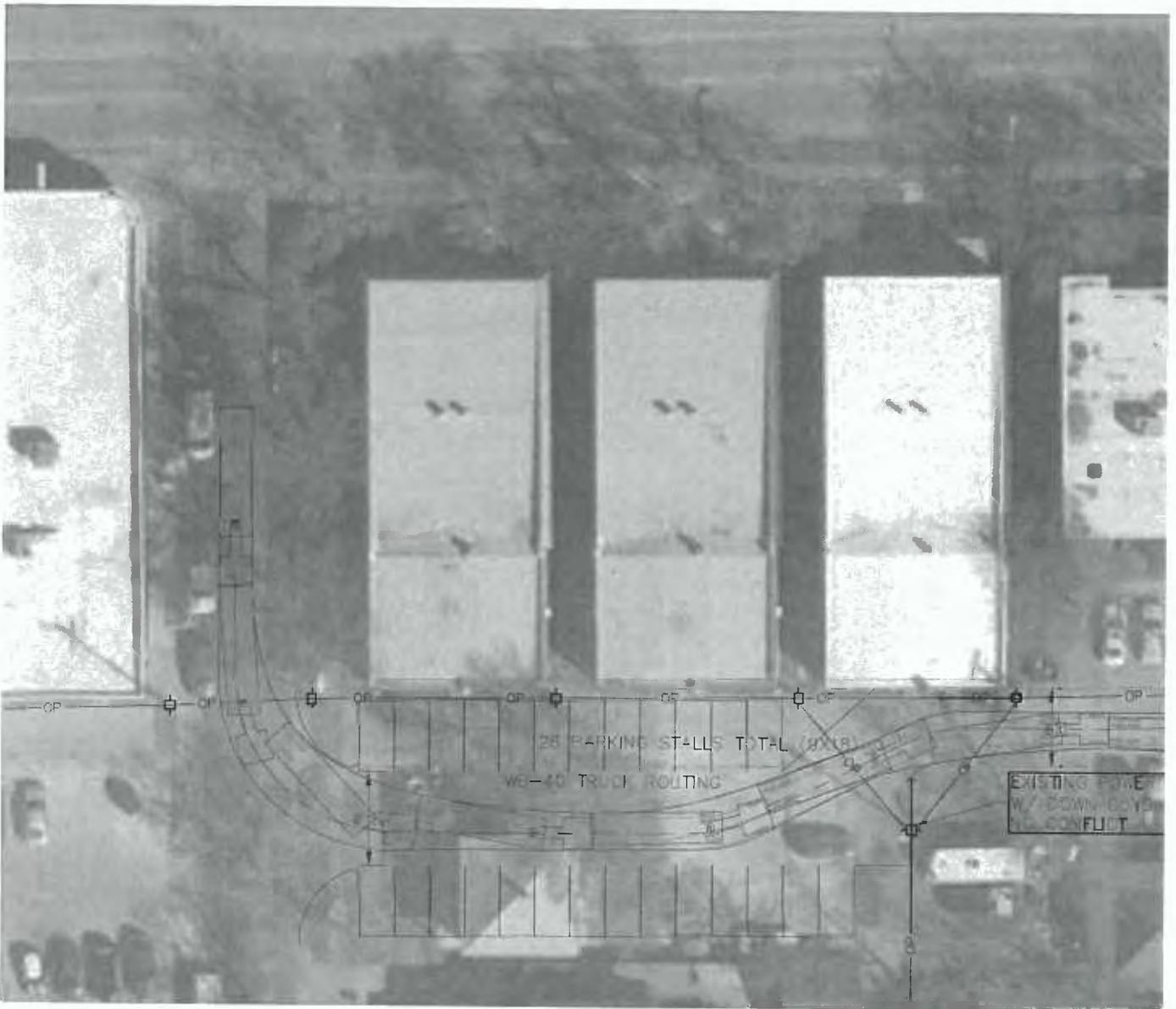
FYI

From: Turner, John
Sent: Wednesday, August 17, 2016 12:20 AM
To: Snow, Elizabeth <ESnow@wichita.gov>
Subject: RE: Alley Question

Hi Chief,

116 S. Poplar has already been raised. The area in question is an alley and should never be used by the fire department. The new parking might actually help by getting some of the cars off of the street.

