


WICHITA-SEDGWICK COUNTY

DATE June 25, 1973

METROPOLITAN AREA PLANNING DEPARTMENT

Dick Linn, City Engineer
Paul Graves, Traffic Engineer
TO M. S. Mitchell, Superintendent of Public Works Maintenance
FROM Jack H. Galbraith, Chief Planner 
SUBJECT DP-56 Plaza Twenty One and Z-1528 "AA" and "LC" to "LC" and "BB"
(as amended)

Attached is a copy of a commercial CUP known as Plaza Twenty One. The applicant has requested "LC" zoning for Parcel #2 and proposes a small shopping center. This CUP and associated zone change will be advertised for public hearing for the Planning Commission meeting of July 26, 1973. We would appreciate your comments by June 29, 1973.

JHG:rw
attachment



ON SAFETY
PHASE II

THE CITY OF WICHITA

OFFICE OF Engineering

DATE June 27, 1973

TO Jack Galbraith, Chief Planner

FROM Dean Sellers, Assistant City Engineer

SUBJECT Plaza Twenty-One C.U.P.

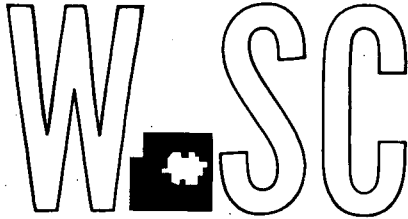
We have reviewed the Plaza Twenty-One C.U.P. and have the following comments:

1. The alley right-of-way from the E.L. of 22nd Street to the W.L. of the C.U.P. should be vacated.
2. The proposed contingent dedication should be either an out-right dedication or contingent on the City using the right-of-way.

Dean Sellers, Asst. City Engineer

DS/mrc

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 10, 1973

Baughman Company
330 Laura
Wichita, Kansas 67211

Subject: S/D 73-140 - Preliminary
Plat of PLAZA TWENTY ONE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 6, 1973, 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. Right-of-way for 21st Street shall be made to taper over a 100 foot distance on Lot 3 to eliminate the right angle in the right-of-way line presently indicated on the preliminary plat.
- B. "Complete access control" shall be indicated adjacent to the north line of Lot 3.
- C. "Access control except for 2 openings" shall be indicated adjacent to the south line of Lot 3 on 21st Street.
- D. Building setback lines and access control notations need not be shown for Lots 1 and 2 on the final plat as those indicated on the approved C.U.P. shall govern.
- E. The 8 foot utility easement on the west line of Lot 3 shall be increased to 10 feet.
- F. The applicant shall submit to the Planning Department a contingent dedication for right-of-way on Woodlawn and 21st as delineated on the preliminary plat. Said dedication shall be contingent on if and when the existing service station improvements located within the contingent dedication are removed or substantially destroyed, the additional 25 feet of right-of-way shall become effective.

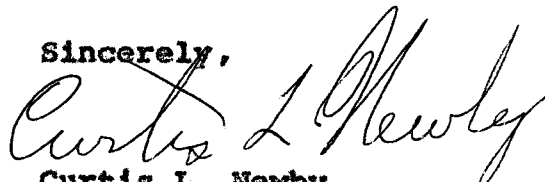
Preliminary Plat of PLAZA
TWENTY ONE ADDITION
December 10, 1973
Page 2

- G. The applicant shall install or guarantee the installation of sidewalks adjacent to the south side of Lamson, the south side of 22nd Street, the north side of 21st Street and the west side of Woodlawn Avenue; the total estimated construction cost to be determined upon submission of the final plat.
- H. An appropriate easement for the existing sanitary sewer lines on Lots 2 and 3, shall be indicated on the plat.
- I. The applicant shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- J. The applicant shall guarantee the relocation of the sanitary sewer in 22nd Street North.
- K. The applicant shall contact Guy Moorefield of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion during the development of subject property.
- L. Requirements for a final plat (see pages 20 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.

Sincerely,



Curtis L. Newby
Junior Planner

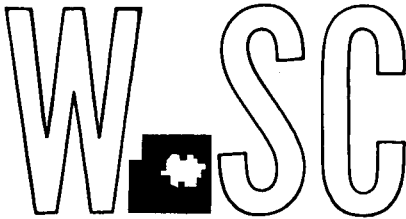
CLN:rme
Enclosure

cc: Arthur O. Schreck
2145 North Topeka, 67214

Robert Nelson, Attorney
200 West Douglas, Suite 630, 67202

Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

AMHERST 2-8211 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

February 8, 1974

Baughman Company
330 Laura
Wichita, Kansas 67211

Subject: S/D 73-140 - Final Plat
of PLAZA TWENTY ONE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 7, 1974, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall guarantee the abandonment of the west portion of the east-west sewer lying beyond the easement.
- B. The applicant shall submit to the Planning Department a contingent dedication for right-of-way on Woodlawn and 21st as delineated on the preliminary plat. Said dedication shall be contingent on if and when the existing service station improvements located within the contingent dedication are removed, substantially destroyed or no longer in use, the additional 25 feet of right-of-way shall become effective.
- C. An appropriate easement for the existing east-west sanitary sewer as shown on the preliminary plat shall be indicated on the plat tracing.
- D. The applicant shall install or guarantee the installation of sidewalks adjacent to the north side of 21st Street and the west side of Woodlawn; the total estimated construction cost to be in the amount of \$3,265.
- E. It is recommended that the 30 day recording time limit be extended to 60 days.

