

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 4
October 14, 1990

**STAFF REPORT
(Final Plat)**

CASE NUMBER: S/D 90-61 - QUIKTRIP 3RD ADDITION

OWNER/APPLICANT: Woodlawn Land Company, 7633 E. Kellogg,
Wichita, KS 67207; Quiktrip Corp. c/o David
Grooms, P.O. Box 3475, Tulsa, OK 74101

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Northwest corner of 29th St. North and
Woodlawn.

SITE SIZE: 0.9 Acres

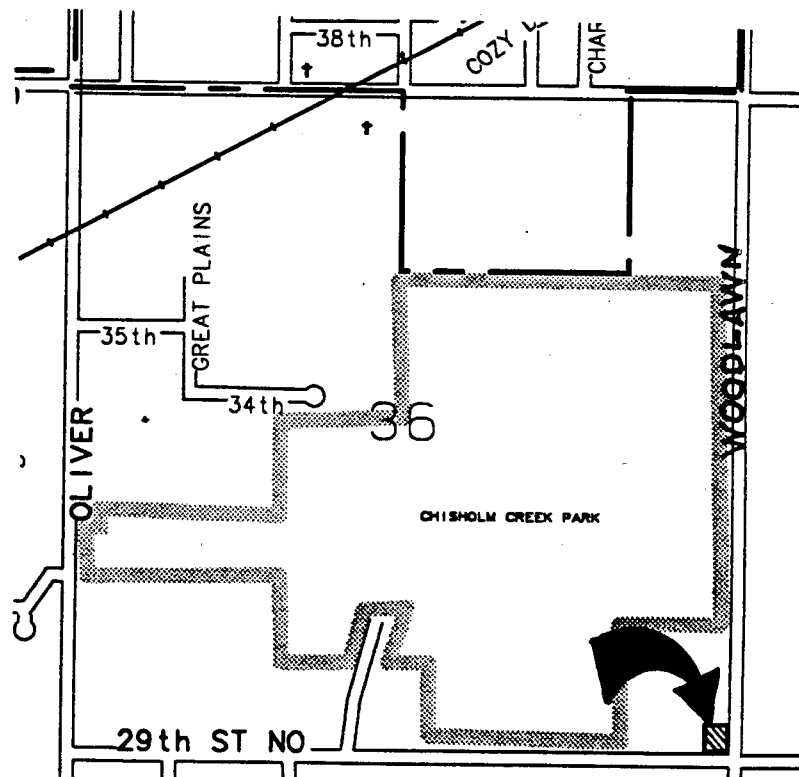
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 40,755.78 sq. ft.

CURRENT ZONING: "LC" Light Commercial (DP-175)

VICINITY MAP:



STAFF COMMENTS:

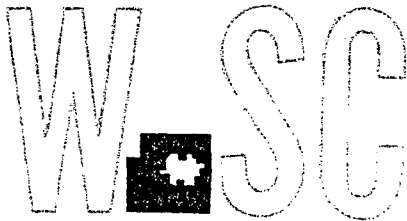
NOTE: This one lot plat represents only a portion of an overall area covered by the Boardwalk Community Unit Plan, DP-175. A preliminary plat (the Boardwalk Addition) was submitted in 1987 which covered the area of the C.U.P. but has not yet been finalized. At this time, the plat covers approximately the area in the C.U.P. indicated as Parcel 3. The application for this plat indicates that the site is under a purchase contract by the Quiktrip Corporation.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
 - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - C. As required by the C.U.P. (DP-175), at the time of platting, guarantees were to be provided for traffic and intersection improvements at this site. Decel lanes and medial improvements on both 29th St. and Woodlawn were to be guaranteed. Although this plat is only a portion of the overall area covered by the C.U.P., guarantees for these improvements still should be required at this time. City and Traffic Engineering should be prepared to comment on the extent of the improvements that should be guaranteed.
 - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - E. Complete access control of more than 40-feet is now typically being acquired at major intersections. Pending revisions to the Subdivision Regulations indicate a standard of 100-feet for lots with frontages of over 130-feet. It is Planning's position that the final plat tracing plat 100-feet of complete access control at this site's intersection with 29th and Woodlawn. Traffic Engineering should be prepared to comment if a greater level of access control should be required.
 - F. The applicant shall obtain an adjustment to the C.U.P., DP-175 to allow for the size of lot being platted. The lot now being platted is larger than the corresponding parcel of the C.U.P. This adjustment shall be obtained before this plat can be scheduled for City Council review.
 - G. The applicant is advised that a landscaping requirement has been established by the C.U.P. for the area along the eastern edge of this plat.
 - H. On the final plat tracing, the MAPC signature block shall be amended by deleting "Acting" from the Chairman's signature block.
-

- 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. As indicated previously, the representative from Traffic Engineering needs to comment on traffic improvements that should be required of this plat and the access control needed for the major street intersection adjacent to this site.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to verify if sufficient right-of-way exists for 29th St. North. While this plat is indicating less than the 75-feet of half-street right-of-way required for a major intersection, this street is apparently skewed to the south, with a greater amount of right-of-way having been obtained to the south, or what appears to be a full 150 feet of right-of-way.