J.S. Turner



Stuart V. Bevis | Battalion Chief of Fire Prevention | Wichita Fire Department
455 N. Main - 11th Floor | Wichita, Ks. 67202 | sbevis@wichita.gov
TEL 316.268-4245 | CELL 316.761-0181 | FAX 316.858-7706



"Like" the Wichita Fire Department on Facebook!



VAC2016-31 water, sewer, stormwater, hydrants



This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

1: 701

Legend

- Lot Number Labels
- Parcels
- Lot and Block
- Subdivisions
- Quarter Sections
- Case Tracking
- Historic Sites
 - Regional
 - State
 - State/National



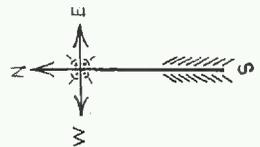
- Zoning
- AFB AIR FORCE BASE
- B MULTI FAMILY
- CBD CENTRAL BUSINESS DIST
- GC GENERAL COMMERCIAL
- GI GENERAL INDUSTRIAL
- GO GENERAL OFFICE
- IP INDUSTRIAL PARK
- IP-A INDUSTRIAL PARK - AIRPOF
- LC LIMITED COMMERCIAL
- LI LIMITED INDUSTRIAL
- MF-18 MULTI FAMILY
- MF-29 MULTI FAMILY
- MH MANUFACTURED HOUSING
- NO NEIGHBORHOOD OFFICE
- NR NEIGHBORHOOD RETAIL
- OW OFFICE WAREHOUSE
- PUD PLANNED UNIT DEVELOPM
- RURAL RESIDENTIAL
- SF-10 SINGLE FAMILY
- SF-20 SINGLE FAMILY

UAC(2016-3)

