

**EXCERPT MINUTES OF MARCH 22, 2018, WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION MEETING**

**VAC2018-00007: County vacation of a platted front yard building setback for extension of an attached garage on property zoned SF-20 Single-Family Residential**, generally located north of Central Avenue and east of 143<sup>rd</sup> Street East (751 North Stagecoach).

The applicant is requesting the vacation of a portion of the platted building setback on property addressed 751 North Stagecoach Street. The requested vacation would be to reduce a piece of the setback from 30 feet to 22 feet to allow for a planned garage extension. The applicant has stated that the plans have been reviewed and approved by the Overbrook Addition Architectural Control Committee.

There are no public utilities in the area to be vacated. Comments from franchised utilities have not been received and are needed to determine if they have utilities located within the subject area. The CCCE Overbrook Addition was recorded 4 August 1978.

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 the platted complete access control.

- A. That after being duly and fully informed as to fully understanding 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 at least 20 days prior to this public hearing.
  - 2. That no private rights will be injured or endangered by vacating the platter's text to amend the access controls 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.

The Subdivision Committee recommends approval subject to the following stipulations:

- (1) If needed provide Planning with dedication of utility easements by separate instruments with original signatures to go with the Vacation Order to County Commission for final action and subsequent recording with the Vacation Order at the Register of Deeds. All to be provided to the Planning Department prior to this case going to County Commission for final action.
- (2) All improvements shall adhere to County Standards and at the applicants' expense.
- (3) 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.

**MOTION:** Approve subject to the recommendation of the Subdivision Committee and staff recommendation.

**KLAUSMEYER** moved, **HARTMAN** seconded the motion, and it carried (11-0).