

S/D No.: 84-33

Name: Service Oil Addition

Preliminary Approved:
Scheduled S/D Meeting: 4-12-84

DESCRIPTION

General Location: S.E. corner 21st St. North and Madison.

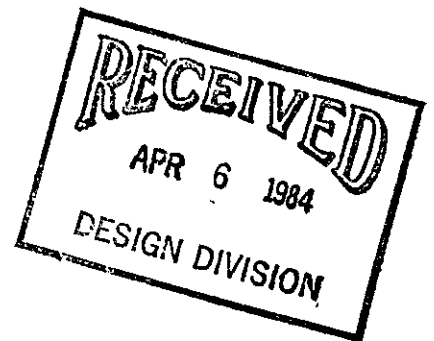
Owner: The Service Oil Company
Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 0.20
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 1-8800 sq. ft.
4. Existing Zoning: "LC"
5. Proposed Zoning: "LC"

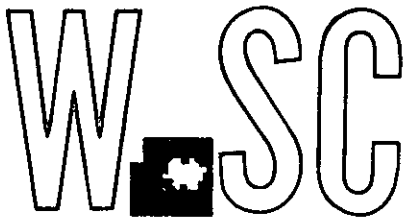
STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan.
- B. The applicant is proposing to remodel the existing service station, leaving the pump islands at their present location. The City Engineer's representative shall be prepared to comment on the acceptability of the contingent dedication. If satisfactory, the plat's text shall specify the contingency and contingently dedicate the right-of-way.
- C. The final plat tracing shall indicate "access control except for one opening" to 21st Street from the west line of the lot to the west edge of the existing joint drive located at the northeast corner of the proposed lot. Appropriate reference shall be added to the plat's text.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only.

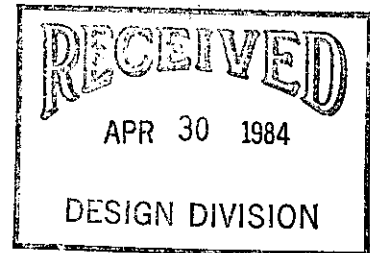


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



April 27, 1984

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

Re: S/D-84-33 - Final plat of Service Oil Addition.

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 26, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate the following street right-of-way dedications:
 1. The north five feet of this property as an outright street right-of-way dedication.
 2. The south five feet of the north ten feet as a contingent street right-of-way dedication based on removal of the adjacent gasoline pumps.
- B. The final plat tracing shall indicate "access control except for one opening" to 21st Street from the west line of the lot to the west edge of the existing joint drive located at the northeast corner of the proposed lot. Appropriate reference shall be added to the plat's text.
- C. 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 Thursday, May 3, 1984. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

Mr. Lowell D. High
April 27, 1984
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FLN:bh

cc: The Service Oil Co., P.O. Box 446, Colby, Ks. 67701
✕ Mike Lindebak, City Engineer