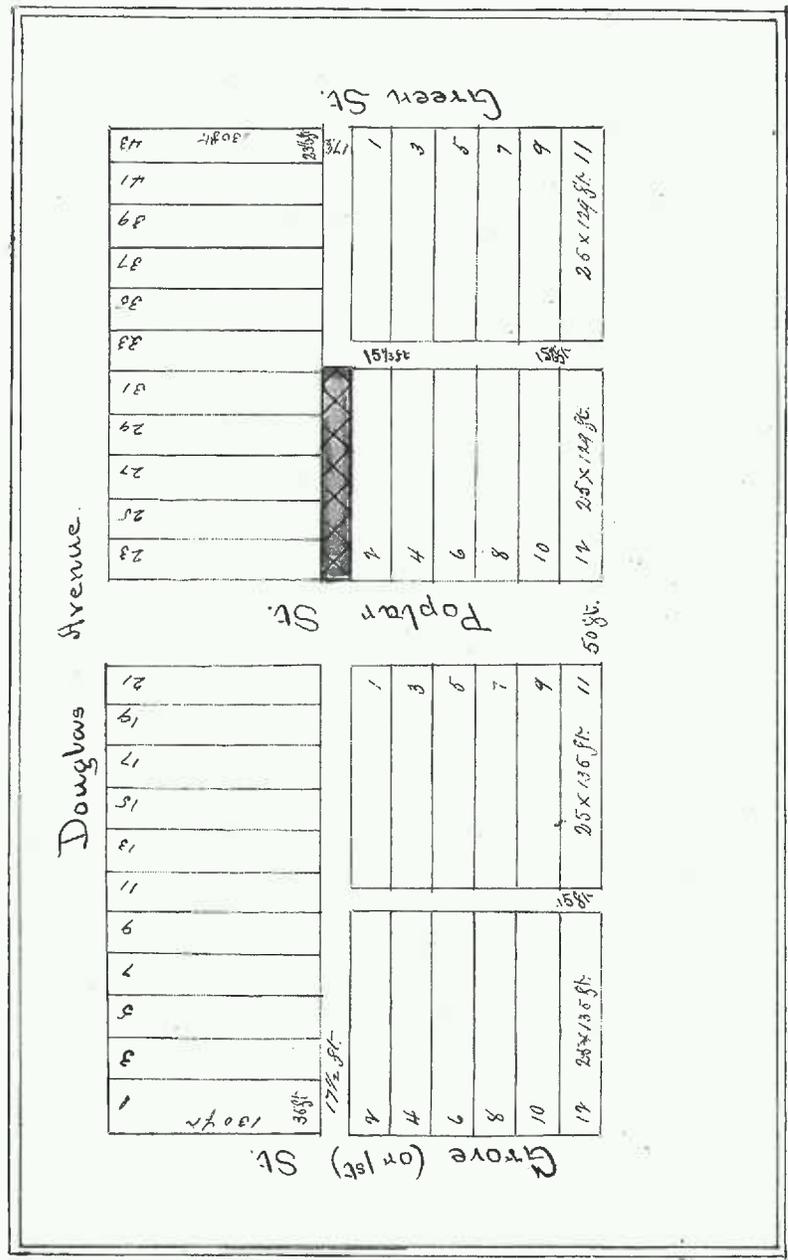
Second Subdivision of lots 3 & 4
in

Richland Addition.

To the City of Michiana, Kansas.



R1-4-1



Explanation
 Lots fronting on Douglas Avenue are 25 x 135 ft. except 7, 8, 9, 10, 11, 12, the size of which is indicated.
 Lots fronting west on Grove St. and east on Poplar St. are 25 x 135 ft. Lots fronting west on Poplar and east on Green are 25 x 129 ft.
 Widths of Alleys are indicated on the plan.

J. O. Mulvey City Engineer
 hereby certifies that the accompanying plat is a correct exhibit of the lots 3 and 4 in Block 2 in the Richland Addition to Michiana.
 C. J. Mulvey
 City Engineer

Record on Public Place
 FEB 23 1907

VAC2016-31



2525 E. DOUGLAS • WICHITA, KANSAS, 67211 • (316) 684-0291

7/15/2016

Bill Longnecker
 City of Wichita
 City Hall - 10th floor
 455 N. Main
 Wichita, KS 67202-1688

REF: VAC2016-00031

Dear Mr. Longnecker,

Thanks for your correspondence dated July 14, 2016.

We're greatly concerned by this request. We have multiple large incoming and outgoing shipments daily, and truckers regularly use this section of the alley to enter or exit to unload or load products for our store. We're certain that any modification to the current alley would create an undue hardship to our company and to the delivery and trucking companies.

Sincerely,

Jonathan Ray

A handwritten signature in black ink, appearing to read "Jonathan Ray", written over a horizontal line.

<p>Wichita-Sedgwick County Metropolitan Area Planning Department</p> <p>RECEIVED</p> <p>JUL 18 2016</p> <p>By: _____</p>
--

STAFF REPORT

CASE NUMBER: VAC2016-00035 - Request to vacate a portion of a platted utility easement

APPLICANT/OWNER: Gregory and Judy Gordon (applicant/owner)

