

Box 81-2

PLAT. NO. S/D 81-16 MAP NO. 5848B

NAME KAPAUN THIRD ADDITION

LOCATION: Southwest corner of Woodlawn and Murdock

ENGINEER Baughman Company, P.A. (Arch. Keith Parker)

OWNER Carl Chuzy

APPLICATION FILED 2-20-81

SKETCH PLAT FILED _____

PRELIMINARY FILED _____

S/D ACTION _____

FINAL FILED 2-20-81

S/D ACTION 3-5-81 approve

MAPC ACTION 3-12-81 approve

BCC ACTION 4-7-81 Approved

RECORDED 4/13/81

REMARKS Assoc. Cases: DP-45 & Z-2298

ACTION

SD COMMITTEE *Final approval* DATE *3-5-81*

M.A.P.C. *approved* *3-12-81*

B.C.C./B. CO. C. *Approved* *4-7-81*

S/D 81-16 - KAPAUN THIRD ADDITION-
Southwest corner of Woodlawn and
Murdock. Baughman Co., P.A.

April 17, 1981

Donald C. Gisick, City Clerk
Jack H. Galbraith, Chief Planner

Z-2298 - "AA"&"R-5" to "BB"; and
S/D 81-16 - Kapaun Third Addition.

At the regular meeting of the Board of City Commissioners on March 10, 1981, the above captioned request for zone change was considered and approved, subject to replatting, and the City Clerk was instructed to withhold publication of the ordinance establishing the zone change until such time as the plat has been recorded. The associated plat was approved by the Board of City Commissioners on April 7, 1981.

This is to advise you that the final plat of Kapaun Third Addition was recorded with the Register of Deeds on April 13, 1981 and, therefore, the ordinance establishing the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:el

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 81-16 Name Kapaun Third Addition
Application & Sketch Filed: 2-20-81
Preliminary Plat Filed: N.A. Approved by S/D: N.A.
Final Plat Filed: 2-20-81 Approved by S/D: 3-5-81
Approved by Metropolitan Area Planning Commission: 3-12-81

DESCRIPTION

General Location: southwest corner of Woodlawn and Murdock

Surveyor or Engineer: Baughman Company, P.A.

Owner: Carl Chuzy

Address: 555 N. Woodlawn, Bldg 1., Suite 105, 67208

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>1.4</u> | 6. Access Control |
| 2. Number of Lots | St. <u>Murdock</u> No. Openings <u>0</u> |
| Residential _____ | St. <u>Woodlawn</u> No. Openings <u>1</u> |
| Commercial _____ | St. _____ No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements |
| Other <u>1</u> | St. Paving _____ Water _____ |
| Total Number of Lots: <u>1</u> | Sidewalk _____ Drainage _____ |
| 3. Minimum Lot Area: <u>62,000 sq.</u> ft. | Sewer _____ Other _____ |
| 4. Existing Zoning: <u>AA and R-5</u> | |
| 5. Special Problems Discussed: _____ | |

Associated zone case Z-2298 "AA" and "R-5" to "BB" and amended Parcel 8 of Community Unit Plan DP-45 have been approved subject to replatting. All utilities exist to serve the site.

Planning Commission Recommendation: That this plat be approved subject to recording within 30 days after approval by the Board of City Commissioners.

Jones moved, Gardner seconded and it carried unanimously. Martens abstained. One vacancy.

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

LAW OFFICES
KAPLAN, MCMILLAN AND KLINGE

ROBERT W. KAPLAN
CALVIN MCMILLAN
RICHARD M. KLINGE
CHARLES F. HARRIS

LAW BUILDING
430 NORTH MARKET
WICHITA KANSAS 67202
316.262-5175

March 17, 1981

Mr. Donald C. Gisick
City Clerk
City of Wichita
455 North Main
Wichita, Kansas 67202

Re: Kapaun Third Addition

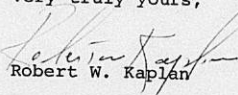
Dear Mr. Gisick:

This will certify that fee title to the real estate hereinafter described is in the name of Carl Chuzy:

Lots 70 through 82 inclusive, Reserve D, Reserve E and Reserve F, all in Kapaun Second Addition to the City of Wichita, Sedgwick County, Kansas, according to the recorded plat thereof.

This will further certify that general real estate taxes and special assessments, if any, for the year 1980 and prior years are paid.

Very truly yours,


Robert W. Kaplan

of KAPLAN and MCMILLAN

RWK:mjm

March 12, 1981

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 81-16 - Final plat of Kapaun Third Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, March 12, 1981, 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 March 6, 1981.

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. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all taxes due and payable for 1980 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner

LO:bh

cc: Carl Chury, 555 N. Woodlawn, Bldg. 1, Suite 106, 67208
Keith Parker, 239 Pattie, 67211

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
433 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

March 6, 1981.

