

PLAT NO. S/D 65-15 MAP NO. C-8

NAME UNIVERSITY GARDENS ADDITION

LOCATION NE Corner of Oliver & 21st Street

ENGINEER: Clyde M. Baughman

OWNER Vern L. Pauley

APPLICATION FILED 2-1-65

SKETCH PLAT FILED 2-1-65

PRELIMINARY FILED 8-30-65

S/D ACTION 9-9-65 Forward to PC\*  
recommend approval

FINAL FILED

S/D ACTION

MAPC ACTION 9-16-65 App. on

ECC ACTION

RECORDED

REMARKS

\*9-16-65 App. Prelim.

3-21-69 Withdrawn by applicant

S/D 65-15 - UNIVERSITY GARDENS ADDITION, at the northeast corner of 21st Street and Oliver - Clyde M. Baughman

Posted  
2-9-65

ACTION

DATE

S/S COMMITTEE (Pulinc) Forward 9-9-65  
to P.C. & recom. approval

MAP.C. Approve Pulinc. 9-16-65

B.C.C./B. CO. O.

3-21-69 Withdrawn  
by applicant



SUBDIVISION REPORT AND PROGRESS

MAP No. C-8  
 Sec. No. 1  
 TWP. No. 27  
 RANGE 1E

S/D No.: 65-15

NAME: UNIVERSITY GARDENS ADDITION

GENERAL LOCATION: NE corner of Oliver and 21st Street

OWNER: Vern L. Pauley  
 ADDRESS: 4802 E. 21st St.  
 SUBDIVIDER: William A. Bonwell, Jr. PHONE: \_\_\_\_\_  
 ADDRESS: 505 Union National Bldg.  
 ENGINEER/SURVEYOR: Clyde M. Baughman PHONE: AM 4-6344  
 ADDRESS: 2522 E. Kellogg PHONE: MU 3-7431

PLAT DATA

1. GROSS ACREAGE OF PLAT 40.4
2. NUMBER OF LOTS:  
 RESIDENTIAL \_\_\_\_\_  
 COMMERCIAL \_\_\_\_\_  
 INDUSTRIAL \_\_\_\_\_  
 OTHER \_\_\_\_\_  
 TOTAL 6
3. AVE. LOT FRONTAGE \_\_\_\_\_ FT.
4. MIN. LOT FRONTAGE \_\_\_\_\_ FT.
5. AVE. LOT AREA \_\_\_\_\_ SQ.FT.
6. MIN. LOT AREA \_\_\_\_\_ SQ.FT.
7. LINEAL FEET OF NEW STREETS:  
 (A) 50 R/W 2,605 FT.  
 (B) \_\_\_\_\_ R/W \_\_\_\_\_ FT.  
 (C) \_\_\_\_\_ R/W \_\_\_\_\_ FT.  
 (D) \_\_\_\_\_ R/W \_\_\_\_\_ FT.  
 (E) TOTAL 2,605 FT.
8. TOTAL AREA OF NEW STREET  
 R/W \_\_\_\_\_ SQ.FT.
9. EXISTING ZONING "AA" & "LC"
10. PROPOSED ZONING \_\_\_\_\_
11. LOT AREA REQUIRED BY ZONING \_\_\_\_\_ SQ.FT.
12. ASSOC. ZONING CASE Z-0632  
ass. D.P. 8

COMMENTS:

9-16-65 - MAKE approve Prelims  
\*3-21-69 Withdrawn by applicant

PLAT PROGRESS

- \*APPLICATION RECEIVED 2-1-65
- CONF. WITH APPLICANT None
- SKETCH PLAT RECEIVED 2-1-65
- POSTED TO ATLAS 2-9-65
- ZONING CLEARANCE \_\_\_\_\_
- SKETCH PLAT REVIEWED 2-1-65
- LETTER OF INTENT \_\_\_\_\_
- PREL. PLAT RECEIVED 2-30-65
- PREL. PLAT REVIEWED 4-2-65
- S/D REPORT #1 PREPARED 4-2-65
- \*S/D COMM. ACTION 9-4-65 approve
- S/D REPORT #1 MARKED 9-9-65
- DEPT. REPORT ON PREL. 9-13-65
- MARKED COPY SENT TO ENG. 9-13-65
- FINAL PLAT RECEIVED \_\_\_\_\_
- TRACING RECEIVED \_\_\_\_\_
- FINAL PLAT REVIEWED \_\_\_\_\_
- S/D REPORT #2 PREPARED \_\_\_\_\_
- \*S/D COMM. ACTION \_\_\_\_\_
- S/D REPORT #2 MARKED \_\_\_\_\_
- DEPT. REPORT ON FINAL \_\_\_\_\_
- MARKED COPY SENT TO ENG. \_\_\_\_\_
- \*M.A.P.C. ACTION \_\_\_\_\_
- S/D REPORT #2 MARKED \_\_\_\_\_
- DEPT. REPORT ON FINAL \_\_\_\_\_
- LETTER ON IRONS REC'D. \_\_\_\_\_
- TITLE/TAXES REC'D. \_\_\_\_\_
- TITLE/TAXES REVIEWED \_\_\_\_\_
- FINAL REVIEW \_\_\_\_\_
- SIGNATURES \_\_\_\_\_
- CLEARANCE FOR B.C.C. \_\_\_\_\_
- LETTER TO B.C.C. \_\_\_\_\_
- \*B.C.C. ACTION \_\_\_\_\_
- PRINTS \_\_\_\_\_
- RELEASED \_\_\_\_\_
- \*RECORDED \_\_\_\_\_
- ANNEXED \_\_\_\_\_

MAP No.: C-8  
SEC. No.: 1  
TWP. No.: 27  
RANGE: 1E

S/D No. 65-15

APPLICATION FOR SUBDIVISION APPROVAL

NAME OF SUBDIVISION: University Gardens  
GENERAL LOCATION: 21st St. & Oliver

NAME OF PROPERTY OWNER: Vern L. Pauley  
ADDRESS: 4802 E. 21st St.  
NAME OF SUBDIVIDER: Brick - Beaty & Bonwell PHONE: \_\_\_\_\_  
ADDRESS: 505 Union Natl Bldg.  
NAME OF AGENT/SURVEYOR: Clyde M. Baughman Co. PHONE: AM 46344  
ADDRESS: 2522 E. Kellogg  
DATE OF APPLICATION: Feb. 1, 1965 PHONE: MU 37431

SUBDIVISION INFORMATION:

1. GROSS ACREAGE OF PLAT 40.4  
2. NUMBER OF LOTS: \_\_\_\_\_  
RESIDENTIAL \_\_\_\_\_  
COMMERCIAL \_\_\_\_\_  
INDUSTRIAL \_\_\_\_\_  
OTHER \_\_\_\_\_  
TOTAL NUMBER OF LOTS 6  
3. AVERAGE LOT FRONTAGE \_\_\_\_\_ FT.  
4. MINIMUM LOT FRONTAGE \_\_\_\_\_ FT.  
5. AVERAGE LOT AREA \_\_\_\_\_ SQ. FT.  
6. MINIMUM LOT AREA \_\_\_\_\_ SQ. FT.  
7. LINEAL FEET OF NEW STREETS:  
A. 50 R/W 2605 FT.  
B. \_\_\_\_\_ R/W \_\_\_\_\_ FT.  
C. \_\_\_\_\_ R/W \_\_\_\_\_ FT.  
D. TOTAL \_\_\_\_\_ FT.  
8. TOTAL AREA OF NEW STREET R/W: \_\_\_\_\_ SQ. FT.  
9. EXISTING ZONING AA+LC  
10. PROPOSED ZONING \_\_\_\_\_

11. PUBLIC WATER SUPPLY \_\_\_\_\_ (YES-No), NAME \_\_\_\_\_  
12. PUBLIC SANITARY SEWERS \_\_\_\_\_ (YES-No), NAME \_\_\_\_\_  
13. HEALTH DEPARTMENT APPROVAL (WHERE APPLICABLE) \_\_\_\_\_  
14. CITY OF WICHITA OR 3 MILE AREA: \_\_\_\_\_ (Yes-No)  
City \_\_\_\_\_