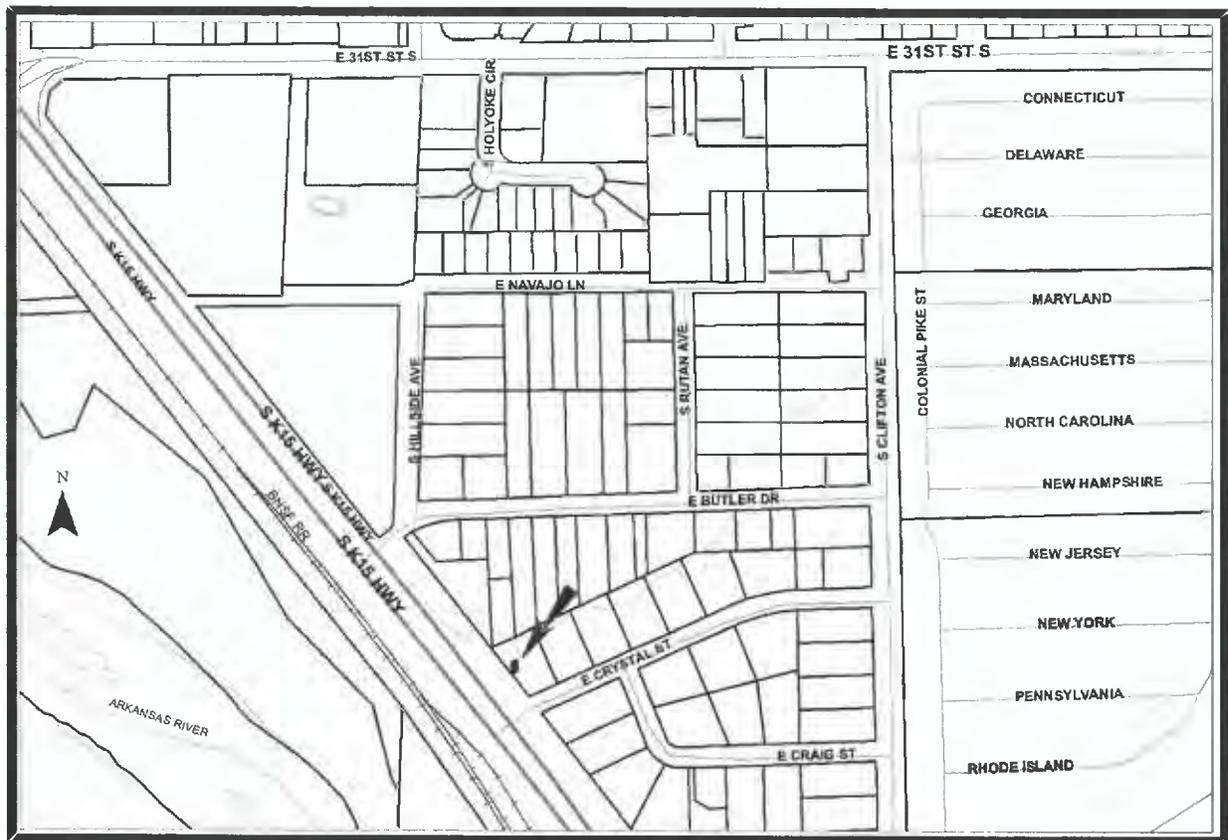
LEGAL DESCRIPTION: Generally described as vacating all of the platted 10-foot wide by 23-foot (west side) – 27-foot (east side) long stub easement located on Lot 19, Block 1, Craig's Addition, Wichita, Sedgwick County, Kansas

LOCATION: Generally located midway between 31st Street South & I-135, on the northeast corner of K-15 and Crystal Street (3300 East Crystal Street - WCC III)

REASON FOR REQUEST: Build over unused easement

CURRENT ZONING: The site, all abutting and adjacent north, east and south, across Crystal Street, properties are zoned SF-5 Single-Family Residential. Adjacent west properties, across K-15, are zoned LI Limited Industrial.

VICINITY MAP:



The applicants are requesting the vacation of the platted 10-foot wide by 23-foot (west side) – 27-foot (east side) long stub easement located on Lot 19, Block 1, Craig's Addition. There are no public utilities located within the subject easement. There does not appear to be Westar equipment located in the subject easement. Comments from other franchised utilities have not been received and are needed to determine if they have utilities located within the described easement. The Craig's Addition was recorded April 8, 1950.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Public Works, Water & Sewer, Stormwater, 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 portion of the platted utility easement.

