

PLAT NO. S/D 71-66 MAP NO. 5450

NAME EVERGREEN PARK

LOCATION Between 25th and 27th and between Arkansas and  
Salina Woodland Ave.

ENGINEER K. O. Taylor

OWNER Board of Ed., URA, Park Board

APPLICATION FILED 9-27-71

SKETCH PLAT FILED 9-27-71

*SKETCH S/D ACTION 10-7-71 received and file*

PRELIMINARY FILED 4-8-71

S/D ACTION 11-18-71 *Approve*

FINAL FILED 1-24-72

\* S/D ACTION 2-3-72 *Approve*

\* MAPC ACTION 2-10-72 *Approve*

BCC ACTION 7-13-76 *Approved*

RECORDED July 21, 1976

REMARKS \_\_\_\_\_

\* S/D final - approved

\* MAPC 6-24-76 *Approved*

ACTION

	DATE
S/D COMMITTEE (SKETCH) Receive and files	10-7-71
" " (sketch) Approve	11-18-71
" MAPC Approve	2-10-72
B.C.C. / [REDACTED]	7-13-76
S/D COMMITTEE (final) Approve	2-3-72
MAPC Approved	7-13-76 <del>8-24-76</del>

S/D 71-66 - EVERGREEN PARK - Between  
25th and 27th and between Arkansas  
and Salina

K.O. TAYLOR  
Baughman Company

Map No. 5450  
Sec. No. 5  
Twp. No. 27 S  
Range 1 E

Subdivision Report and Progress

S/D No.: 71-66

Name: EVERGREEN PARK

General Location: Between 25th and 27th Streets and between Arkansas and Satina ~~WOODLAND AVE.~~

Owner: Board of Ed., 428 So. Broadway (02); Urban Renewal Agency, 204 So.

Address: Main (02); Park Board, 104 So. Main Phone: 268-7831 Bd. of Ed.

Subdivider: \_\_\_\_\_ Phone: 262-0611 URA

Address: \_\_\_\_\_ Phone: 267-7911 Park Bd.

Engineer/Surveyor: K. O. Taylor

Address: 1542 South St. Francis 67211 Phone: 264-4072

Application Received 9-27-71

Conf. with Applicant 9-27-71 with log.

Sketch Plat Received 9-27-71

Present Zoning "AA" & "LC"

Proposed Zoning "AA" & "LC"

Letter of Intent ~~none~~

\* SKETCH PLAT S/D Comm. 10-7-71 Rec'd file

PREL. PLAT RECEIVED 11-8-71

S/D Comm. Action 11-19-71 Approve

Dept. Report on Prel. 11-22-71

TRACING PROGRESS:

Received \_\_\_\_\_

Released \_\_\_\_\_

Received \_\_\_\_\_

Released \_\_\_\_\_

FINAL PLAT RECEIVED 4-24-72

S/D Comm. Action 2-3-72 Approve

Dept. Report on Final 2-4-72

M.A.P.C. ACTION 2-10-72 Approve

Dept. Report on Final 2-11-72

Letter on Irons Received N/A

Title/Taxes Rec'd & Reviewed 5-8-73

Final Review 7-8-76

Referral to B.C.C. 4-8-76

B.C.C. ACTION 7-13-76 Approve

Recorded July 21, 1976

S/D fine 6-17-76 approved

mapc. 6-24-76 approved

Comments:

\* 10-7-71 sketch plat scheduled for S/D committee review at applicant's request SEE LETTER DATED OCT. 14, 1971

510 71-66.  
REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS  
EVERGREEN PARK ADDITION was  
filed for record on July 21, 1976  
Robert M. Paul  
Register Of Deeds

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

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S/D Number 71-66 Name EVERGREEN PARK  
 Application & Sketch Filed: 9-27-71  
 Preliminary Plat Filed: 11-8-71 Approved by S/D: 11-18-71  
 Final Plat Filed: 1-24-72 Approved by S/D: 2-3-72 & 6-17-76  
 Approved by Metropolitan Area Planning Commission: 2-10-72 & 6-24-76

DESCRIPTION

General Location: Between 25th and 27th Streets North and  
between Arkansas and Woodland

Surveyor or Engineer: Kenneth Taylor  
 Owner: City Park Board  
 Address: 11th Floor, City Hall, 455 North Main 67202

1. Gross Acreage of Plat	30.8	6. Access Control	
2. Number of Lots:		St. Arkansas	No. Openings 3
Residential		St. 25th St. No.	No. Openings 1
Commercial		St.	No. Openings
Industrial		7. Req'd Improvements	
Other		St. Paving	Water
Total Number of Lots:	1	Sidewalk	Drainage
3. Minimum Lot Area:	30 Acres	Sewer	Other
4. Existing Zoning	"AA" & "LC"		
5. Special Problems Discussed	None		

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Planning Commission Recommendation:

That this plat be approved subject to recording of the plat within  
30 days after approval by the Board of City Commissioners.  
Gragg moved, Porter seconded and it carried unanimously.  
Goebel, Savina and Taylor were absent.

