

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

January 10, 1991

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 90-73 - QUIKTRIP 5TH ADDITION

OWNER/APPLICANT: Sam T. & Helen Luinstra, etux, 1102 N. Gow  
Wichita, KS 67203

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS  
67211

LOCATION: Southwest corner of 21st St. North and  
Hillside.

SITE SIZE: 1.2 Acres

NUMBER OF LOTS

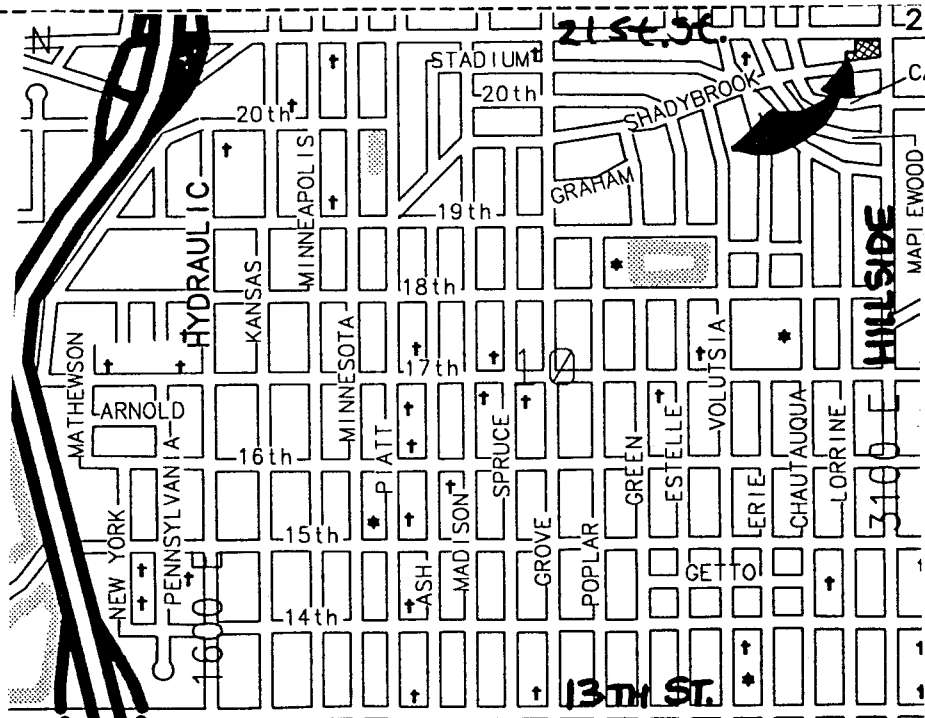
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 43,712 sq. ft.

CURRENT ZONING: "LC" Light Commercial, "RB" Four Family  
Dwelling

PROPOSED ZONING: "LC" Light Commercial (Z-3014)

VICINITY MAP:



NOTE: A zone change to "LC" Light Commercial zoning (Z-3014) for a portion of this site is to be heard by the City Council, January 8, 1991. This zone change has been approved by the MAPC subject to the site being platted in order to obtain appropriate street rights-of-way, access control, and building setbacks.

STAFF COMMENTS:

- A. The applicant shall guarantee the abandonment of the sanitary sewer lateral not being covered by a utility easement.
- B. The applicant shall guarantee the closure of those driveways in excess of the access controls being established for this plat. Specifically, the closure of two drives to 21st Street North, two drives to Hillside and two drives to Shadybrook Lane shall be guaranteed.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Approval of this plat shall be subject to approval of the associated zone change request (Z-3014) and to any conditions of the zoning approval.
- E. The applicant's agent has indicated that right-of-way needs for 21st St. and Hillside have been discussed with City Engineering. The representative from City Engineering should be prepared to comment if the indicated right-of-way on this plat has been approved by Engineering. If not, the final plat tracing shall indicate the major street intersection right-of-way as specified in the Subdivision Regulations.
- F. The area immediately to the south of this site is residential. Access from commercial sites into such residential areas is typically considered inappropriate. The final plat tracing shall therefore indicate complete access control to Shadybrook Lane.
- G. The plattor's text shall be amended to indicate that the location of the access openings to 21st Street and Hillside are to be approved by the City Engineer.
- H. The final plat shall indicate the platting of the building setbacks from 21st Street North and Hillside through the existing building which encroaches into these setback areas. Central Inspection has advised that the platting of these building setbacks does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setbacks and, if the building is removed, any new building construction must observe the platted building setbacks. Also, on the final plat tracing, the building setback shall be indicated as a 20-foot setback from Shadybrook Lane.