- (1) Provide a legal description of the vacated portion of the platted utility easement on a Word document via E-mail for the Vacation Order. This must be provided to Planning prior to VAC2016-00029 proceeds to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (2) As needed provide easements for public and franchised utilities. As needed provide letters/conformation from franchised utility representatives stating that their utilities are protected by the appropriate easements. Easements for public utilities, with original signatures, must be provided to Planning prior to VAC2016-00029 proceeds to the City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (3) As needed provided Public Works-Sewer (and any other utility located within the subject easement) with a private project plan for the relocation/abandonment of the sewer line and manholes located within the subject easement for review and approval. Relocation/reconstruction of all utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number to Planning prior to VAC2016-00029 proceeds to the City Council for final action.
- (4) All improvements shall be according to City Standards and at the applicants' expense.
- (5) Per MAPC Policy Statement #7, all conditions are to 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



Savoy Company, P.A.
Land Surveyors
www.savoyco.com

Wichita, Kansas
433 S. Hydraulic
Wichita, KS 67211-1911
Tel. (316) 265-0005
Fax. (316) 265-0275

El Dorado, Kansas
120 N. Main, Suite 3
El Dorado, KS 67042-2058
Tel. (316) 452-5552
Fax. (316) 452-5682

23 July 2016

Greg Gordon
3300 E Crystal
Wichita, KS 67216

Easement Vacation Description

All of the 10 foot stub easement located on Lot 19, Block 1, Craig's Addition, Wichita, Sedgwick County, Kansas, described as Commencing at the Southeasterly Corner of said Lot 19; thence Northwesterly, along the Easterly line of said Lot 19, 112 feet to the Southerly line of a 16 foot utility easement; thence Southwesterly, along the Southerly line of said 16 foot utility easement, 85 feet more or less to the East line of said stub easement for a Point of Beginning; thence South, along the East line of said stub easement, 29 feet more or less to the S.E. Corner of said stub easement; thence West, 10 feet to the S.W. Corner of said Stub Easement; thence North, along the West line of said stub easement, 26 feet more or less to the Southerly line of said 16 foot utility easement; thence Northeasterly, along the Southerly line of said 16 foot utility easement, 10.5 feet more or less to the Point of Beginning.

CRAIG'S ADDITION

SEDGWICK COUNTY, KANSAS.



State of Kansas } ss I, Cyril H. Baughman County Surveyor of
Sedgwick County and State do hereby certify that I have
surveyed and partitioned CRAIG'S ADDITION in Sedgwick County
Kansas and that the accompanying plat is a true and correct
reproduction of the properly surveyed and shown. The S
1/2 of the N1/2 of the N1/2 Sec 11, T24S, R10E of the 6th P.M.
and that part of the S1/2 of 1, Sec 11, T24S, R10E of the 6th P.M.
lying East of the Eastern Right of Way of the highway
except the 2.40 foot thereof, also a triangular tract
situated at T24S, R10E of the 6th P.M. described as follows:
The W1/2 of the S1/2 of N1/2 of N1/2 of Sec 11, T24S, R10E
minus a triangular strip 100 feet wide there across to
intersections with the Eastern Right of Way of the highway shown
on said plat and right of way line 100 feet thence N.E. to point
of beginning.

Edith M. Baughman County Surveyor

Every lot shown by these provisions that
I, Cyril H. Baughman have caused the lines shown on
the survey to be shown as CRAIG'S ADDITION in Sedgwick
County Kansas. Subsequently any permits granted for the
construction and maintenance of all public utilities as
indicated on the plat. The streets are hereby dedicated
to and for the use of the public.

Edith M. Baughman

State of Kansas } ss I do hereby certify that on this
day of APRIL 1950 before me a Notary Public
and for said County and State have appeared
before me to the above as CRAIG'S ADDITION in Sedgwick
County Kansas. Subsequently any permits granted for the
construction and maintenance of all public utilities as
indicated on the plat. The streets are hereby dedicated
to and for the use of the public.