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**ACTION:** Approve the plat as approved by the Metropolitan Area Plan-  
ning Commission and authorize the Mayor to sign.

THE CITY OF WICHITA

OFFICE OF Director of Public Works

DATE June 22, 1976



TO Curtis L. Newby, Junior Planner  
FROM R. W. Bruggeman, Director of Public Works

SUBJECT Evergreen Park Plat

Mr. Thomas P. Allen, Jr., Director of Parks, advises that funds are available in the 1976 Capital Improvement Program for the closing of driveways adjacent to Evergreen Park. He further advises that they will be proceeding in the near future with the completion of this work.

Please be advised that this is an adequate guarantee to satisfy the requirement of the above plat.

A handwritten signature in cursive script that reads "RWB Bruggeman".

R. W. Bruggeman  
Director of Public Works

RWB:gr



June 25, 1976

Mr. Kenneth O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Re: S/D 71-66 - Final Plat of  
EVERGREEN PARK

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on June 24, 1976, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of June 18, 1976.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plat.
4. Certification that all taxes due and payable for 1975 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Tom Allen, Board of Park Commissioners  
Bill Atherly, Park Department  
Dean Sellers, Assistant City Engineer

June 18, 1976

Kenneth O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Re: S/D 71-66 - Final plat of  
EVERGREEN PARK

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 17, 1976, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

B. The engineer's certificate shall be amended relative to the excepted tracts 1 and 2, as follows:

- "1. The west....of the north 260.4 feet....NW 1/4."
- "2. Beginning....990.19 feet to the west line of said SE 1/4....beginning."

C. The applicant making satisfactory arrangements with each utility involved for additional easements, relocation and/or abandonment of their respective facilities. Letters shall be obtained from the Gas Service, Southwestern Bell Telephone and Kansas Gas and Electric Companies indicating such arrangements have been completed, said letters to be furnished to the Planning Department.

D. The applicant shall contact the Engineering Division of the Department of Public Works and make satisfactory arrangements for the closing of the unused and no longer needed driveways on Arkansas Avenue.

E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D 71-66  
June 18, 1976  
Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 24, 1976, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rwe

cc: Mr. Tom Allen, Board of Park Commissioners  
Bill Atherly, Park Department  
Dean Sellers, Assistant City Engineer



KANSAS GAS AND ELECTRIC COMPANY

June 9, 1976

Mr. Curtis Newby  
Metropolitan Area Planning Commission  
455 North Main  
Wichita, Kansas 67201

Dear Mr. Newby:

This is to advise that all arrangements have been made with the Park Board regarding Evergreen Park.

KG&E The Electric Company has no further objections to recording of the Evergreen Park Plat.

Sincerely,

*Robert L. Blevins*

Robert L. Blevins  
Senior Estimator

RLB:pw



FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 71-66 Name EVERGREEN PARK  
Date Application Rec'd. 1-24-72 Preliminary Approval 11-18-71  
Final plat Approval 2-3-72  
Scheduled S/D Meeting 6-17-76

DESCRIPTION

General Location Between 25th and 27th Streets and between Arkansas  
and Woodland Avenue  
Owner Board of Park Commissioners  
Surveyor/Engineer K. O. Taylor  
Address 1542 South St. Francis Phone 264-4072

- |   |                                  |
|---|----------------------------------|
| 1. Gross Acreage of Plat <u>30.8</u>  | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:  | a. Variable/R/W <u>825</u> ft.   |
| Residential _____   | b. <u>20</u> R/W <u>938</u> ft.  |
| Commercial _____  | c. <u>75</u> R/W <u>530</u> ft.  |
| Industrial _____  | d. <u>30</u> R/W <u>1129</u> ft. |
| Other <u>1</u>  | e. _____ R/W _____ ft.           |
| Total Number of Lots <u>1</u>   | TOTAL <u>3422</u> ft.            |
| 3. Minimum Lot Frontage <u>255</u> ft.                                      | 8. Sidewalk adjacent to all      |
| 4. Minimum Lot Area <u>N/A</u> ft.  | streets? <u>yes</u> <u>X</u> no  |
| 5. Existing Zoning <u>AA &amp; LC</u>                                       |                                  |
| 6. Proposed Zoning <u>AA &amp; LC</u>                                       |                                  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |                                  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |                                  |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No)        |                                  |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                        |                                  |

