

STAFF REPORT  
(Preliminary Plat)

**CASE NUMBER:** SUB 2003-94 -- STONEHEDGE THIRD ADDITION

**OWNER/APPLICANT:** Stonehedge LLC, Attn: Tom Boyd, 128 S. Dellrose, Wichita, KS 67218

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

**LOCATION:** East side of Rock Road, South side of 35th Street North

**SITE SIZE:** 2.29 Acres


**NUMBER OF LOTS**

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

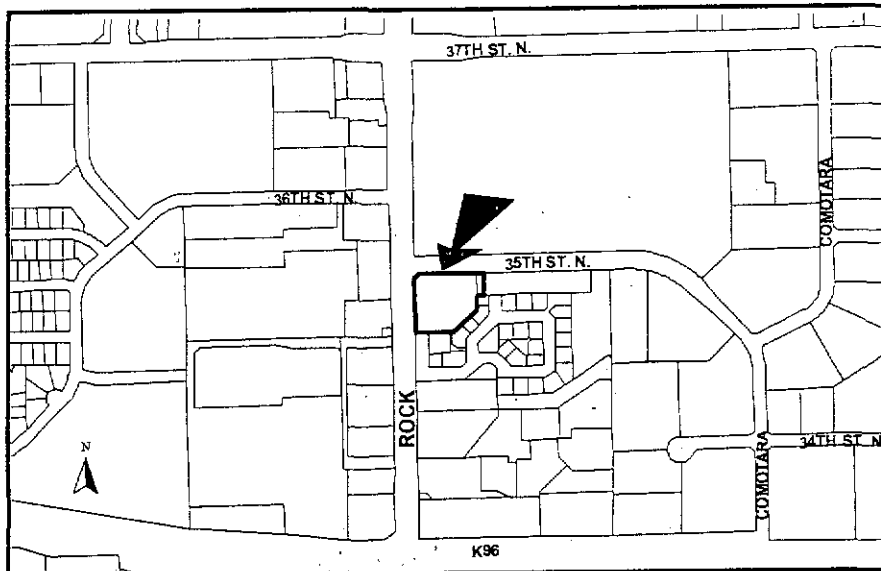
**MINIMUM LOT AREA:** 1.54 Acres

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** Same



**VICINITY MAP**



**SUB 2003-94 -- Preliminary Plat of STONEHEDGE THIRD ADDITION**  
**August 28, 2003 - Page 2**

**NOTE:** This is a replat of a portion of the Stonehedge Second Addition. Since a portion of a Reserve area is proposed to be vacated, property owners in Stonehedge Second Addition were notified.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. Municipal services appear to be available to serve the site. 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 concept.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening limited to rights-in/out only. The final plat shall reference the dedication of access controls in the plat's text.
- E. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- F. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- H. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- I. 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.
- J. The plat'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.

**SUB 2003-94 -- Preliminary Plat of STONEHEDGE THIRD ADDITION**  
**August 28, 2003 - Page 3**

- K. 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.)
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. The applicant is reminded that a compact disk (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.

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

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**OWNER/APPLICANT:** Stonehedge LLC, Attn: Tom Boyd, 128 S. Dellrose, Wichita, KS 67218