THE APPLICANT HEREIN AGREES TO COMPLY WITH THE SUBDIVISION RULES AND REGULATIONS FOR THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA, AS AMENDED, AND ALL OTHER PERTINENT ORDINANCES OF THE CITY OF WICHITA AND/OR RESOLUTIONS OF SEDGWICK COUNTY, KANSAS, AND STATUTES OF THE STATE OF KANSAS. THE APPLICANT FURTHER AGREES THAT HE WAIVES THE 60-DAY STATUTORY PERIOD IN WHICH THE PLANNING COMMISSION OR GOVERNING BODY MUST ACT. THE UNDERSIGNED FURTHER STATES THAT HE IS THE OWNER OR IS THE AUTHORIZED AGENT FOR THE OWNER(S).

OWNER'S SIGNATURE: \_\_\_\_\_  
BY: Clyde M. Baughman  
AGENT

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA  
PLANNING COMMISSION, ROOM 402, CITY BUILDING  
ANNEX, 104 SOUTH MAIN STREET, WICHITA, KANSAS.

RECEIVED BY Shouers  
DATE 2-7-65  
To Ju



S/D-1 M.A.P.C. 7-23-58 (REV. 10-62)

T21-301

MAP No.: \_\_\_\_\_  
SEC. No.: \_\_\_\_\_  
TWP. No.: \_\_\_\_\_  
RANGE: \_\_\_\_\_

S/D No. \_\_\_\_\_

APPLICATION FOR SUBDIVISION APPROVAL

NAME OF SUBDIVISION: University Gardens  
GENERAL LOCATION: 21st St. & Oliver

NAME OF PROPERTY OWNER: Vern L. Pauley PHONE: \_\_\_\_\_  
ADDRESS: 4802 E. 21st St.  
NAME OF SUBDIVIDER: Brick - Beatty & Bonwell PHONE: AM 46344  
ADDRESS: 505 Union Natl Bldg.  
NAME OF AGENT/SURVEYOR: Clyde M. Baughman Co. PHONE: MT 37431  
ADDRESS: 2522 E. Kellogg  
DATE OF APPLICATION: Feb. 1, 1965

SUBDIVISION INFORMATION:

1. GROSS ACREAGE OF PLAT 40.4
2. NUMBER OF LOTS:  
RESIDENTIAL \_\_\_\_\_  
COMMERCIAL \_\_\_\_\_  
INDUSTRIAL \_\_\_\_\_  
OTHER \_\_\_\_\_  
TOTAL NUMBER OF LOTS 6
3. AVERAGE LOT FRONTAGE \_\_\_\_\_ FT.
4. MINIMUM LOT FRONTAGE \_\_\_\_\_ FT.
5. AVERAGE LOT AREA \_\_\_\_\_ SQ.FT.
6. MINIMUM LOT AREA \_\_\_\_\_ SQ.FT.
7. LINEAL FEET OF NEW STREETS:  
A. 50 R/W 2605 FT.  
B. \_\_\_\_\_ R/W \_\_\_\_\_ FT.  
C. \_\_\_\_\_ R/W \_\_\_\_\_ FT.  
D. TOTAL \_\_\_\_\_ FT.
8. TOTAL AREA OF NEW STREET R/W: \_\_\_\_\_ SQ.FT.
9. EXISTING ZONING \_\_\_\_\_
10. PROPOSED ZONING \_\_\_\_\_
11. PUBLIC WATER SUPPLY \_\_\_\_\_ (YES-NO), NAME \_\_\_\_\_
12. PUBLIC SANITARY SEWERS \_\_\_\_\_ (YES-NO), NAME \_\_\_\_\_
13. HEALTH DEPARTMENT APPROVAL (WHERE APPLICABLE) \_\_\_\_\_ (YES-NO)
14. CITY OF WICHITA OR 3 MILE AREA: City

THE APPLICANT HEREIN AGREES TO COMPLY WITH THE SUBDIVISION RULES AND REGULATIONS FOR THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA, AS AMENDED, AND ALL OTHER PERTINENT ORDINANCES OF THE CITY OF WICHITA AND/OR RESOLUTIONS OF SEDGWICK COUNTY, KANSAS, AND STATUTES OF THE STATE OF KANSAS. THE APPLICANT FURTHER AGREES THAT HE WAIVES THE 60-DAY STATUTORY PERIOD IN WHICH THE PLANNING COMMISSION OR GOVERNING BODY MUST ACT. THE UNDERSIGNED FURTHER STATES THAT HE IS THE OWNER OR IS THE AUTHORIZED AGENT FOR THE OWNER(S).