Paul K. Baughman Notary Public
My Commission Expires 5/15/52

This plat of CRAIG'S ADDITION in
Sedgwick County Kansas has been submitted to and con-
sidered by the City Planning Commission of the City of
Winchester Kansas and is hereby recommended to the Board of
City Commissioners with the recommendation that such plat
be approved as provided under the City of Winchester 1950
The City Planning Commission of the City of Winchester Kansas.

John H. Jones Chairman
Eugene A. Smith Secretary

Approved by the Board of City Comm-
missioners this 15 day of March 1950

John H. Jones Mayor
Edith M. Baughman City Clerk

Approved by the Board of County
Commissioners this 17 day of April 1950

Edith M. Baughman County Clerk

Entered on Transfer Record this 17
day of April 1950

Edith M. Baughman County Clerk

State of Kansas } ss This is to certify that this plat
Sedgwick County } was filed for record in the office of the Register
of Deeds on this 17 day of April 1950 at
Winchester, KAN. and is duly recorded.

Edith M. Baughman Register of Deeds

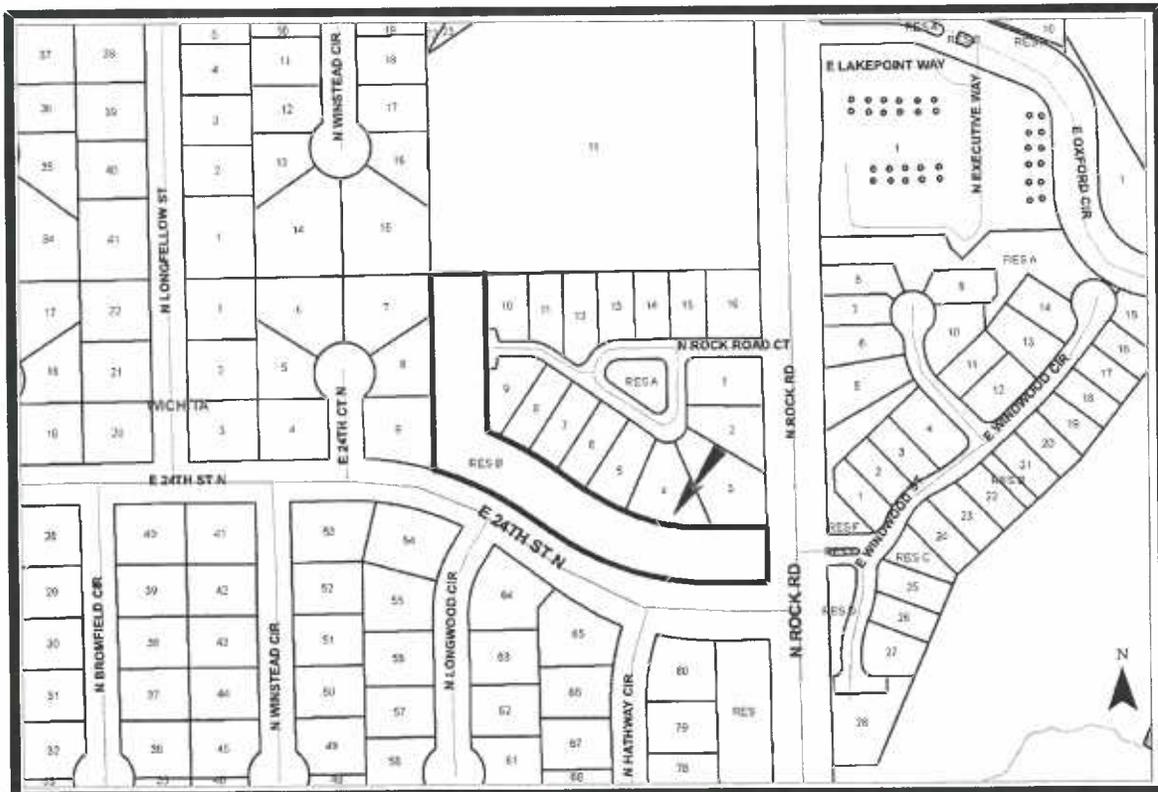
See protective covenants 18653 p. 365

This digital plat record also bears reference to all details the
record and filed with the Sedgwick County Register of Deeds
District under the supervision of Register of Deeds
Sedgwick County Government Information System