STAFF COMMENTS:

- A. It should be noted that this final plat was approved by the Subdivision Committee in 1972 and has been placed back on the agenda for reapproval to obtain more current approval dates since the Park Board is now ready to complete the final plat requirements.
- B. The Planning Staff recommends reapproval of the final plat subject to the same conditions as approved by the Committee in 1972. Said conditions of approval are:
- The engineer's certificate shall be amended relative to the excepted tracts 1 and 2, as follows:  
  
"1. The west ... of the north 260.4 feet ... NW 1/4."  
"2. Beginning ... 990.19 feet to the west line of said SE 1/4 of ... beginning."
  - The applicant making satisfactory arrangements with each utility involved for additional easements, relocation and/or abandonment of their respective facilities. Letters shall be obtained from the Gas Service, Southwestern Bell Telephone and Kansas Gas and Electric Companies indicating such arrangements have been completed, said letters to be furnished to the Planning Department.
  - The applicant shall contact the Engineering Division of the Department of Public Works and make satisfactory arrangements for the closing of the unused and no longer needed driveways on Arkansas Avenue.
  - Recording of the plat within 30 days after approval by the Board of City Commissioners.



ON SAFETY  
PHASE II

THE CITY OF WICHITA  
OFFICE OF LAW DEPARTMENT

DATE May 8, 1973

TO Curtis Newby, Junior Planner  
FROM Bernard V. Borst, Senior Assistant City Attorney  
SUBJECT Evergreen Park

I have examined the title to the tract of real property commonly referred to as Evergreen Park, and find that title to said tract is currently vested in the Board of Park Commissioners of the City of Wichita, Kansas.

The records of title to said property reveal that all of that tract being owned by a public entity is exempt from taxation under the laws of the State of Kansas. Further, there are no outstanding ad valorem taxes due and owing upon said property.

Bernard V. Borst  
Senior Assistant City Attorney

BVB:cg

MAPP Received  
5-8-73 CLN

  
**THE GAS SERVICE COMPANY**  
General Office • 700 SCARRITT BLDG., KANSAS CITY, MISSOURI 64142

*Cont*

ADDRESS REPLY TO  
WICHITA, KANSAS DIVISION  
127 NORTH MARKET  
WICHITA, KANSAS 67201  
April 27, 1972

Metropolitan Area Planning Commission  
104 South Main  
Wichita, Kansas 67202

Attention: Mr. Robert Lakin

Re: Plat of Evergreen  
Park Addition

Dear Sir:

This is to advise you that satisfactory arrangements have been completed between The Wichita Park Department and The Gas Service Company relative to our facilities involved in the platting of Evergreen Park Addition.

Yours very truly,  
THE GAS SERVICE COMPANY

*S. E. Walker, Jr.*

S. E. Walker, Jr.  
General Superintendent

GWE:ss  
cc: Mr. Floyd J. Roedell  
Wichita Park Department  
City Annex Building  
104 South Main  
Wichita, Kansas 67202



Distributor of Natural Gas in the Heart of the Nation.



Southwestern Bell

P.O. Box 2579  
Wichita, Kansas 67201  
March 13, 1972


Mr. John D. Gist  
Senior Planner  
City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

Subject - Evergreen Park

Dear Mr. Gist:

The estimated cost to remove telephone plant from the Evergreen Park Area is \$630.00. This telephone plant was used to serve homes now owned by Urban Renewal, whom we plan to bill for the removal work.

Yours truly,

  
Alfred A. Snider  
District Engineer

cc: Gary Roush  
Urban Renewal Agency



February 11, 1972

Mr. K. O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Re: S/D 71-66 - Final Plat of  
EVERGREEN PARK

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on February 10, 1972, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of February 4, 1972.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
  2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- Certification by an attorney that fee title is vested in the platator.
- Certification that all taxes due and payable for 1971 and prior years have been paid.