OWNER'S SIGNATURE: \_\_\_\_\_  
BY: Clyde M. Baughman  
AGENT

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA  
PLANNING COMMISSION, ROOM 402, CITY BUILDING  
ANNEX, 104 SOUTH MAIN STREET, WICHITA, KANSAS.

RECEIVED BY Blowers  
DATE 2-1-65  
No fee



S/D-1 M.A.P.C. 7-23-58 (REV. 10-62)

WICHITA-SEDGWICK COUNTY

DATE  
March 21, 1969

**METROPOLITAN AREA PLANNING DEPARTMENT**

THE  
ROAD TO  
SAFETY



TO The Files

FROM Jack H. Galbraith, Senior Planner *J.H.G.*

SUBJECT S/D 65-15 - University Gardens Addition

On this date I discussed the refiling of a community unit plan on the property associated with this plat with Mr. Higgins and Mr. Burke. Mr. Higgins requested that this plat be closed and said that they would resubmit a new plat and filing fee at such time as their Community Unit Plan was re-approved. Therefore, this case is now considered withdrawn by the applicant.

JHG:js

VERN L. PAULEY, M.D.  
\*\*\*\*\* 2417 N. Dellrose  
WICHITA, KANSAS 67202

March 24, 1969

Metropolitan Area Planning Department,  
City Building Annex,  
104 S. Main St.  
Wichita, Kansas 67202  
Attn: Curtis L. Newby  
Planner 1

Subject: S/D 65-15-  
University Gardens  
Addition located at the NE  
corner of Oliver and 21st.  
Street.

Dear Mr. Newby:

In reply to your letter of March 11, 1969. This property has been up for development, and I have moved from there over two years ago. They have paid interest on this and arranged payments. University Housing Construction, Ltd., 11929 Elm Street, Omaha, Nebraska was the purchaser. Edward Johnson, Wheatshocker Hall, 4000 E. 17th., Wichita, Kansas is handling anything for them here.

VLP:gm

Sincerely,

*Vern L. Pauley*  
Vern L. Pauley M.D.



March 11, 1969

Mr. Vern L. Pauley  
4802 E. 21st Street  
Wichita, Kansas 67208

Subject: S/D 65-15 - University  
Gardens Addition located at the  
NE corner of Oliver and 21st Street.

Dear Mr. Pauley:

We are in the process of updating our active case files and attempting to determine whether they should remain open or be closed. As you may recall, the above captioned plan was approved in preliminary form by the Metropolitan Area Planning Commission at its meeting of September 16, 1965, and was subject to several conditions as outlined in our letter to you on September 17, 1965. The Planning Department would appreciate a letter from you by April 1, 1969 outlining your intentions pertaining to this plat. In the event we do not receive a letter from you, this matter will be scheduled for disposition by the Metropolitan Area Planning Commission at their regular meeting of April 10, 1969, at 1:45 p.m., Room 401 in the City Building Annex, at 104 South Main.

Very truly yours,

Curtis L. Newby  
Planner I

CLN:hh

cc: William A. Bonwell, Jr.  
505 Union National Bldg.  
Wichita, Kansas 67202

Baughman Co.  
2522 E. Kellogg  
Wichita, Kansas 67211

September 13, 1965

Baughman Company  
2522 East Kellogg  
Wichita, Kansas

Subject: S/D 65-15 - University Gardens Addition

Gentlemen:

At its regular meeting on September 9, 1965, the Utility Advisory Committee of the Subdivision Committee of the Metropolitan Area Planning Commission considered the Preliminary Plat of University Gardens. The action of the Utility Advisory Committee was to recommend approval of the Preliminary Plat and authorize the preparation of the Final Plat subject to the following conditions:

1. The applicant providing sidewalks adjacent to the north side of 21st Street, the east side of Oliver, the west side of Pinecrest and on both sides of the east-west street running between Lots 2 and 3 and 6 and 7.
2. Lot 8 has a depth of 550 feet and is zoned and developed as single family. It is recommended that Lot 8 be indicated on the plat as an "exception" rather than as a lot. This would require platting at a later date; however, at that time access controls could be required, whereas it seems unreasonable since the lot has only one single family dwelling to require such controls at this time.
3. Contacting City Engineer relative to sewer easements.