Edith M. Baughman Register of Deeds
Sedgwick County, Kansas

STAFF REPORT

- CASE NUMBER:** VAC2016-00036 - Request to vacate the plattor's text to amend the uses allowed in a platted reserve
- APPLICANT/OWNER:** Sycamore Village Home Owners Association (applicant/owner)
- LEGAL DESCRIPTION:** Generally described as vacating the plattor's text to amend the uses allowed in the platted Reserve B, Sycamore Village 4th Addition, Wichita, Sedgwick County, Kansas
- LOCATION:** Generally located on the northwest side of 24th Street North and Rock Road (WCC II)
- REASON FOR REQUEST:** Install a side walk
- CURRENT ZONING:** The site and all abutting and adjacent properties are zoned SF-5 Single-Family Residential.
- VICINITY MAP:**



The applicant is requested the vacation of the plattor’s text to amend the uses allowed in the platted Reserve B, Sycamore Village 4th Addition. Reserve B runs parallel with a north portion of 24th Street North and between the side yards of the subject plat and the rear yards of three lots located in the west abutting Sycamore Village 3rd Addition. The plattor’s text states that Reserve B is to be used for utilities, drainage, landscaping and open space. There is no language in this statement that permits sidewalks. This is a subdivision and neighborhood without sidewalks. The plattor’s text further states that all reserves in the Sycamore Village 4th Addition are to be owned and maintained by the Homeowners Association (HOA). The HOA is the applicant for the vacation request and is aware that the HOA will own and maintain the sidewalks if the request is approved. There is a platted 10-foot wide utility easement, with sewer line located in it that is located in that portion of Reserve B that is located between the already noted lots that will remain in effect. Comments from franchised utilities have not been received and are needed to determine if they have utilities located within the described reserve. The Sycamore Village 4th Addition was recorded May 20, 1985.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Public Works, Water & Sewer, Stormwater, 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 plattor’s text to amend the uses allowed in a platted reserve.

- (1) Vacate the plattor’s text to allow sidewalks in the platted Reserve B, Sycamore Village 4th Addition, while retaining that Reserve B will continue to be used for utilities, drainage, landscaping and open space.
- (2) Retain the language in the plattor’s text that states all reserves in the Sycamore Village 4th Addition are to be owned and maintained by the Homeowners Association and add that all sidewalks located in all reserves in the Sycamore Village 4th Addition shall be owned and maintained by the Homeowners Association.
- (3) As needed provide easements for public and franchised utilities. As needed provide letters/conformation from franchised utility representatives stating that their utilities are protected by the appropriate easements. Easements for public utilities, with original signatures, must be provided to Planning prior to VAC2016-00036 proceeds to the City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (4) As needed provided Public Works, including Stormwater (and any other utility located within the subject reserve) with a private project plan for sidewalks located within the subject reserve for review and approval. The side walk(s) shall be constructed to City Standards and at the applicant’s expense. Relocation/reconstruction of all utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number to Planning prior to VAC2016-00036 proceeds to the City Council for final action.
- (5) All improvements shall be according to City Standards and at the applicants’ expense.

- (6) Per MAPC Policy Statement #7, all conditions are to 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.



Proposed Sidewalk Along 24th



Proposed sidewalk

Existing sidewalk

Highlighted portion is HOA owned property to be special assessed.

- Legend**
- Parcels
 - Lot and Block
 - Subdivisions
 - Quarter Sections



This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

1: 3,800



