

July 6, 1995

**STAFF REPORT**  
( Final Plat)

**CASE NUMBER:** S/D 95-48 QUIK TRIP 6TH ADDITION

**OWNER/APPLICANT:** Quik Trip Corporation, Attn: Keith Spiker, 901 N. Mingo Road, P. O. Box 3475, Tulsa, OK 74116

**SURVEYOR/ENGINEER:** Baughman Company, P. A., 315 Ellis, Wichita, KS 67211

**LOCATION:** North of 21st Street North and east of Arkansas

**SITE SIZE:** 1.2 Acres

**NUMBER OF LOTS**

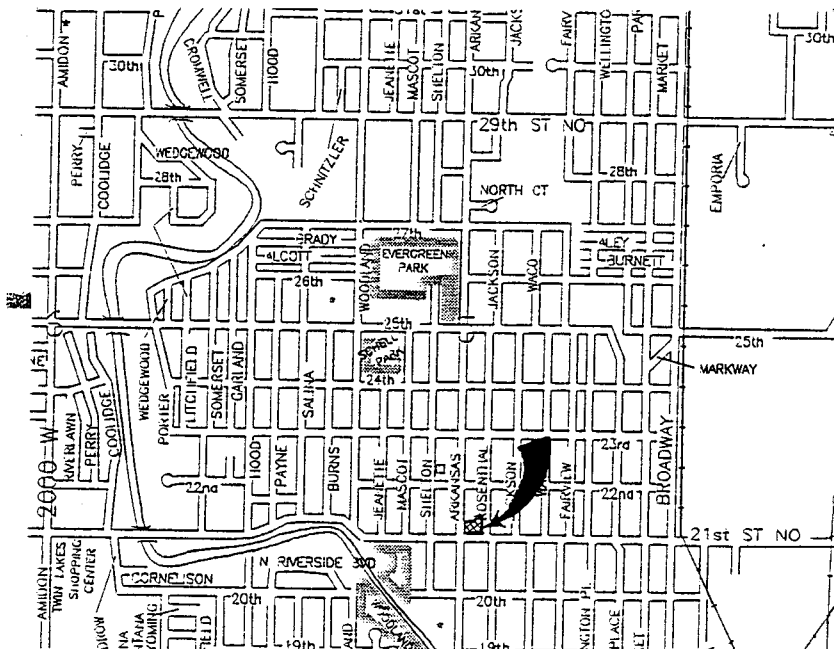
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 1.2 Acres

**CURRENT ZONING:** "LC" and "B"

**PROPOSED ZONING:** "LC" and "B" (Z-3172)

**VICINITY MAP:**



NOTE: Another QuikTrip 6th Plat for a site at Lincoln and Oliver was submitted in early 1995 but has not been completed. That file (S/D 95-11) will be closed, allowing for this plat to use the QuikTrip 6th Addition name. A zone change (Z-3172) to "LC" zoning for a portion of this site is scheduled for MAPC review 6/29/95. After the zone change is completed, however, a portion of the site (northeast corner adjacent to the alley) will still be under ""B" zoning.

STAFF COMMENTS:

- A. Approval of this plat will be subject to approval of the zone change (Z-3172) and any conditions established by the zone change.
- B. The applicant shall submit a letter, from the parties responsible for the QuikTrip 6th Plat, S/D 95-11, indicating their intentions to close that plat's file.
- C. As determined appropriate by City Engineering, the applicant shall guarantee the relocation and/or reconstruction of sanitary sewer made necessary by this plat. Also any permanent and temporary easements shall be provided.
- D. Based on this site's development plan, the applicant shall guarantee the closure of existing alley openings, the closure of driveways in excess of the allowed access controls, the reconstruction of curbs and sidewalks as necessary and the construction of an alley opening to Rosenthal Avenue.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. City Standards require that alleys be paved. However, the existing alley to the north of this site is gravel. The applicant shall therefore submit a petition to be held for the future paving of alley adjacent to this site.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Prior to this plat being scheduled for City Council review, all building and structures in public right-of-way (alley) shall be removed. Similarly, buildings and structures within the platted setbacks shall also be removed. A letter shall be submitted to Planning indicating that these items have been removed.
- I. In regard to access controls, the final plat tracing shall note both on the face of the plat and in the plattor's's text that complete access control to Rosenthal is being established for the area north of the one (1) planned opening. To prevent the alley from being used as a means of Commercial Access, complete access control shall also be platted from this site to the alley.

The plattor's text shall also be revised to agree with the areas of complete access control shown on the face of the plat to 21st and Arkansas streets. That is, the text shall also indicate a "100" foot dimension to 21st and a "60" foot dimension to Arkansas.

- J. The applicant is reminded that the platting binder is to be submitted with a final plat. This plat will be subject to a review of such binder and any relevant conditions.
- K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. As necessary, the applicant shall submit a letter from any utility impacted by this plat's vacation of alley, indicating that satisfactory arrangements have been made for the relocation of any such involved facilities.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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 representatives 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.