Baughman Company

September 16, 1965

4. Prior to the submission of the final plat to the Subdivision Committee, the applicant shall submit 8 copies of their proposed development plan for Lot 1, to be submitted to the Utility Advisory Committee.
5. The applicant working with the Flood Control Division of the Department of Public Works regarding their proposed drainage plan. This plan is to be submitted with the final plat.
6. Preparation of a final plat, see pages 4 and 5 of the Subdivision Rules and Regulations.

Enclosed herewith is the marked Engineer's copy of the preliminary plat for your information and files.

If you have any questions concerning this matter, please feel free to call.

Sincerely yours,

Jack H. Galbraith  
Senior Planner

JHG:jmm  
Enclosure

cc: Vern L. Pauley  
4802 East 21st Street

William A. Bonwell, Jr.  
505 Union National Building

September 17, 1965

Baughman Company  
2522 East Kellogg  
Wichita, Kansas

Subject: S/D 65-15 - Preliminary Plat of University Gardens  
Addition.

Gentlemen:

At its regular meeting on September 16, 1965, the Metropolitan Area Planning Commission considered the Preliminary Plat of University Gardens Addition. The action of the Planning Commission was to authorize preparation of the final plat subject to:

1. The applicant providing sidewalks adjacent to the north side of 21st Street, the east side of Oliver, the west side of Pinecrest and on both sides of the east-west street running between Lots 2 and 3 and 6 and 7.
2. Lot 8 has a depth of 550 feet and is zoned and developed as single family. It is recommended that Lot 8 be indicated on the plat as an "exception" rather than as a lot. This would require platting at a later date; however, at that time access controls could be required, whereas it seems unreasonable since the lot has only one single family dwelling to require such controls at this time.
3. Contacting City Engineer relative to sewer easements.

Baughman Company

September 17, 1965

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5. The applicant working with the Flood Control Division of the Department of Public Works regarding their proposed drainage plan. This plan is to be submitted with the final plat.
6. Preparation of a final plat, see pages 4 and 5 of the Subdivision Rules and Regulations.

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

Sincerely yours,

Jack H. Galbraith  
Senior Planner

JHG:RAW:jmm

cc: Vern L. Pauley  
4802 East 21st Street

William A. Bonwell, Jr.  
505 Union National Building

From the desk of  
Charles C. Browning, Jr.

CBF

11 Crestview Lakes  
Wichita, Kansas

August 6, 1965

Mr. Jack H. Galbraith  
City of Wichita Planning Department  
City Building Annex  
Wichita, Kansas

Dear Mr. Galbraith:

I would like to follow up Mr. Milburn's letter of August  
3rd, reiterating the same feelings, and it would be  
appreciated if you would also notify me. Thanks sincerely  
for your help.

Sincerely,

*Charles C. Browning, Jr.*

Charles C. Browning, Jr.

CCB/chg



PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE

S/D No. 65-15 NAME University Gardens Addition  
DATE APPLICATION REC'D 2-1-65 S/D COMMITTEE MEETING 9-9-65

DESCRIPTION

GENERAL LOCATION Northeast corner of Oliver and 21st Street

OWNER Vern L. Pauley

SURVEYOR/ENGINEER Baughman Company PHONE MI 3-7431

ADDRESS 2522 East Kellogg

1. GROSS ACREAGE OF PLAT	<u>40.4</u>	7. LINEAL FEET OF NEW STREETS:	
2. NUMBER OF LOTS:		(A)	<u>30</u> R/W <u>546</u> FT.
RESIDENTIAL		(B)	<u>36</u> R/W <u>731</u> FT.
COMMERCIAL		(C)	<u>30</u> R/W <u>2,804.7</u> FT.
INDUSTRIAL		(D)	<u>66</u> R/W <u>1,315</u> FT.
OTHER	<u>8</u>	(D)	TOTALS <u>196.7</u> FT.
TOTAL	<u>8</u>	8. TOTAL AREA OF NEW STREET	<u>259.721</u> SQ.FT.
3. AVERAGE LOT FRONTAGE	FT.	R/W	
4. MINIMUM LOT FRONTAGE	FT.	9. EXISTING ZONING	<u>AA &amp; LC</u>
5. AVERAGE LOT AREA	SQ.FT.	10. PROPOSED ZONING	<u>LC &amp; B</u>
6. MINIMUM LOT AREA	SQ.FT.	11. LOT AREA REQUIRED BY	
		ZONING	<u>    </u> SQ.FT.

