

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

December 20, 1978

Dear Citizen:

This letter is to notify you that the property you own may be included in a benefit district to be assessed for the proposed paving and improvement of Caroline Avenue, from the east line of McComas to the east line of Richard Niedens Addition.

Consideration is being given this improvement as the result of a petition bearing the signatures of 70 percent of the resident owned frontage in the proposed benefit district. And, unless the petition is found legally invalid, the Board of City Commissioners will make a final determination to initiate or cancel the project at their regularly scheduled meeting of January 2, 1979.

Preliminary estimates place the cost of completing the project at \$27,000.00. Based on this estimate, assessments to individual properties in the benefit district are expected to be \$0.26 per square foot.

Should you require additional information about the project, please direct your inquiries to the City of Wichita, Public Works Engineering Division, 7th Floor, City Hall, 455 North Main Street, Wichita, Kansas 67202 or you may telephone 268-4669 or 268-4502.

The Special Assessment Assistance Program provides for payment of special assessments for owners who meet the income guidelines of this program. Detailed information regarding this program may be obtained from the City Clerk's office, phone 268-4526.

The Citizen Participation Organization Area Council may consider this item at its next meeting. For time and place of CPO Meetings, call 268-4516.

If you desire, you may express your opinion on this matter by writing the Board of City Commissioners, % the City Commission, 1st Floor, City Hall, 455 North Main Street, Wichita, Kansas 67202. You also are welcome to speak or be represented by a spokesperson at the Commission Meeting at which this matter will be considered. Petitions of protest and other documents related to the project also may be presented or forwarded to the Board of City Commissioners for review at the meeting.

Very truly yours,


R.W. Linn,
City Engineer

RWL:gd

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-80 Name Bader Second Addition
Date Application Rec'd. 9-16-83 Preliminary Approval _____
Scheduled S/D Meeting 9-29-83

DESCRIPTION

General Location Northeast corner of McComas Street and Caroline

Owner Gerald K. Bader
Surveyor/Engineer Lowell D. High
Address 1542 S. St. Francis, Wichita, Ks Zip Code 67211 Phone 264-0341

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>0.51</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential <u>3</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>3</u> | TOTAL <u>0</u> ft. |
| 3. Minimum Lot Frontage <u>54.3 ft.</u> | 8. Sidewalk adjacent to all streets _____ yes <u>x</u> no |
| 4. Minimum Lot Area <u>7331 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. Article 7-204(B) of the Subdivision Regulations establishes 60 feet as the minimum width of a platted lot. In order to create 3 building sites rather than 2, the applicant is proposing lots with only 54.3 feet of frontage. When the property across the street (Lemon Fifth) was platted in May of 1956, lots with 54 feet of frontage were created. Approval of this plat with lots having only 54 feet of street frontage will require a recommendation to waive the minimum lot width requirement of the Subdivision Regulations.
- C. The representative of the City Engineer's Office should be prepared to comment on the drainage characteristics of this area and on the ability to pave adjacent streets.
- D. The applicant shall install or guarantee installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- E. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 83-80 Name Bader Second Addition
Date Application Rec'd. 9-16-83 Preliminary Approval 9-29-83
Scheduled S/D Meeting 10-27-83

DESCRIPTION

General Location Northeast corner of McComas Street and Caroline

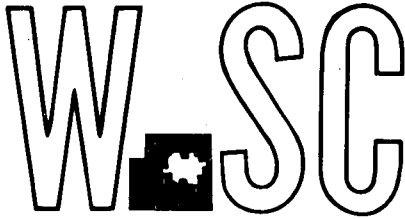
Owner Gerald K. Bader
Surveyor/Engineer Lowell D. High
Address 1542 S. St. Francis, Wichita, Ks Zip Code 67211 Phone 264-0341

