

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

February 8, 1996

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 96-6 QUIKTRIP 7TH ADDITION

OWNER/APPLICANT: Builders, Inc., c/o Jim Nungesser, 1081 S. Glendale, Wichita, KS 67218

CONTRACT PURCHASER: Quiktrip Corp, Attn: Keith Spiker, P. O. Box 3475, Tulsa, OK 74101

AGENT: Gene Razook, Andeel & Co. Realtors, 358 N. Rock Road, Wichita, KS67206

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

LOCATION: North of Pawnee and west of Meridian

SITE SIZE: 55,930.4 sq. ft.

NUMBER OF LOTS

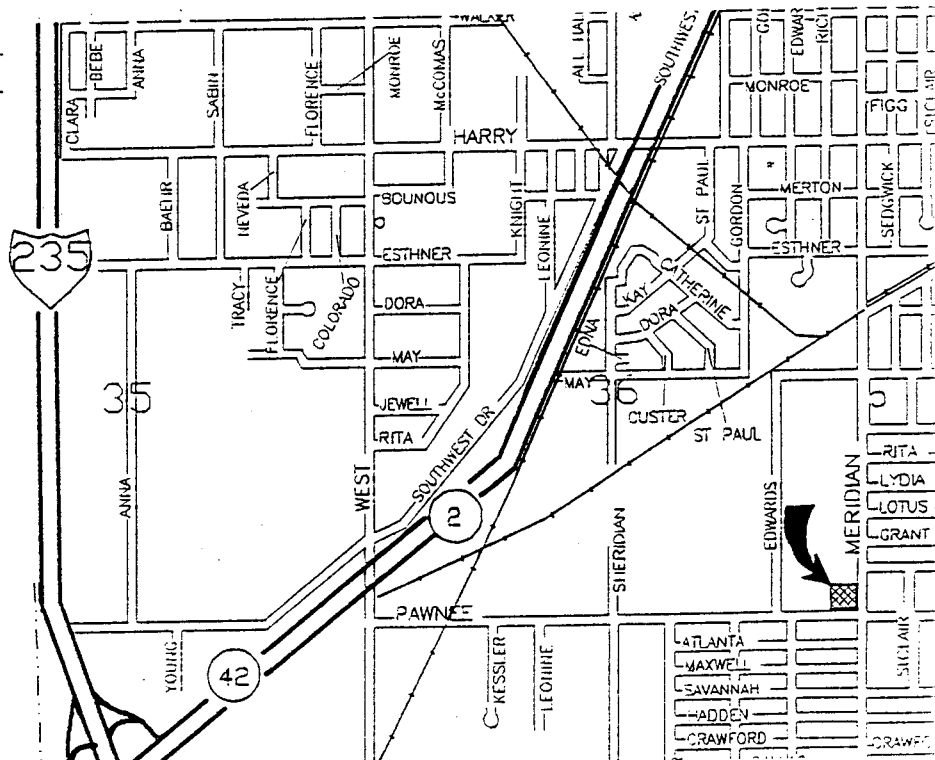
Residential:	
Office:	
Commercial:	1
Industrial:	1
Total:	1

MINIMUM LOT AREA: 55,930.4 sq. ft.

CURRENT ZONING: "E" Light Industrial

PROPOSED ZONING:

VICINITY MAP:



NOTE: This plat involves a replat of portions of lots in the Southwest Industrial Addition. Zoning on the property is "E" Light-industrial. While the portion now being platted has no development, the portion excluded from this plat does apparently have an existing use. That development now being located on only portions of lots will be subject to various restrictions for any future development.

STAFF COMMENTS:

- A. **City Engineering** needs to confirm if this site needs to guarantee any improvements in regard to water and sanitary sewer.
- B. **Engineering** also needs to confirm if the sanitary sewer service line crossing this site's southwest corner, and serving the property to the west is acceptable. That is, can and should a private easement be provided to cover this line or should the line be relocated and connected to a public line directly accessible from that site.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. In regard to the 24-inch storm water sewer line crossing the center of this site, **City Engineering** needs to indicate if this line involves a public or private improvement and if a public or private guarantee is needed to relocate the line or if an easement should be provided to cover it.
- D. The applicant shall guarantee the closure of the driveway to Pawnee being located within an area of complete access control.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. In addition to the area of complete access control, the final plat shall also note the limits on access being established from the remaining lot frontages to Pawnee and Meridian. The applicant's development plans apparently require two (2) openings to Meridian and one (1) opening to Pawnee. **Traffic Engineering** needs to confirm if such access is acceptable.
- G. This site is indicating the dedication of 60-feet of right-of-way for a major intersection in a "developed" area. Two previous plats at this intersection (Wynona, Jan Lee 2nd) have provided 75-feet of intersection right-of-way. **Engineering** needs to confirm if this plat's dedications are sufficient or if any additional right-of-way is needed.
- H. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- 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. (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.)
- J. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- N. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 11