- I. Presently, one of the owner of this site is indicated as J. and Viola Chenn. The final plat tracing shall either include these owner's signatures or a revised title policy will need to be submitted indicating the change in ownership, as now shown on the plat (Julius and Lois Smith).
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from Traffic Engineering should be prepared to comment on the access controls for this site and in particular, the 60-feet of complete access control to 21st Street North. Also, Traffic Engineering should be prepared to indicate if any accel/decel lane or other intersection improvements should be guaranteed by this development.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to comment on the right-of-way needs for 21st Street and Hillside.

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

**PROFESSIONAL  
ENGINEERING CONSULTANTS, PA**

303 South Topeka  
WICHITA, KANSAS 67202

(316) 262-2691

TO

City Engineer's Office  
455 N. Main  
Wichita, KS 67202

**LETTER OF TRANSMITTAL**

DATE	5-20-93	JOB NO.	36-93223-2840
ATTENTION	Vicky R. Huang, P.E.		
RE:	Quik Trip 5th Add.		

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings      Prints      Plans      Samples      Specifications  
 Copy of letter      Change order      \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
2	5/20/93		Drainage Plan

THESE ARE TRANSMITTED as checked below:

- For approval      Approved as submitted      Resubmit \_\_\_\_\_ copies for approval  
 For your use      Approved as noted      Submit \_\_\_\_\_ copies for distribution  
 As requested      Returned for corrections      Return \_\_\_\_\_ corrected prints  
 For review and comment      \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_  
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COPY TO Quik Trip Corp. w/ 1 print

SIGNED: Michael W. Berry, P.E.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

June 10, 1993

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 93-34 - QUIK TRIP 5TH ADDITION

OWNER/APPLICANT: Quik Trip Corporation, c/o David Grooms, P. O. Box 3475, Tulsa, OK 74101

AGENT: Jemeel G. Razook, Andeel & Co., 358 North Rock Road, Wichita, KS 67206

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: Northwest corner of Lincoln and Hydraulic

SITE SIZE: 45,021 sq. ft.

NUMBER OF LOTS

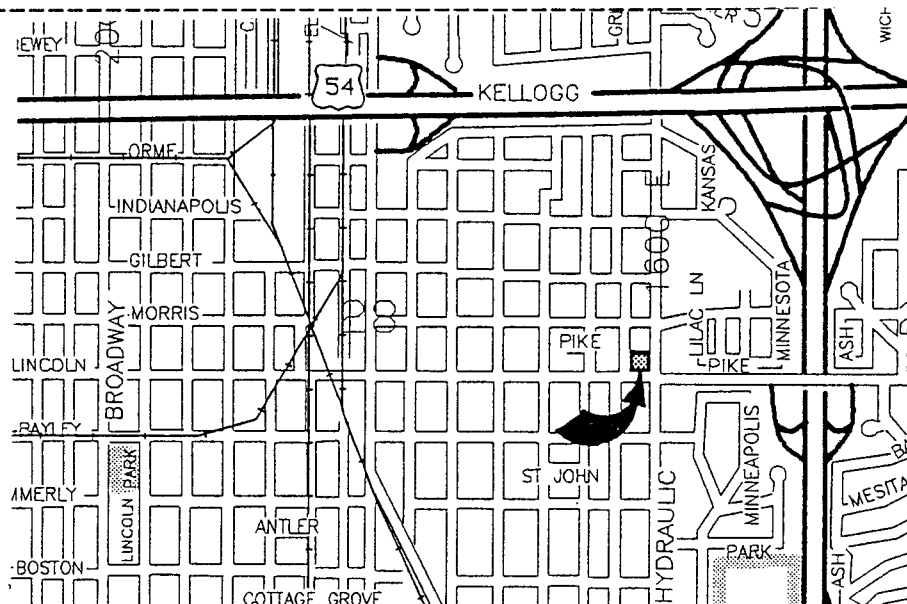
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 45,021 sq. ft.