If you have any questions concerning this matter, please call our office.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber  
cc: Floyd Roedell  
Park Department

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

PHONE 262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

February 4, 1972

Floyd Roedell  
Park Department  
City Annex Building  
104 South Main  
Wichita, Kansas 67202

Subject: V-0588 - vacation of  
Shelton Avenue extending north  
of 25th Street North.

Dear Mr. Roedell:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 3, 1972, the above captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved, subject to:

- a. Approval of the associated plat, S/D 71-66, Evergreen Park, by the Board of City Commissioners, and the vacation ordinance not being published until the plat is recorded with the Register of Deeds.
- b. Reserving within the vacation ordinance the entire street right-of-way as a utility easement,

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 10, 1972, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist  
Principal Planner

JDG:rme

cc: Bill Atherly, Park Department  
K. O. Taylor, Professional Engineer, 1542 S. St. Francis, 67202  
Fireside Lanes, Inc., 808 West 25th Street North, 67204  
Savina Investments, Inc., 5700 South Hoover, 67215

February 4, 1972

Mr. K. O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Subject: S/D 71-66 - Final Plat  
of EVERGREEN PARK

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 3, 1972, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

The engineer's certificate shall be amended relative to the excepted tracts 1 and 2, as follows:

- "1. The west.....of the north 260.4 feet.....NW 1/4."
- "2. Beginning.....990.19 feet to the west line of said SE 1/4 of.....beginning."

*SW BELL & CO. OF Gas Service & KGS/K*

The applicant making satisfactory arrangements with each utility involved for additional easements, relocation and/or abandonment of their respective facilities. Letters shall be obtained from the Gas Service, Southwestern Bell Telephone and Kansas Gas & Electric Companies indicating such arrangements have been completed, said letters to be furnished to the Planning Department.

- c. The applicant shall contact the Engineering Division of the Department of Public Works and make satisfactory arrangements for the closing of the unused and no longer needed driveways on Arkansas Avenue.
- d. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Page 2  
February 4, 1972

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 10, 1972, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist  
Principal Planner

JDG:rme

Enclosure

cc: Floyd Roedell, Park Department

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

PHONE 262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

*file S/D 71-66*

January 31, 1972

Subject: V-0598 - vacation of  
Shelton Avenue extending north  
of 25th Street North.

TO WHOM IT MAY CONCERN:

This is to notify those parties listed in the distribution below, that the above captioned case has been initiated for the vacation of a portion of Shelton Avenue, legally described as follows:

That part of Shelton Avenue extending north of 25th Street North and as platted in Ramsey and Fuller Addition to Wichita, Kansas, in Woodland Heights Addition to Wichita, Kansas, and in Shepherd Addition to Wichita, Kansas. Generally located north of 25th Street in an area west of Arkansas Avenue.

This case has been initiated in conjunction with the platting of Evergreen Park, S/D 71-66, and will be considered along with said final plat by the Subdivision Committee of the Metropolitan Area Planning Commission on February 3, 1972.

The Committee meeting will be held at 2:00 p.m. in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, 67202. You may attend this meeting if you so desire, to discuss with the members of the Committee your feelings concerning the vacation of Shelton as described above.

Very truly yours,

John D. Gist  
Principal Planner

JDG:rme

Page 2  
January 31, 1972

**DISTRIBUTION:**

Floyd Roedell, Park Department  
Bill Atherly, Park Department  
K. O. Taylor, Professional Engineer  
1542 South St. Francis, 67211  
Fireside Lanes, Inc., 808 West 25th Street North, 67204  
Savina Investments, Inc., 5700 South Hoover, 67215  
S/D 71-66

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 71-66 Name EVERGREEN PARK Preliminary Approval 11-18-71  
Date Application Rec'd. 1-24-72 Scheduled S/D Meeting 2-3-72

DESCRIPTION

General Location Between 25th and 27th Streets and between Arkansas and Woodland Avenue