STAFF COMMENTS:

THIS PRELIMINARY PLAT COMPLIES WITH THE SUBDIVISION RULES AND REGULATIONS EXCEPT AS FOLLOWS:

- The applicant providing sidewalks adjacent to the north side of 21st Street, the east side of Oliver, the west side of Pinecrest and on both sides of the east-west street running between Lots 2 and 3 and 6 and 7.
- It should be pointed out that the east-west road running through the property has changed somewhat in alignment from what was proposed on the Development Plan. However, it is the opinion of the staff that this change is not significant enough to necessitate having the Development Plan re-submitted to the Metropolitan Area Planning Commission.
- It should also be pointed out that a Development Plan has not been submitted on Lot 1 and, since it is over 6 acres in size, no building permits will be issued on Lot 1 until a Development Plan has been approved by the Metropolitan Area Planning Commission.
- Lot 8 has a depth of 550 feet and is zoned and developed as single family. It is recommended that Lot 8 be indicated on the plat as an "exception" rather than as a lot. This would require platting at a later date; however, at that time access controls could be required, whereas it seems unreasonable since the lot has only one single family dwelling to require such controls at this time.
- Preparation of a final plat, see pages 4 and 5 of the Subdivision Rules and Regulations.

ACTION:

The Subdivision Committee Recommends:

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE

S/D No. 65-15 NAME University Gardens Addition  
DATE APPLICATION REC'D 2-1-65 S/D COMMITTEE MEETING 9-9-65

DESCRIPTION

GENERAL LOCATION Northeast corner of Oliver and 21st Street  
OWNER Vern L. Pauley  
SURVEYOR/ENGINEER Bauchman Company PHONE MU 3-7431  
ADDRESS 2522 East Kellogg

1. GROSS ACREAGE OF PLAT	<u>40.4</u>	7. LINEAL FEET OF NEW STREETS:	
2. NUMBER OF LOTS:		(A) <u>30</u> R/W <u>546</u>	FT.
RESIDENTIAL		(B) <u>35</u> R/W <u>731</u>	FT.
COMMERCIAL		(C) <u>30</u> R/W <u>2,004.7</u>	FT.
INDUSTRIAL		(D) <u>68</u> R/W <u>1,315</u>	FT.
OTHER		TOTAL <u>196.7</u>	FT.
TOTAL	<u>8</u>	8. TOTAL AREA OF NEW STREET	
3. AVERAGE LOT FRONTAGE	_____ FT.	R/W <u>259.721</u>	89.FT.
4. MINIMUM LOT FRONTAGE	_____ FT.	9. EXISTING ZONING	<u>RA &amp; LC</u>
5. AVERAGE LOT AREA	_____ 89.FT.	10. PROPOSED ZONING	<u>LC &amp; B</u>
6. MINIMUM LOT AREA	_____ 89.FT.	11. LOT AREA REQUIRED BY	
		ZONING	_____ 89.FT.

STAFF COMMENTS:

THIS PRELIMINARY PLAT COMPLIES WITH THE SUBDIVISION RULES AND REGULATIONS EXCEPT AS FOLLOWS:

- The applicant providing sidewalks adjacent to the north side of 21st Street, the east side of Oliver, the west side of Pinecrest and on both sides of the east-west street running between Lots 2 and 3 and 6 and 7.
- It should be pointed out that the east-west road running through the property has changed somewhat in alignment from what was proposed on the Development Plan. However, it is the opinion of the staff that this change is not significant enough to necessitate having the Development Plan re-submitted to the Metropolitan Area Planning Commission.
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- Preparation of a final plat, see pages 4 and 5 of the Subdivision Rules and Regulations.

