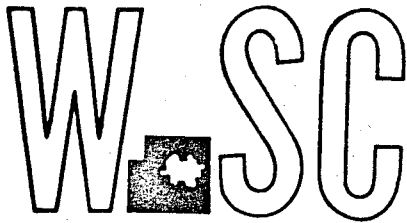
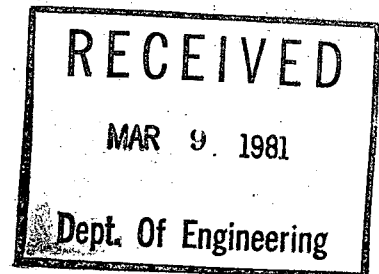


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 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).
- 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

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
 Address 330 Laura, 67211 Phone 262-7271

- | | | | |
|---|--|--------------------------------|-----------------|
| 1. Gross Acreage of Plat | <u>1.4 acres</u> | 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 | <u>1</u> | e. _____ R/W _____ | 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 | |
| 4. Minimum Lot Area | <u>62,000 sq. ft.</u> | streets? _____ | yes _____ no |
| 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) | _____ (Yes-No) | | |
| 12. City of Wichita | <u>X</u> : Three-Mile Area _____ | | |

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.

- The representative from the Department of Engineering should be prepared to comment on the status of the applicant's drainage plan.
- The applicant shall guarantee any drainage improvements required by the platting of this property.
- In order to insure adequate water pressure to surrounding office development, water shall be provided to this site from either Murdock or Woodlawn.
- 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.