Owner Board of Park Commissioners

Surveyor/Engineer K. O. Taylor Phone 264-4072

Address 1542 South St. Francis

- |                                |   |                                      |
|--------------------------------|---|--------------------------------------|
| 1. Gross Acreage of Plat       | <u>30.8</u>                               | 7. Lineal Feet of New Streets:       |
| 2. Number of Lots:             |   | a. Variable R/W                      |
| Residential                    |   | <u>825</u> ft.                       |
| Commercial                     |   | b. <u>20</u> R/W                     |
| Industrial                     |   | <u>938</u> ft.                       |
| Other                          | <u>1</u>                                  | c. <u>75</u> R/W                     |
| Total Number of Lots           | <u>1</u>                                  | <u>530</u> ft.                       |
| 3. Minimum Lot Frontage        | <u>255</u> ft.                            | d. <u>30</u> R/W                     |
| 4. Minimum Lot Area            | <u>N/A</u> ft.                            | <u>1129</u> ft.                      |
| 5. Existing Zoning             |   | e. <u>        </u> R/W               |
| 6. Proposed Zoning             |   | <u>3422</u> ft.                      |
|                                |   | TOTAL                                |
|                                |   | 8. Sidewalk adjacent to all streets? |
|                                |   | yes <u>X</u> no                      |
| 9. Public Water Supply         | Yes (Yes-No), Name <u>City of Wichita</u> |                                      |
| 10. Public Sanitary Sewers     | Yes (Yes-No), Name <u>City of Wichita</u> |                                      |
| 11. Health Department Approval | (where applicable) <u>No</u> (Yes-No)     |                                      |
| 12. City of Wichita            | <u>X</u> : Three-Mile Area                |                                      |

STAFF COMMENTS:

- The engineer's certificate shall be amended relative to the excepted tracts 1 and 2, as follows:
  - "1. The west.....of the north 260.4 feet.....NW¼."
  - "2. Beginning.....990.19 feet to the west line of said SE¼ of..... beginning."
- There are several utilities crossing subject property and the plat does indicate certain easements therefore. In addition, it is necessary that the applicant make satisfactory arrangements with each utility involved for additional easements, relocation and/or abandonment of their respective facilities.
- The plat proposes to vacate approximately the east 1/2 of Shelton Avenue extending north of 25th Street and in the Subdivision Committee approval of the preliminary plat it was requested that the applicant contact the property owners to the west of Shelton regarding them joining in a separate vacation application for the street in its entirety. The applicant's engineer has advised that an attempt was made to contact those property owners but with no success. It is still recommended that all of Shelton be vacated, and such an application has been initiated by the Planning Department.
- Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. \_\_\_\_\_

Map No.: \_\_\_\_\_  
Section No.: \_\_\_\_\_  
Twp. No.: \_\_\_\_\_  
Range: \_\_\_\_\_

**APPLICATION FOR SUBDIVISION APPROVAL**

*REVISED*

Name of Subdivision: Evergreen Park

General Location: Between 25th + 27th Streets and  
between Arkansas Ave + Woodland Ave.

Name of Property Owner: Board of Park Commissioners Phone: AM2611

Address: City Bldg. Annex

Name of Subdivider: same Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Name of Agent/Surveyor: RO Taylor Phone: 264-4072

Address: 1542 S. St. Francis

Date of Application: Jan 24, 1972

**SUBDIVISION INFORMATION:**

1. Gross Acreage of Plat 30.8
2. Number of Lots: 1  
Residential \_\_\_\_\_  
Commercial \_\_\_\_\_  
Industrial \_\_\_\_\_  
Other 1
3. Total Number of Lots 1
4. Minimum Lot Frontage 255 ft.
5. Minimum Lot Area NA ft.
6. Existing Zoning \_\_\_\_\_
7. Proposed Zoning \_\_\_\_\_
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) NO (Yes-No)
12. City of Wichita  Three-Mile Area

7. <sup>Variable</sup> Lineal Feet of New Streets:
- a. ~~400~~ R/W 825 ft.
  - b. 20 R/W 938 ft.
  - c. 75 R/W 530 ft.
  - d. 30 R/W 1129 ft.
  - e. ~~500~~ R/W 1129 ft.
  - TOTAL 3422 ft.
8. Sidewalk adjacent to all streets? yes  no

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: (see original application)

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by Dist  
Date 1/24/72  
Fee Submitted none

T9-301B  
(2-71)



November 22, 1971.

K. O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Subject: S/D 71-66 - Preliminary  
Plat of EVERGREEN PARK

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 18, 1971, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

Adjust the western boundary of the lot so as to exclude and not affect any portion of the existing right-of-way on Woodland Avenue at this time. The consideration of vacating said portion of right-of-way to not occur until the plat of the Board of Education property is submitted, and the vacation of Woodland can be considered in its entirety between 25th and 26th Streets.

2. The applicant shall contact the land owner(s) to the west of Shelton to investigate the possibility of that owner(s) joining in the plat, insofar as accomplishing the vacation of the full right-of-way for said street. If such vacation to be by separate instrument, it shall be submitted for consideration at the same time as the final plat.