CURRENT ZONING: "LC" and "B"

PROPOSED ZONING: "LC" (Z-3093)

VICINITY MAP:



NOTE: A portion of this site is involved in a requested zone change (Z-3093) from "B" multi-family zoning to "LC" Light-Commercial zoning. This zone change was approved by the MAPC May 20, 1993 and is scheduled for City Council review June 15, 1993.

STAFF COMMENTS:

- A. Approval of this plat shall be subject to approval of the associated zone change (Z-3093) and any requirements of that zone change.
- B. This site is developed with municipal services already available. However, City Engineering needs to indicate if any improvements still need to be guaranteed and/or existing facilities abandoned.
- C. During review of the zoning case, certain traffic improvements were indicated as being needed or requested by the applicant. Traffic Engineering needs to indicate if any such improvements need to be guaranteed by this plat.
- D. The applicant shall guarantee the paving of alley right-of-way being dedicated by this plat.
- E. The applicant shall guarantee the closure and/or reconstruction of driveways or alley openings located in areas of complete access control or in excess of the allowed openings along Hydraulic and Lincoln.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Prior to this plat being scheduled for City Council, a letter shall be submitted to Planning indicating that the homes, garages, and other structures on this site have been removed. In particular all structures within street or alley right-of-way must be removed before this plat can be scheduled for City Council approval.
- H. Apparently most of the right-of-way at this intersection has been obtained by deeds. If this plat is itself not dedicating any additional street right-of-way such reference shall be deleted from the plat's text. If additional right-of-way is, however, being dedicated it shall be more clearly indicated on the face of the plat.
- I. On the final plat tracing, dimensions shall be provided which indicate the actual depth of the building setbacks at locations where this setback is less than 35-feet from the lot lines.
- J. Prior to this plat being scheduled for City Council review, the applicant shall provide proof that various conditions noted in

this site's platting binder have been resolved or do not affect the applicant's ability to plat this property. Specifically, proof needs to be provided that all indicated mortgages have been released. Further, the applicant shall submit a legal opinion that the indicated tax liens, court judgments, equitable interests and probate cases do not encumber the indicated plattor's (Quik Trip Corporation) right to plat this property.

Further, proof shall be provided that ownership of this site is with the indicated plattor and not with the parties noted by the present platting binder.

- K. Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes have been paid on this site.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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

Quiktrip 5<sup>th</sup> Addn

CITY OF WICHITA  
**Interoffice**  
M E M O R A N D U M

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**To:** Steve Lackey, Public Works Director  
Mike Lindebak, City Engineer

**From:** John Philbrick

**Subject:** Northwest Corner of Lincoln and Hydraulic

**Date:** February 12, 1999

A request has been received concerning a 15.12 foot by 55 foot strip at the northwest corner of Lincoln and Hydraulic and is highlighted in yellow on the attached plat. The adjoining property is developed with a Quik Trip. If Quik Trip could acquire the strip, they would be able to add another gasoline pump. Is the sale of this parcel possible based on future plans for the intersection? If so, I will proceed to surplus the strip and solicit comments from other departments.

RECEIVED  
FEB 12 1999  
CITY - ENGINEERING