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 81-16 - Final plat of Kapaun Third Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission March 5, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of this final plat shall be subject to approval of the applicant's request for "BB" zoning (Z-2298). *approved by BCC 3-10 81*
- B. A 10-foot utility easement shall be granted on the west side of the plat adjacent to the existing sanitary sewer.
- C. In order to insure adequate water pressure to surrounding office development, water shall be provided to this site from either Murdock or Woodlawn.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 March 12, 1981, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: Carl Chuzy, 555 N. Woodlawn, Bldg 1., Suite 105, 67208
Keith Parker, 239 Pattie, 67211
Mike Lindebak, City Engineering

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING **DATE** March 2, 1981


TO Jack Galbraith, Chief Planner

FROM Chris J. Breitenstein, Acting Drainage Engineer

SUBJECT Drainage Plans for Various Additions

The following plans are approved:

Dillons 7th Addition - lot grading plan
Brownies 1st Addition - lot grading plan
✓ Kapaun 3rd Addition - lot grading plan
Ridge Plaza 8th Addition - drainage concept
Robbins Farm 3rd Addition - lot grading plan


Chris Breitenstein
Acting Drainage Engineer

CJB:md

cc: Louise Olivarez
Baughman Company

RECEIVED
MAR 3 1981
METROPOLITAN PLANNING
ROUTE _____

Final

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-16 Name Kapaun Third Addition
Date Application Rec'd. 2-20-81 Preliminary Approval
Scheduled S/D Meeting 3-5-81

DESCRIPTION

General Location Southwest corner of Woodlawn and Murdock

Owner Carl Chuzy
Surveyor/Engineer Baughman Company Phone 262-7271
Address 330 Laura, 67211

- | | | |
|---|-----------------------------|---|
| 1. Gross Acreage of Plat | <u>1.4 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | <u>1</u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots | <u>1</u> | TOTAL <u>None</u> ft. |
| 3. Minimum Lot Frontage | <u>200</u> ft. | 8. Sidewalk adjacent to all streets? <u> </u> yes <u> </u> no |
| 4. Minimum Lot Area | <u>62,000 sq. ft.</u> | |
| 5. Existing Zoning | <u>AA & R-5 (DP-45)</u> | |
| 6. Proposed Zoning | <u>BB (Z-2298)</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> </u> (Yes-No) | | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | | |

STAFF COMMENTS:

NOTE: This property is included as part of a Community Unit Plan (DP-45) and has been recommended for "BB" zoning by MAPC subject to platting. Proposed use is for an eye doctor's office.

- A. The representative from the Department of Engineering should be prepared to comment on the status of the applicant's drainage plan.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. In order to insure adequate water pressure to surrounding office development, water shall be provided to this site from either Murdock or Woodlawn.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat is submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

Map No.: 5848 B
Section: SE 1/4 Sec. 13
Twp.: 27S
Range: 1-E

S/D No. 81-16

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: KAPALIN THIRD ADDITION

General Location: S.W. Corner of WOODLAWN AND MURDOCK

Name of Property Owner: CARL CHUBBY Zip Code: _____ Phone: 686-7274
Address: 5554 Woodlawn Blvd. #1672 - CENTRAL
Name of Subdivider: ARCH. KEITH PARKER Zip Code: _____ Phone: _____
Address: 230 PATTIE Zip Code: 67211 Phone: 263-8261
Name of Engineer/Surveyor: BAUGHMAN COMPANY Zip Code: _____ Phone: _____
Address: 330 LALIRA Zip Code: 67211 Phone: 262-7211
Date of Application: Feb. 18, 1981

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SUBDIVISION INFORMATION:

- 1.4 acres
0.174 ACRES
- Gross Acreage of Plat 1.4 acres
 - Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other _____
 - Total Number of Lots 1
 - Minimum Lot Frontage 200 ft.
 - Minimum Lot Area 5000 sq. ft. (2,000 sq. ft.)
 - Existing Zoning AA-R-5 (DP-45)
 - Proposed Zoning BB (Z-2298)
 - Is a public water supply available? X Yes _____ No, Name City of Wichita
 - Is a sanitary sewer available? X Yes _____ No, Name City of Wichita
 - Has Health Department approval been obtained (where applicable) _____ Yes _____ No
 - City of Wichita X Three Mile Area _____ Outside of Wichita _____
7. Lineal Feet of New Streets:
a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL NONE ft.
8. Are Sidewalks existing? 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 for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Keith Parker agent for.

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202

Received by FLN
Date 2/20/81
Fee Submitted \$205.00

FORM 29-

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION 205.00 AMOUNT

Subdivision Application Kapaun
3rd Addition

NAME

ADDRESS

FUND

COMMENTS

DATE

DUE DATE

BY