Final Plat of PLAZA TWENTY ONE ADDITION
February 8, 1974
Page 2

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

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 14, 1974, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

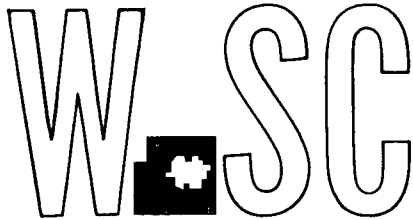
CLN:rme
Enclosure

cc: Arthur O. Schreck
2145 North Topeka, 67214

Robert Nelson, Attorney
90 West Douglas, 67202

Don Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

February 15, 1974

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 73-140 - Final Plat of
PLAZA TWENTY ONE ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 14, 1974, 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 8, 1974.

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 1973 and prior years have been paid.

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

Sincerely,


Jack H. Galbraith
Chief Planner

JEG:ber

cc: Arthur O. Schreck, 2145 North Topeka 67214
Robert Nelson, Attorney, 200 West Douglas 67202
X Dean Sellers, Assistant City Engineer

VICHITA-SEDGWICK COUNTY

DATE
March 28, 1979

METROPOLITAN AREA PLANNING DEPARTMENT

Max Greene, Director of Flood Control and Landfill Maintenance

✓ Dick Linn, City Engineer

Paul Graves, Traffic Engineer

Robert B. Feldner, Superintendent of Central Inspection

TO

FROM

Mike Meek, Senior Planner

SUBJECT

DP-56 - Proposed Amendment to the Plaza Twenty-One Commercial
C.U.P. - northwest corner of Woodlawn and 21st Street
North.

RECEIVED

MAR 29 1979

Engineering Division

Attached is a copy of a proposed amended Commercial C.U.P. which was originally approved in 1973. The basic amendment is to permit the construction of five buildings on Parcel two as opposed to the three buildings permitted under the approved plan. Please review and return comments by Friday, April 6, 1979. Thanks for your assistance.

Mike Meek

Mike Meek
Senior Planner

MM:el

Attachment

COPY

RECORDED
INDEXED
MAR 1 1974

Paul Mitchell
Notary

MAR 32 1974

MAR 5 1974

CONTINGENT DEDICATION

The undersigned, Arthur O. Schreck and Clara Schreck, husband and wife, being the owners of the land being platted as Lots 1 and 2 of Plaza Twenty One Addition to Wichita, Kansas, do hereby make the following contingent dedication to the City of Wichita for street purposes only, to-wit:

The South 25 Feet and the East 25 Feet of Lot 1, Plaza Twenty One Addition;

said contingent dedication shall come into being only if and when the existing service station improvements located within the contingent dedication are removed, substantially destroyed or no longer in use and at such time said additional 25 feet of right-of-way for street purposes shall become effective.

Executed this 21st day of February, 1974.

ENTERED ON
TRANSFER RECORD
MAR 1 1974
MARGARET WARDEN
COUNTY CLERK

Arthur O. Schreck
Arthur O. Schreck
Clara Schreck
Clara Schreck

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss.

BE IT REMEMBERED, that on this 21st day of February, 1974, before me, a Notary Public in and for said county and state, came Arthur O. Schreck and Clara Schreck, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Paul Mitchell
Notary Public
Sedgewick County, Kansas

JK
OK check
February 1974

WICHITA-SEDGWICK COUNTY

DATE
July 18, 1983

METROPOLITAN AREA PLANNING DEPARTMENT

TO Robert B. Feldner, Superintendent of Central Inspection
Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer

FROM Arthur D. Chambers, Senior Planner

SUBJECT DP-56 - Plaza Twenty-One Commercial C.U.P. Generally
located at the northwest corner of 21st Street
North and Woodlawn.

Attached is a copy of a proposed amendment to the above referenced C.U.P. The proposed amendment would create a new parcel on Woodlawn, just north of the existing service station. It also would waive the landscaping along Woodlawn for the new parcel. No changes are proposed on the balance of the C.U.P.

We would appreciate receiving any comments you might have by Tuesday, July 26, 1983. If you have any questions, please call.

COPY

Arthur D. Chambers, AICP
Senior Planner

*No comments
mgf*

WICHITA-SEDGWICK COUNTY

DATE
November 4, 1983

METROPOLITAN AREA PLANNING DEPARTMENT

TO Robert B. Feldner, Superintendent of Central Inspection
✓ Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer

FROM Arthur D. Chambers, Senior Planner

SUBJECT DP-56 - Plaza Twenty-One Commercial C.U.P.
Generally located at the northwest corner of
21st Street and Woodlawn.

A copy of a proposed amendment to the above referenced C.U.P. is attached for your review. The amendment involves the re-zoning of Parcel 4 to "LC" and its inclusion in the C.U.P. No changes are proposed to Parcels 1, 2 or 3. There are notes on the C.U.P. relating to access controls, vacation of alleys, easements, etc. and screening.

This is scheduled for MAPC consideration December 1, 1983. We would appreciate receiving any comments you might have by Wednesday, November 9, 1983. If you have any questions, please call.

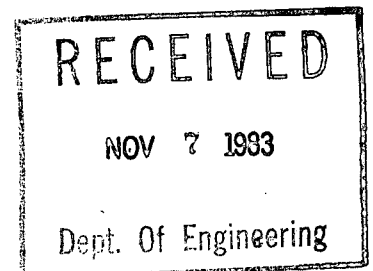
COPY

Arthur D. Chambers
Arthur D. Chambers, AICP
Senior Planner

*My
NC*

ADC:el

Attachment



ZBM