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

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 19, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-61 (Final Plat) Quiktrip 3rd Addition

Dear Brent:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 18, 1990, 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 extension of sanitary sewer to serve the lots being platted. Any required easements shall be indicated on the plat or if off-site, a separate dedication shall be submitted with the final plat tracing for recording.
- B. The applicant shall guarantee the extension of water along 29th Street, adjacent to the plat.
- C. As required by the C.U.P. (DP-175), at the time of platting, guarantees were to be provided for traffic and intersection improvements at this site. Decel lanes and medial improvements on both 29th St. and Woodlawn were to be guaranteed. Although this plat is only a portion of the overall area covered by the C.U.P., guarantees for these improvements still need to be provided. The applicant shall meet with City and Traffic Engineering to determine the extent of the improvements that should be guaranteed at this time. These guarantees will be held until further development of this area requires the improvements.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- E. The final plat tracing shall indicate 100 feet of complete access control along Woodlawn and 60 feet of complete access control on 29th St. North from the street intersection.
- F. The applicant shall obtain an adjustment to the C.U.P., DP-175 to allow for the size of lot being platted. The lot now being platted is larger than the corresponding parcel of the C.U.P. This adjustment shall be obtained before this plat can be scheduled for City Council review.
- G. The applicant is advised that a landscaping requirement has been established by the C.U.P. for the area along the eastern edge of this plat.
- H. On the final plat tracing, the MAPC signature block shall be amended by deleting "Acting" from the Chairman's signature block.
- 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.

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 Thursday, October 25, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

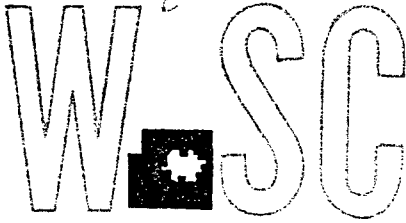
D.L.

KJ:sm
Enclosure

S/D 90-61 Quiktrip 3rd Addition
Page 3

cc: Woodlawn Land Co, 7633 E. Kellogg, Wichita, KS 67207
Quiktrip Corp., c/o David Grooms, P.O. Box 3475, Tulsa, OK
74101
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

October 26, 1990

Brent Wooten
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-61 Quiktrip 3rd Addition

Dear Brent:

At the regular meeting of the Metropolitan Area Planning Commission on October 25, 1990, 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 October 19, 1990.

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,

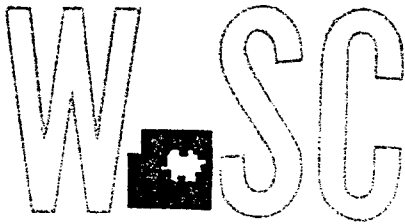
Kandace A. Jones
Associate Planner

KJ:sm

cc: Woodlawn Land Co, 7633 E. Kellogg, Wichita, KS 67207
Quiktrip Corp., c/o David Grooms, P.O. Box 3475, Tulsa, OK
74101

✓ Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

October 26, 1990

Garry E. Smith
107 N. Summitt
P.O. Box 696
Wichita, KS 67005

Re: S/D 90-58 Cedar Point Baptist Church Addition

Dear Mr. Smith:

At the regular meeting of the Metropolitan Area Planning Commission on October 25, 1990, 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 October 19, 1990.

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.
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Please call if you have any questions.

Sincerely,

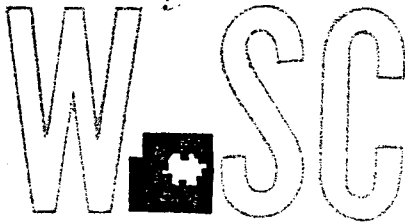
Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm

cc: Cedar Pointe Baptist Church, C. David McMullin, 1263 S. Sage
Brush Ct., Wichita, KS 67230
Martain Hanneg & Assoc. Architects, 1726 S. Hillside,
Wichita, KS 67211
Mike Lindebak, City Engineer
Harlan Foraker, County Engineering

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 26, 1990

Brent Wooten
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-57 Midtown-Waco Addition

Dear Brent:

At the regular meeting of the Metropolitan Area Planning Commission on October 25, 1990, 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 October 19, 1990.

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
Associate Planner

KJ:sm

cc: John Lay, George Lay Signs Inc., 1016 N. Waco, Wichita, KS
67203

✓ Mike Lindebak, City Engineer