ACTION:

The Subdivision Committee Recommends:

August 31, 1965

Mr. Glenn L. Milburn  
110 East First Street  
Wichita, Kansas 67202

Subject: S/D 65-15 - Preliminary Plat of  
University Gardens Addition at the  
northeast corner of 21st and Oliver

Dear Mr. Milburn:

As you requested in your letter dated August 3, 1965, this is to advise you that the above-captioned subdivision case requested by Mr. Pauley, will be considered by the Subdivision Committee on September 9, 1965.

If you have any questions on this matter, please do not hesitate to call.

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG: bgs

cc: Mr. Charles C. Browning  
11 Crestview Lakes  
Wichita, Kansas

MILBURN, COCHRAN & COMPANY, INC.  
Municipal and Corporate Securities  
MEMBERS MIDWEST STOCK EXCHANGE

WICHITA, KANSAS 67202  
110 EAST FIRST STREET  
316-AM 4-6321

August 3, 1965

Mr. Jack H. Galbraith  
City of Wichita Planning Dept.  
City Building Annex  
Wichita, Kansas

Dear Mr. Galbraith:

It would be a great favor if you would notify me when the plat is filed covering Dr. Pauley's land at the corner of 21st and Oliver. Certain representations as to the maintenance and development of the buffer zone along Oliver were made both to the Planning Commission and the City Commission. We intend to see that these promises are carried out to the letter and we want to be sure and see the plat before it has been approved.

Many thanks for your help.

Sincerely,



Glenn L. Milburn  
President

GLM/fg



OKLAHOMA CITY

KANSAS CITY

HUTCHINSON

EMPORIA

ARDMORE

MILBURN, COCHRAN & COMPANY, INC.

Municipal and Corporate Securities  
MEMBERS MIDWEST STOCK EXCHANGE

WICHITA, KANSAS 67202  
110 EAST FIRST STREET  
316-AM 4-6321

August 3, 1965

Mr. Jack H. Galbraith  
City of Wichita Planning Dept.  
City Building Annex  
Wichita, Kansas

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Many thanks for your help.

Sincerely,



Glenn L. Milburn  
President

GLM/fg



OKLAHOMA CITY

KANSAS CITY

HUTCHINSON

EMPORIA

ARDMORE

February 1, 1965

Mr. Clyde M. Baughman  
2522 East Kellogg  
Wichita, Kansas

Subject: Sketch Plat - University  
Gardens Addition

Dear Mr. Baughman:

We have reviewed the Sketch Plat of University Gardens Addition, which was submitted without the necessary application. This plat is unacceptable in this form and we will not authorize preparation of the preliminary plat at this time for the following reasons:

1. This plat of approximately 40 acres has no provisions for interior street circulation. Either appropriate street dedications should be made to assure adequate interior circulation, or plans should be submitted indicating private interior streets and a guarantee that such private streets can be used for police and fire protection.
2. There should be a dedication of half-street right of way for Pinecrest on the east side of the plat to conform with the Prairie Hills Addition to the north.
3. There are serious drainage problems on this land as indicated by the three existing lakes. It is our understanding that at least two and possibly all of the lakes will be filled. This drainageway is in direct line with Bleckley Street to the north. The applicant

February 1, 1965

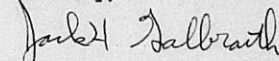
should contact the Flood Control Division of the Department of Public Works so that an acceptable drainage solution can be worked out prior to the submission of the preliminary plat.

4. The deadend street as indicated between Lots 4 and 5 is unacceptable.
5. As much of this area is zoned "AA" Single Family, Lots 2, 3, 4, 5 and 6 are unacceptable for single family lots. It will be necessary that this be platted in appropriate size single family lots or an application be filed for the appropriate zone change.

It should be pointed out that Lot 1 is presently zoned "LC", Light Commercial. It will be necessary, under the Community Unit Plan Provisions of the Zoning Ordinance, that a development plan be submitted and approved prior to the issuance of a building permit.

I will be available to discuss this plat at your convenience, and if you have any questions concerning this matter, please feel free to call.

