

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 73-140 Name PLAZA TWENTY ONE  
Date Application Rec'd. 11-26-73 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 12-6-73

DESCRIPTION

General Location At the northwest corner of 21st Street and Woodlawn

Owner Arthur O. Schreck  
Surveyor/Engineer Baughman Company  
Address 330 Laura Phone 262-7271

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>11.87</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> <u>2</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>3</u>  | TOTAL <u>        </u> <u>None</u> ft.      |
| 3. Minimum Lot Frontage <u>150</u> ft.                                     | 8. Sidewalk adjacent to all                |
| 4. Minimum Lot Area <u>22,500</u> sq. ft.                                  | streets? <u>        </u> yes <u>X</u> no   |
| 5. Existing Zoning <u>LC &amp; AA</u>                                      |  |
| 6. Proposed Zoning <u>LC &amp; BB</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>        </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:

- A. The associated zone case Z-1528 from "AA" and "LC" to "LC" and "BB" and the associated Community Unit Plan have been approved by the Board of City Commissioners subject to platting.
- B. 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.
- C. "Complete access control" shall be indicated adjacent to the north line of Lot 3.
- D. "Access control except for 2 openings" shall be indicated adjacent to the south line of Lot 3 on 21st Street.
- 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.
- 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.

(OVER)

I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D NO. 73-140 Name PLAZA TWENTY ONE ADDITION  
Date Application Rec'd. 11-26-73 Preliminary Approval 12-6-73  
Scheduled S/D Meeting 2-7-74

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Owner Arthur O. Schreck  
Surveyor/Engineer Baughman Company  
Address 330 Laura Phone 262-7271

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>11.87</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>        2        </u>   | c. <u>        </u> R/W <u>        </u> ft.                      |
| Industrial <u>        </u>  | d. <u>        </u> R/W <u>        </u> ft.                      |
| Other <u>        1        </u>  | e. <u>        </u> R/W <u>        </u> ft.                      |
| Total Number of Lots <u>        3        </u>   | TOTAL <u>        None        </u> ft.                           |
| 3. Minimum Lot Frontage <u>        150        </u> ft.                                  | 8. Sidewalk adjacent to all                                     |
| 4. Minimum Lot Area <u>        22,500        </u> sq. ft.                               | streets? <u>        yes        </u> <u>        X        </u> no |
| 5. Existing Zoning <u>        LC &amp; AA        </u>                                   |   |
| 6. Proposed Zoning <u>        LC &amp; BB        </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>        </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:

- A. The associated zone case Z-1528 from "AA" and "LC" to "LC" and "BB" and the associated Community Unit Plan have been approved by the Board of City Commissioners subject to platting.
- 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 or substantially destroyed, 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. *NO LONGER IN USE*
- D. The applicant shall install or guarantee the installation of sidewalks adjacent to ~~the south side of 22nd Street North~~, the north side of 21st Street and the west side of Woodlawn; the total estimated construction cost to be in the amount of \$4900.
- E. The applicant shall be advised that the sidewalk construction will be required at the time of final building inspection when the sidewalk has been required as a condition of plat approval.
- F. 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.
- ~~G. The applicant shall guarantee the relocation of the sanitary sewer in 22nd Street North.~~
- H. 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.

(OVER)

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