The legal description in the Engineer's certificate on the final plat shall include reference to Shelton Avenue being replatted and its being vacated by virtue of K.S.A. 1970 Supp. 12-512(b).

Page 2  
November 22, 1971

- sk* The 75 feet of half street right-of-way shown on the plat at the intersection of 25th Street and Arkansas, shall be provided on the final plat.
5. There are several existing utility lines crossing subject property as indicated on the preliminary plat. The applicant shall either provide adequate easements for said utilities, or shall make satisfactory arrangements with each utility involved for relocation or abandonment of the respective facilities.
- sk* The applicant's engineer shall furnish revised data and information sufficient to update that furnished originally with the application.
7. Requirements for a final plat (see pages 29 through 25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist  
Principal Planner

JDG:rme

Enclosure

cc: Bill Atherly, Park Department  
Board of Education, c/o Richard Holstead  
428 South Broadway, 67202  
Urban Renewal Agency, c/o Gary Roush  
107 South Main, 67202  
Savina Investments, Inc., 5700 South Hoover, 67215  
Fireside Lanes, Inc., 808 25th Street North, 67204

November 15, 1971

Subject: S/D 71-66 - Preliminary  
Plat of EVERGREEN PARK, generally  
located in an area bounded by  
Salina, Arkansas Avenue, 25th  
Street North and 27th Street North.

TO WHOM IT MAY CONCERN:

This is to notify those parties listed in the distribution below, that the above captioned preliminary plat will be considered by the Subdivision Committee of the Metropolitan Area Planning Commission on November 18, 1971. The plat proposes to vacate the east half of Shelton Avenue from the north line of 25th Street North to a point approximately 307 feet north of 25th Street North.

The Committee meeting will be held at 2:00 p.m. in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, 67202. You may attend this meeting if you so desire, to discuss with members of the Committee your feelings concerning this plat as they relate to the vacation of said portion of Shelton Avenue.

Sincerely,

Curtis L. Newby  
Planning Analyst

CLN:rme

cc: Bill Atherly, Park Department  
K. O. Taylor, Engineer, 1542 South St. Francis, 67211  
Fireside Lanes, Inc., 808 25th Street North, 67204  
Savina Investments, Inc., 5700 South Hoover, 67215

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 71-66 Name EVERGREEN PARK  
Date Application Rec'd. 9-27-71 Preliminary Approval  
Scheduled S/D Meeting 11-18-71

DESCRIPTION

General Location Between 25th and 27th Streets and between Arkansas  
and Salina  
Owner Board of Education, URA, Park Board  
Surveyor/Engineer K. O. Taylor  
Address 1542 South St. Francis Phone 264-4072

- |   |                                 |
|---|---------------------------------|
| 1. Gross Acreage of Plat _____  | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:  | a. _____ R/W _____ ft.          |
| Residential _____   | b. _____ R/W _____ ft.          |
| Commercial _____  | c. _____ R/W _____ ft.          |
| Industrial _____  | d. _____ R/W _____ ft.          |
| Other _____   | e. _____ R/W _____ ft.          |
| Total Number of Lots <u>1</u>   | TOTAL _____ ft.                 |
| 3. Minimum Lot Frontage <u>260</u> ft.                                      | 8. Sidewalk adjacent to all     |
| 4. Minimum Lot Area _____ ft.   | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>AA &amp; LC</u>                                       |                                 |
| 6. Proposed Zoning <u>AA &amp; LC</u>                                       |                                 |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |                                 |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |                                 |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No)        |                                 |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                        |                                 |

STAFF COMMENTS:

- On October 7, 1971, the Subdivision Committee reviewed, and received general comments on, a sketch plat for subject property. The sketch reflected a two (2) lot plat, one lot (Lot 2) proposed ultimately to be owned in total by the Board of Education, and the other (Lot 1) that is owned by the Board of Park Commissioners for Evergreen Park and its facilities. The preliminary plat as now submitted is for one (1) lot only, and includes the consideration of the latter referred to ownership for the Park.
- As an alternate to the 75 feet of half street right-of-way at the intersection of 25th Street and Arkansas, the preliminary plat drawing indicates that 300 feet of access control to each street would be provided. Since 75 feet is the standard in the Subdivision Regulations, and the amount of complete access control which has been followed and accepted at such intersections is a minimum of 40 feet, it is recommended that the 75 feet of right-of-way be provided.
- There are several existing utility lines crossing subject property as indicated on the preliminary plat. The applicant shall either provide adequate easements for said utilities, or shall make satisfactory arrangements with each utility involved for relocation or abandonment of the respective facilities.
- This plat proposes the vacation of the east half of Shelton Avenue which extends approximately 370 feet north of 25th Street. The legal description in the Engineer's certificate on the final plat shall include reference to the street being replatted and its being vacated by virtue of K.S.A. 1970 Supp. 12-512(b).
- It does not appear to be in the public interest for the west half of Shelton Avenue to remain as street right-of-way. It is recommended that the applicant contact the land owner to the west of Shelton to investigate the possibility of that owner joining in the plat, only in so far as accomplishing the full vacation of the right-of-way for said street.

