

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 90-72 - QUIKTRIP 4TH ADDITION

OWNER/APPLICANT: Ralph C. Rounds Living Trust, c/o Carl A. Nelson Trustee, 555 N. Woodlawn Bldg. 1, Suite 227, Wichita, KS 67208

SUBDIVIDER: Rock Road Law, P.A., 260 N. Rock Rd., Suite 220, Wichita, KS 67206

SURVEYOR/ENGINEER: Baughman Co., 315 Ellis, Wichita, KS 67211

LOCATION: Northeast corner of 31st St. So. & Hillside

SITE SIZE: 1.6 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 26,191.88 sq. ft.

CURRENT ZONING: "RB" Four Family Dwelling

PROPOSED ZONING: "LC" Light Commercial (Z-3013)

VICINITY MAP:



NOTE: A zone change from "RB" Four Family Dwelling District to "LC" Light Commercial is being submitted for approval to City Council January 8, 1991 and is subject to platting. This request was also approved by the CPO Council 3B. This is a replat of a portion of the Planeview Subdivision No. 2.

STAFF COMMENTS:

- A. Approval of this plat shall be subject to City Council approval of the requested zone change and any conditions of that change.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the abandonment and relocation of any sanitary sewer and water lines not being covered by a public utility easement.
- D. The applicant shall guarantee any accel/decel lane or other traffic improvements indicated by Traffic Engineering as being required for this site.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this site has frontage to a residential street (E. Neely Court), and property either side of the site and around this cul-de-sac is zoned "RB" Four Family Residence which requires a 20-foot setback from adjacent streets, the final plat tracing shall also show a 20-foot setback from E. Neely Court.
- G. On the final plat tracing, the plattor's text shall be amended to indicate that the location of the access openings need to be approved by the City Engineer.
- H. The KPL representative needs to be prepared to comment upon the location of their 2-inch steel gas line and if any parts of the line need to be relocated. If this line needs to be relocated the applicant shall submit a letter from KPL indicating that satisfactory arrangements have been made for such relocation.
- 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. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. Traffic Engineering should be prepared to comment upon the need for accel/decel lanes along either Hillside or 31st Street, or whether other intersection improvements should be guaranteed by this development.
- N. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- O. The applicant has indicated that right-of-way needs were discussed with City Engineering at an earlier time. City Engineering needs to comment if the indicated right-of-way on this plat meets their approval.

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

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SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

January 22, 1991

Brent Wooten  
Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 90-72 (Final Plat) Quiktrip 4th Addition

Dear Brent:

At the regular meeting of the Metropolitan Area Planning Commission on January 17, 1991, 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 January 11, 1991.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

*Kandace A. Jones*

Kandace A. Jones  
Associate Planner

KJ:sm

cc: Ralph C. Rounds Living Trust, c/o Carl A. Nelson Trustee,  
555 N. Woodlawn Bldg. 1, Suite 227, Wichita, KS 67208  
Rock Road Law, P.A., 260 N. Rock Rd., Suite 220, Wichita, KS  
67206  
✓ Mike Lindebak, City Engineer