Sincerely,



Jack H. Galbraith  
Senior Planner

JHG:bgs

cc: Mr. Allen B. Kipper  
7400 North Oak Trafficway  
Kansas City, Missouri 64118

MAP No.: \_\_\_\_\_  
SEC. No.: \_\_\_\_\_  
TWP. No.: \_\_\_\_\_  
RANGE: \_\_\_\_\_

S/D No. \_\_\_\_\_

APPLICATION FOR SUBDIVISION APPROVAL

NAME OF SUBDIVISION: University Gardens

GENERAL LOCATION: 21st St. & Oliver

NAME OF PROPERTY OWNER: Millard Seldin - S & L Engineering Co.

ADDRESS: % Sidney Brick PHONE: AM 46344

NAME OF SUBDIVIDER: Union Natl Bank Bldg.

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

NAME OF ~~AGENT~~ SURVEYOR: Baughman Co.

ADDRESS: 2522 E. Kellogg PHONE: MU 37431

DATE OF APPLICATION: August 30, 1965

SUBDIVISION INFORMATION:

- |  |                                    |
|--|------------------------------------|
| 1. GROSS ACREAGE OF PLAT <u>40.4 Ac.</u> | 7. LINEAL FEET OF NEW STREETS:     |
| 2. NUMBER OF LOTS:                       | A. <u>30</u> R/W <u>516</u> FT.    |
| RESIDENTIAL _____                        | B. <u>36</u> R/W <u>731</u> FT.    |
| COMMERCIAL _____                         | C. <u>50</u> R/W <u>2604.7</u> FT. |
| INDUSTRIAL _____                         | D. TOTAL <u>1315</u> FT.           |
| OTHER _____                              | <u>5196.7</u>                      |
| TOTAL NUMBER OF LOTS <u>8</u>            | 8. TOTAL AREA OF NEW STREET R/W:   |
| 3. AVERAGE LOT FRONTAGE _____ FT.        | <u>259.721</u> SQ.FT.              |
| 4. MINIMUM LOT FRONTAGE _____ FT.        | 9. EXISTING ZONING _____           |
| 5. AVERAGE LOT AREA _____ SQ.FT.         | 10. PROPOSED ZONING _____          |
| 6. MINIMUM LOT AREA _____ SQ.FT.         |                                    |

11. PUBLIC WATER SUPPLY yes (YES-NO), NAME \_\_\_\_\_ CITY \_\_\_\_\_

12. PUBLIC SANITARY SEWERS yes (YES-NO), NAME \_\_\_\_\_ CITY \_\_\_\_\_

13. HEALTH DEPARTMENT APPROVAL (WHERE APPLICABLE) \_\_\_\_\_ (YES-NO)

14. CITY OF WICHITA OR 3 MILE AREA: \_\_\_\_\_ CITY \_\_\_\_\_

THE APPLICANT HEREIN AGREES TO COMPLY WITH THE SUBDIVISION RULES AND REGULATIONS FOR THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA, AS AMENDED, AND ALL OTHER PERTINENT ORDINANCES OF THE CITY OF WICHITA AND/OR RESOLUTIONS OF SEDGWICK COUNTY, KANSAS, AND STATUTES OF THE STATE OF KANSAS. THE APPLICANT FURTHER AGREES THAT HE WAIVES THE 60-DAY STATUTORY PERIOD IN WHICH THE PLANNING COMMISSION OR GOVERNING BODY MUST ACT. THE UNDERSIGNED FURTHER STATES THAT HE IS THE OWNER OR IS THE AUTHORIZED AGENT FOR THE OWNER(S).

OWNER'S SIGNATURE: \_\_\_\_\_

BY: \_\_\_\_\_  
                    AGENT

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA  
PLANNING COMMISSION, ROOM 402, CITY BUILDING  
ANNEX, 104 SOUTH MAIN STREET, WICHITA, KANSAS.

RECEIVED BY Jack Belbrecht  
DATE 8-30-65

Form 223-021

**PAYMENT NOTICE**  
City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hoe. Mvr.	Hoe. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>Lib. Revision App.</i>	<i>35.50</i>

Name *Wichita Council*

Address *Union of Naal Bldg*

Type *R-712* Due Date

Comments:

Date *9.30.65* By *Mita*  
*Arrington*