(over)

6. The applicant's engineer shall furnish revised data and information sufficient to update that furnished originally with the application prior to the area being reduced to a one lot plat.
7. Requirements for a final plat (see pages 20 through 25, Part 4, Article 5 of the MAPC Subdivision Regulations).

October 14, 1971

K. O. Taylor, P.E.  
1542 South St. Francis  
Wichita, Kansas 67211

Subject: S/D 71-66 - Proposed  
Sketch Plat of Evergreen Park,  
generally located and affecting  
a portion of the area between  
Salina and Arkansas Avenues and  
between 25th and 27th Streets  
North.

Dear Mr. Taylor:

At its regular meeting on October 7, 1971, the Subdivision Committee of the Metropolitan Area Planning Commission considered the above captioned sketch plat. The plat had been scheduled to provide an opportunity to discuss the platting proposals at the early sketch stage, and to receive general comments for benefit of all concerned in the ultimate processing of the preliminary and final plat. The only comments received, are as follows:

1. Arkansas Avenue and 25th Street are both designated as arterial streets, and rights-of-way therefore need to be indicated in accordance with the standards for major street intersections of the MAPC Subdivision Regulations. Said right-of-way to be 75 feet in width back a distance of 350 feet from the intersecting center lines for each street.
2. It was pointed out that the applicant should contact the various utilities involved and determine what existing utility lines can be abandoned, which can remain and need easements, and which might need to be relocated.
3. It was also pointed out that probably the sketch plat would be finalized out in two separate phases, the first of which would be that part owned by the Park Board that is indicated as Lot 1 on the sketch plat.

Page 2  
October 14, 1971

4. One landowner on the west side of Woodland, immediately west of the proposed park, indicated that he would not be opposed to restricting the access to his property on Woodland. This was indicated in response to a comment from the Park Department representative, that in the realignment of Woodland between 26th and 27th Streets, it is proposed that the six (6) residential properties on the west side of said street would receive all of their access from the east-west streets of 26th Street, Alcott Street, Brady Street, and 27th Street.

Perhaps the above comments will provide some assistance in progressing with the plat into the preliminary stage. If you have any questions concerning this matter, please call.

Very truly yours,

John D. Gist  
Principal Planner

JDG:rme

cc: Bill Atherly, Park Department  
Board of Education, c/o Richard Holstead  
428 South Broadway, 67202  
Urban Renewal Agency, c/o Kenneth Kitchen  
107 South Main, 67202  
Kansas Gas & Electric Company, c/o Dennis Evans  
P. O. Box 208, 67201  
Administrator of Veterans Affairs  
5500 East Kellogg, 67218  
Sharon Lee Hicks, 1101 Brady Street, 67204  
M. W. Urban, 1819 North Edwards, 67203  
Floyd S. Addis, Jr. & Mildred A. Addis  
1102 Alcott, 67204  
Darrell Lynn & Pamela P. Leiker, 1632 Joann, 67203  
Fireside Lanes, Inc., 808 West 25th Street North, 67204  
Alvin D. Hutcheson, 1101 Alcott Street, 67204

October 4, 1971

Subject: S/D 71-66 - Proposed Sketch Plat of Evergreen Park, generally located and affecting a portion of the area between Salina and Arkansas Avenues and between 25th and 27th Streets North.

TO WHOM IT MAY CONCERN:

This is to notify those parties listed in the distribution below, that the above captioned proposed sketch plat is scheduled for consideration before the Subdivision Committee of the Metropolitan Area Planning Commission as the last item on the agenda for their regular meeting on Thursday, October 7, 1971. The purpose of the plat being scheduled in its sketch form is to provide an opportunity to discuss the platting proposals at an early stage, and to receive general discussion and comments for benefit of the applicants, their engineer and for all parties concerned with the ultimate processing of the preliminary and final plat.