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| 1. Gross Acreage of Plat <u>0.51</u> | 7. Lineal Feet of New Street |
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| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>3</u> | TOTAL <u>-0-</u> ft. |
| 3. Minimum Lot Frontage <u>54.3 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>7331 sq. ft.</u> | streets <u> </u> yes <u>X</u> no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Is public water available <u>X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u> </u> Yes <u> </u> No | |
| 12. City of Wichita <u>X</u> 3-Mile Area <u> </u> Outside of 3-Mile Area <u> </u> | |

STAFF COMMENTS:

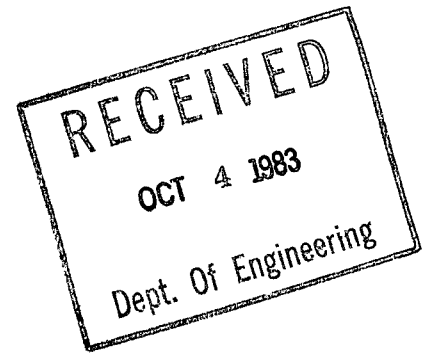
- A. At the preliminary plat review, the Subdivision Committee recommended a waiver of the minimum 60-foot lot width requirement IF the applicant can obtain valid paving petitions for paving Caroline from McComas east to the turnaround and McComas from Caroline north to St. Louis. If valid paving petitions cannot be obtained, the plat shall be returned to the Subdivision Committee for reconsideration.
- B. Existing half-street rights-of-way shall be shown for both adjacent streets.
- C. Recording of the final plat within 30 days after approval by the Board of City Commissioners.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



October 3, 1983

Mr. Lowell D. High
1542 S. St. Francis
Wichita, Ks.

Re: S/D 83-80 - Preliminary plat of Bader Second Addition

Dear Mr. High:

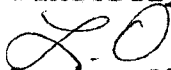
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 29, 1983, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The Subdivision Committee recommends a waiver of the minimum 60-foot lot width requirement IF the applicant can obtain valid petitions for paving Caroline from McComas east to the turnaround and McComas from Caroline north to St. Louis. If valid paving petitions cannot be obtained, the plat should be returned to the Subdivision Committee for reconsideration.
- B. A 10-foot utility easement shall be platted along the east line of Lot 3 as far south as the south line of the east-west easement in Richard Niedens Addition.
- C. The applicant shall install or guarantee installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- D. Requirements for a final plat (see pages 20-25, 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.

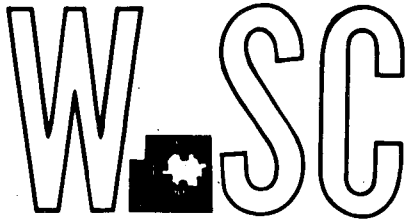
Sincerely,


Louise Olivarez
Senior Planner

LO:bh

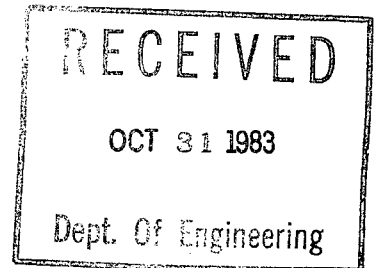
cc: Gerald K. Bader, 151 N. Gow,
67203
X Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



October 28, 1983

Mr. Lowell D. High
1542 S. St. Francis
Wichita, Kansas 67211

Re: S/D 83-80 - Final plat of Bader Second Addition

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 27, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The Subdivision Committee recommends a waiver of the minimum 60-foot lot width requirement IF the applicant can obtain valid paving petitions for paving Caroline from McComas east to the turnaround and McComas from Caroline north to St. Louis. If valid paving petitions cannot be obtained, the plat shall be returned to the Subdivision Committee for reconsideration.
- B. Existing half-street rights-of-way shall be shown for both adjacent streets.
- C. Recording of the final 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 Thursday, November 3, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: Gerald K. Bader, 151 N. Gow, 67203
Mike Lindahl, City Engineer