

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2004-130 -- SOONERS ADDITION

**OWNER/APPLICANT:** Scott Stuckey Revocable Trust, Attn: Nancy C. Holmes, 5615 Solar Valley Cr., Valley Center, KS 67147; Sonic Restaurants, Inc., Attn: Jason D. Kapka, 300 Johnny Bench Drive, Oklahoma City, OK 73104

**SURVEYOR/ENGINEER:** Kaw Valley Engineering, Inc., 14700 W. 114th Terr., Lenexa, KS 66215

**LOCATION:** North side of 47th South, East of Hydraulic

**SITE SIZE:** .9 acres

**NUMBER OF LOTS**

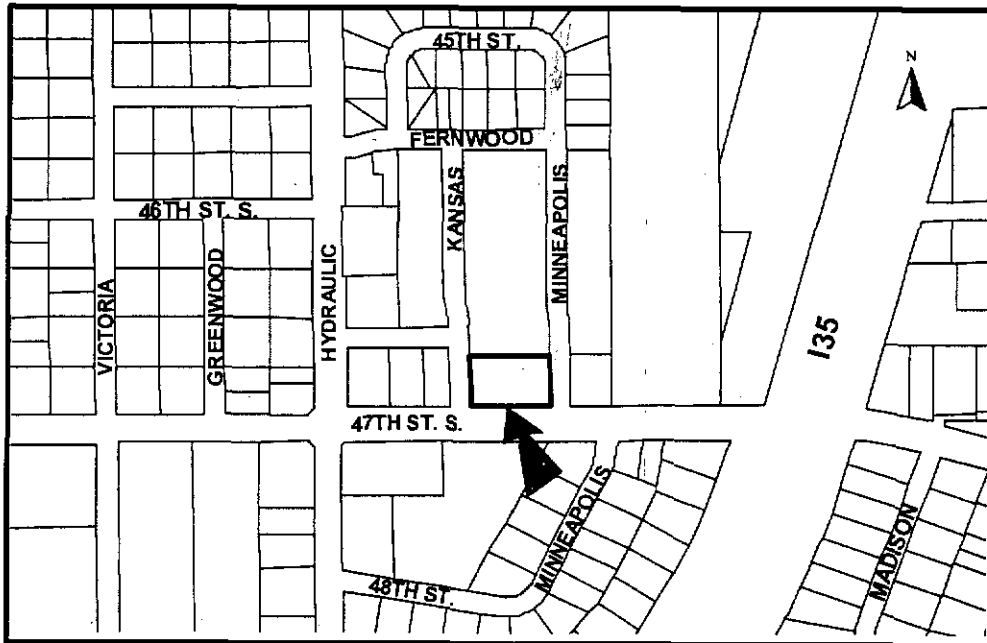
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 39,095 sq. ft.

**CURRENT ZONING:** LC, Limited Commercial

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is an unplatted site located within the City.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. Fees in lieu of assessment regarding water connections are required. City Engineering needs to comment on the need for guarantees or easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. Complete access control shall be denoted along the 47th St. frontage. The final plat shall reference the dedication of access controls in the plattor's text.
- E. City Engineering has requested a guarantee for the paving of Kansas and Minneapolis to the commercial street standard.
- F. The plattor's text shall include reference to "a lot and block" in the owner's certificate.
- G. The right-of-way for the three streets needs to be a solid line.
- H. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- I. The City Council certification needs to also reference Carlos Mayans, Mayor.
- J. The MAPC signature block needs to be revised to reference "Morris K. Dunlap, Chair".
- K. The language "Subject to Easements, Restrictions and Reservations now of record. End of description" needs to be removed from the surveyor's certificate. All existing easements need to be depicted on the plat.
- L. In the legal description "South" needs added after the Township and "East" needs added after the Range.
- M. Since this is a City plat, approval will not be needed by the County Commission, and the County Commission signature block may be deleted.
- N. The Register of Deeds signature block needs to also reference Linda Kizzire, Deputy.
- O. The Applicant needs to verify the location of the pipeline easement indicated in the platting binder. The easement shall be shown if encumbering this plat, or verification provided that it is off-site or has been released.
- P. The Applicant is advised that if platted, the building setbacks required in accordance with the Zoning Code need to be revised. The front setback needs to be provided from the shortest street frontage.

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- Q. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- R. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- S. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- T. 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.
- U. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- V. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- W. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- Z. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- AA. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)). This will be used by the City and County GIS Department.