The Subdivision Committee meeting will begin at 2:00 p.m., in Room 401, City Building Annex, 104 South Main, Wichita, Kansas. You may appear at this meeting if you so desire, to observe and/or participate in the general discussion.

Very truly yours,

John D. Gist  
Principal Planner

JDG:eme

Page 2  
October 4, 1971

cc: ~~Clark~~ Department, City of Wichita  
~~Board of Education, c/o Richard Holstead~~  
428 South Broadway, 67202  
Urban Renewal Agency, c/o Kenneth Kitchen  
107 South Main, 67202  
Kansas Gas & Electric Company, c/o Dennis Evans  
P. O. Box 208, 67201  
K. O. Taylor, 1542 South St. Francis, 67211  
Administrator of Veterans Affairs  
5500 East Kellogg, 67218  
Sharon Lee Hicks, 1101 Brady Street, 67204  
M. W. Urban, 1819 North Edwards, 67203  
Floyd S. Addis, Jr. & Mildred A. Addis  
1102 Alcott, 67204  
Darrell Lynn & Pamela P. Leiker, 1632 Joann, 67203  
Fireside Lanes, Inc., 806 West 25th Street North, 67204



434 NORTH MAIN  
WICHITA, KANSAS 67202  
AMherst 7-8371

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
8	10	Builders 11th Add.	Administrator of Veterans Affairs 5500 E. Kellogg, Wichita, 67218
9	"	"	Administrator of Veterans Affairs 5500 E. Kellogg, Wichita, 67218
8	11	"	Sharon Lee Hicks, 1101 Brady St. Wichita, Kansas, 67204 AND M. W. Urban, address unknown <i>1814 N. Edwards - 03</i>
9	11	"	Floyd S. Addis, Jr & Mildred A. Addis 1102 Alcott, Wichit, Kansas, 67204
8	12	"	Darrell Lym Leiker & Pamela P. Leiker 1632 Joann St. Wichita, Kansas 67203
9	12	"	Administrator of Veterans Affairs 5500 E. Kellogg, Wichita, 67218
1 to 8 incl.	C	Woodland Heights Addition;	Savina Investments, Inc. <del>Address unknown</del> <i>5900 S. HOOPER</i>
1	B	Ramsey-Fuller Add.	Fireside Lanes, Inc. 808 W. 25th St. North Wichita, Kansas, 67204

The W. 140 ft. of Beginning 17 rods N. of  
the SE corner of the NW $\frac{1}{4}$  of Sec. 5, Tp.  
27 S., Rg. 1 E, thence N. 78.75 ft.,  
thence W. to the E. right of way of the  
Arkansas Valley Interurban Railway,  
thence S. 78.75 ft., thence E. to  
beginning

The Security Abstract and Title Company, Inc., hereby certifies  
the foregoing to be a true and correct list of property owners of the lots and  
tract hereinbefore set out as shown by the last deed of record in the Office  
of the Register of Deeds of Sedgwick County, Kansas, on this 28th day of  
September, 1971 at 7:00 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

*Curtis Timmons*

Vice-President

Order No. 183048

Map No.: 5450  
Section No.: 5  
Twp. No.: 27S  
Range: 1E

S/D No. 71-66

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Evergreen Park

General Location: Between 25th + 27th + Between  
Salina + Arkansas

Name of Property Owner: Board of Education, VRA, Park Board  
Address: 428 So. Broadway Phone: 268-7831  
Name of Subdivider: 204 South Main Phone: 262-0611  
Address: 104 South Main Phone: 267-7911  
Name of Agent/Surveyor: K.D. Taylor  
Address: 1542 So. St. Francis Phone: 264-4072  
Date of Application: Sept. 27, 1971

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 45
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 2
3. Minimum Lot Frontage 580 ft.
4. Minimum Lot Area 566,000 ft.
5. Existing Zoning AA-#-LC
6. Proposed Zoning AA-#-LC
7. Lineal Feet of New Streets:
  - a. 50 R/W 1270 ft.
  - b. 30 R/W 970 ft.
  - c. Variable R/W 900 ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.TOTAL 3140 ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) No (Yes-No)
12. City of Wichita  Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Thomas B. Allen, Jr.  
Richard S. Holstead

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by Carl Henley  
Date 9-27-71  
Fee Submitted none req.