March 7, 1996

STAFF REPORT
(Final Plat, Preliminary Plat Approved 2/8/96)

CASE NUMBER: S/D 96-6 QUIKTRIP 7TH ADDITION

OWNER/APPLICANT: Builders, Inc., c/o Jim Nungesser, 1081 S. Glendale, Wichita, KS 67218

CONTRACT PURCHASER: Quiktrip Corp, Attn: Keith Spiker, P. O. Box 3475, Tulsa, OK 74101

AGENT: Gene Razook, Andeel & Co. Realtors, 358 N. Rock Road, Wichita, Ks 67206

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

LOCATION: North of Pawnee and west of Meridian

SITE SIZE: 55,930.4 sq. ft.

NUMBER OF LOTS

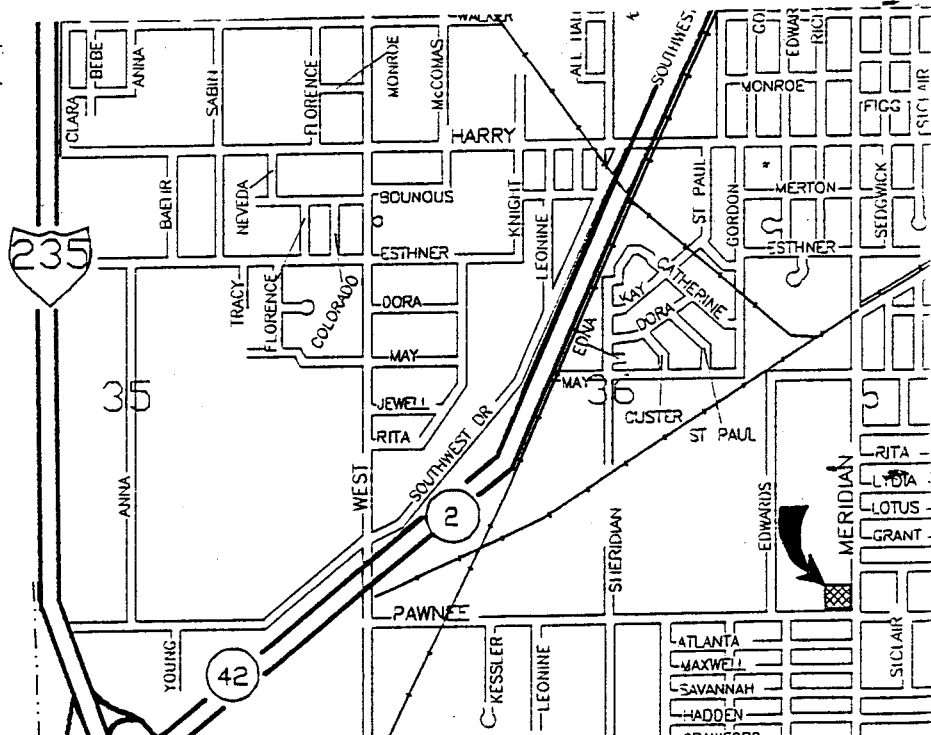
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 55,930.4 sq. ft.

CURRENT ZONING: "E" Light Industrial

PROPOSED ZONING:

VICINITY MAP:



NOTE: This plat involves a replat of portions of lots in the Southwest Industrial Addition. Zoning on the property is "E" Light-industrial. While the portion now being platted has no development, the portion excluded from this plat does apparently have an existing use. That development now being located on only portions of lots will be subject to various restrictions for any future development.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. During review of the preliminary plat, it was required that; the private sanitary sewer service line at this site's southwest corner would be covered by a 10-foot private easement, and that the applicant shall grant this easement, record it, and show the recording information on the final plat tracing. The **Applicant's Agent** needs to indicate why this easement is not being shown.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. In regard to the 24-inch storm water sewer line crossing the center of this site, a private easement shall be created and shown on the final plat tracing (with recording information) or an agreement created with the adjoining property and a recorded copy of the agreement submitted to Planning for the plat file. The **Applicant's Agent** again needs to indicate what action is being taken in regard to this matter.
- D. The applicant shall guarantee the closure of the driveway to Pawnee being located within an area of complete access control.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.)
- G. 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.
- H. Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes have been paid. The platting binder presently indicates that over \$3700.00 of 1995 property taxes are outstanding.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage plan.