

## SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 83-107 Name Oxford Square Addition  
 Date Application Rec'd. 11-22-83 Preliminary Approval \_\_\_\_\_  
 Scheduled S/D Meeting 12-8-83

DESCRIPTION

General Location North side of 21st St. North in an area between Farmstead and Woodlawn

Owner Board of American Missions of the Lutheran Church in America

Surveyor/Engineer Baughman Company, P.A.

Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>4.5 acres</u>  | 7. Lineal Feet of New Street                              |
| 2. Number of Lots :  | a. _____ R/W _____ ft.                                    |
| Residential _____  | b. _____ R/W _____ ft.                                    |
| Commercial <u>1</u>  | c. _____ R/W _____ ft.                                    |
| Industrial _____   | d. _____ R/W _____ ft.                                    |
| Other _____  | e. _____ R/W _____ ft.                                    |
| Total Number of Lots <u>1</u>  | TOTAL _____ ft.   |
| 3. Minimum Lot Frontage <u>462 feet</u>  | 8. Sidewalk adjacent to all streets <u>X</u> yes _____ no |
| 4. Minimum Lot Area <u>191,750 sq. ft.</u>   |   |
| 5. Existing Zoning <u>AA and BB and LC</u>   |   |
| 6. Proposed Zoning <u>LC (Z-2558) (DP-56 amended)</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:

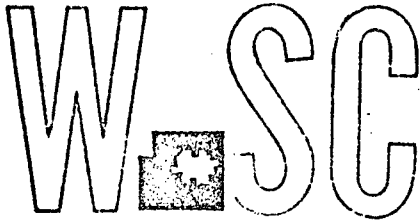
NOTE: The applicant's associated zone case requesting "AA" and "BB" to "LC" (Z-2558) and Community Unit Plan amendment (DP-56) will be considered by the Planning Commission on December 1, 1983.

- A. The representative from the City Engineer's office shall be prepared to comment on the status of the applicant's drainage plan.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the abandonment of the municipal sanitary sewer in the alley right-of-way being vacated by this plat.
- D. The applicant shall guarantee the closure of the vacated alley return on 22nd Street North.
- E. The applicant shall guarantee construction of a decel lane along 21st Street including relocation of the sidewalk at the new property line.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, the plattor's text shall be amended to include reference to the fact that building setbacks are per Community Unit Plan #DP-56.
- H. The applicant shall submit a copy of the pipeline easement agreement which affects this property in order to determine if buildings may be located adjacent to the easement without restriction of an established setback.
- I. Approval of this plat shall be subject to approval of the applicant's associated zone case and Community Unit Plan amendment.
- J. Closure computations shall be submitted with the final plat tracing.

K. 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.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

December 9, 1983

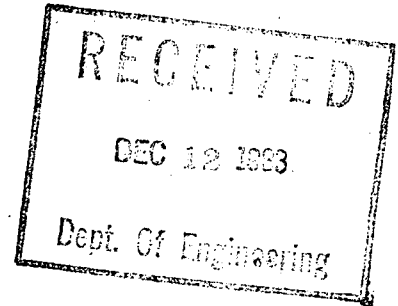
Baughman Company, P.A.  
330 Laura  
Wichita, Ks. 67211

Re: S/D 83-107 - Final plat of Oxford Square Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on December 8, 1983, 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 municipal sanitary sewer in the alley right-of-way being vacated by this plat.
- B. The applicant shall guarantee the closure of the vacated alley return on 22nd Street North.
- C. The applicant shall guarantee construction of a decel lane along 21st Street including relocation of the side-walk at the new property line.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, the plattor's text shall be amended to include reference to the fact that building setbacks are per Community Unit Plan #DP-56.
- F. The applicant shall submit a copy of the pipeline easement agreement which affects this property in order to determine if buildings may be located adjacent to the easement without restriction of an established setback. The applicant is advised that any lowering or encasement of the pipeline shall be at his expense and shall be without cost to the City.
- G. Approval of this plat shall be subject to approval of the applicant's associated zone case and Community Unit Plan amendment.



Baughman Company, P.A.  
Page 2, December 9, 1983

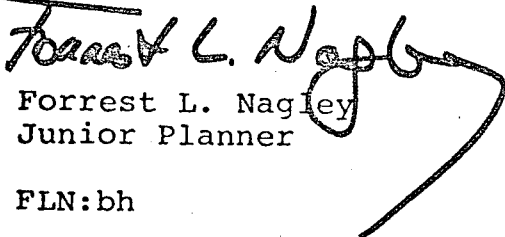
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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. The certificate will be required if petitions are submitted. 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 December 15, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

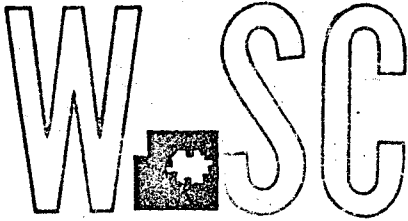
Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Board of American Missions of the Lutheran Church in  
America, c/o Grant Tidemann, 150 N. Market, 67201  
W. Dean Lemon, ~~3530~~ S. Topeka Ave., Suite 200, Topeka  
Kansas 66611 ~~3035~~  
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

December 9, 1983

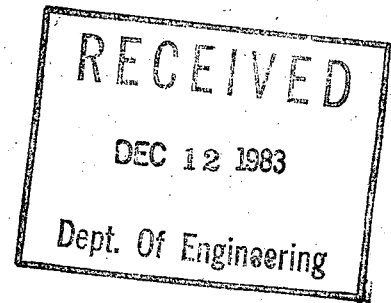
Baughman Company, P.A.  
330 Laura  
Wichita, Ks. 67211

Re: S/D 83-107 - Final plat of Oxford Square Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on December 8, 1983, 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 municipal sanitary sewer in the alley right-of-way being vacated by this plat.
- B. The applicant shall guarantee the closure of the vacated alley return on 22nd Street North.
- C. The applicant shall guarantee construction of a decel lane along 21st Street including relocation of the sidewalk at the new property line.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, the plattor's text shall be amended to include reference to the fact that building setbacks are per Community Unit Plan #DP-56.
- F. The applicant shall submit a copy of the pipeline easement agreement which affects this property in order to determine if buildings may be located adjacent to the easement without restriction of an established setback. The applicant is advised that any lowering or encasement of the pipeline shall be at his expense and shall be without cost to the City.
- G. Approval of this plat shall be subject to approval of the applicant's associated zone case and Community Unit Plan amendment.



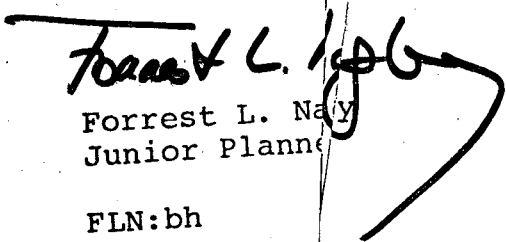
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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. The certificate will be required if petitions are submitted. 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 December 15, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nay  
Junior Planner

FLN:bh

cc: Board American Missions of the Lutheran Church in  
America /o Grant Tidemann, 150 N. Market, 67201  
W. Dearborn, ~~3530~~ S. Topeka Ave., Suite 200, Topeka  
Kansas 661 ~~3035~~  
Mike Lieb, City Engineer