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

**LOCATION:** East side of Rock Road, South side of 35th St. North

**SITE SIZE:** 2.29 Acres

**NUMBER OF LOTS**

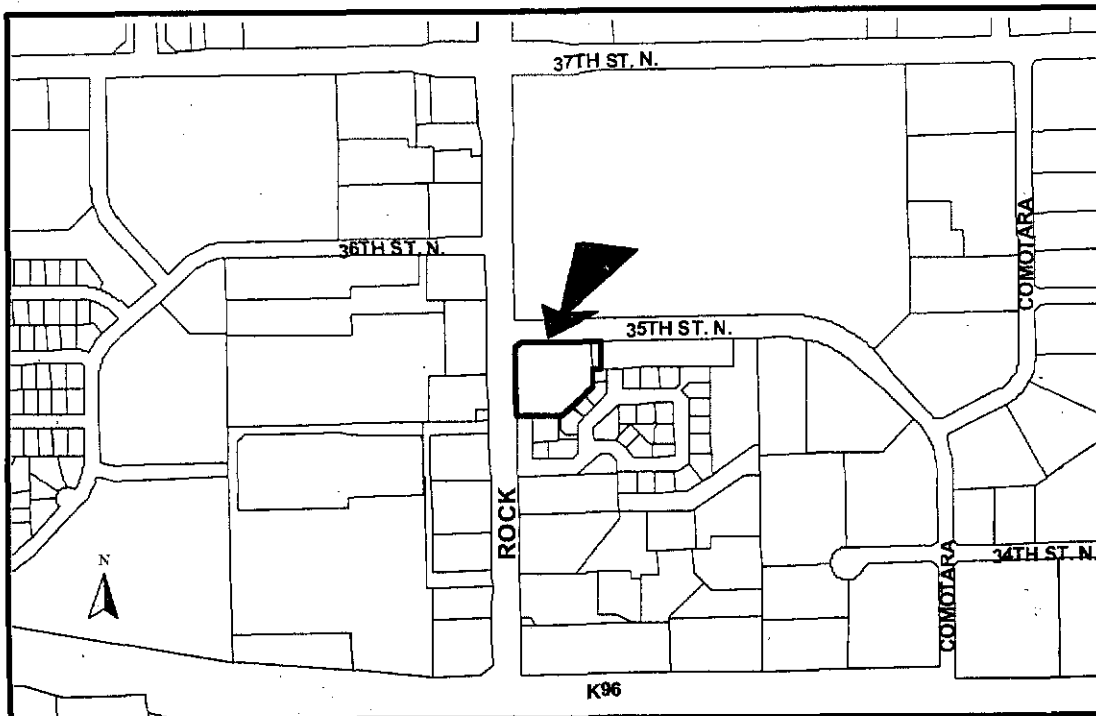
Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	2

**MINIMUM LOT AREA:** 31,219.91 Sq. Ft.

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB 2003-94 -- One-Step Final Plat of STONEHEDGE THIRD ADDITION**  
**January 29, 2004 - Page 2**

**NOTE:** This is a replat of a portion of the Stonehedge 2nd Addition. Since a portion of a Reserve area is proposed to be vacated, property owners in Stonehedge 2nd Addition were notified.

**STAFF COMMENTS:**

- A. Municipal services appear to be available to serve the site. 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 concept.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening limited to rights-in/out only. *A cross-lot access agreement is requested with the property to the south.*
- E. A cross-lot circulation agreement is needed between both lots.
- F. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- G. The reference to residential lots in the drainage note needs to be revised.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- J. The plat'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.
- K. 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.)
- L. 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.

**SUB 2003-94 -- One-Step Final Plat of STONEHEDGE THIRD ADDITION**  
**January 29, 2004 - Page 3**

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- O. 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.
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## INTERDEPARTMENT ROUTING SLIP

MAIL STATION

1. Vickey Hickey / Eng
2. \_\_\_\_\_
3. \_\_\_\_\_

YOUR INFORMATION **RECEIVED**  NECESSARY ACTION

INVESTIGATE AND REPORT  FOR YOUR FILES

YOUR RECOMMENDATIONS  FOR YOUR SIGNATURE  
OR COMMENTS

RETURN TO CITY - ENGINEERING

REMARKS:

For 2/6 Preliminary  
Development Conference  
on Traco Blvd

SIGNED

Flenny

DEPT.

DATE

2/6/04



2910 Calumet Drive • Orlando • FL 32810 • T. 407/ 292. 6027 • F. 407/ 292.6027

E-mail: • www.LSterlingDevelopment.com

TO: Ms. Terry Cassady FROM: Jerry Richards

COMPANY: City of Wichita Office of the City Manager	DATE: February 6.2004
VIA: Fax: (316) 268-4519	TOTAL NO. OF PAGES/ PACKAGES: 3 pages
PHONE NUMBER / FACSIMILE NUMBER: Tele: (316) 268-4371	PROJECT NAME: Taco Bueno Wichita, KS (2 sites)

Ms. Terry Cassady,

Here is the information that you requested regarding the Taco Bueno meeting that we set up for February 10<sup>th</sup> at 10:00 AM. We are looking at two sites as shown on the attached site plans. These will be lease agreements with each landlord providing pads for the restaurant buildings and any required off-site access. The landlord information is listed on the site plan sheets.

The restaurants will be approximately 2,300 square feet and will have 70 to 90 seats. Each will have a drive-thru.

Please call with any questions.

Thank you,

Jerry Richards

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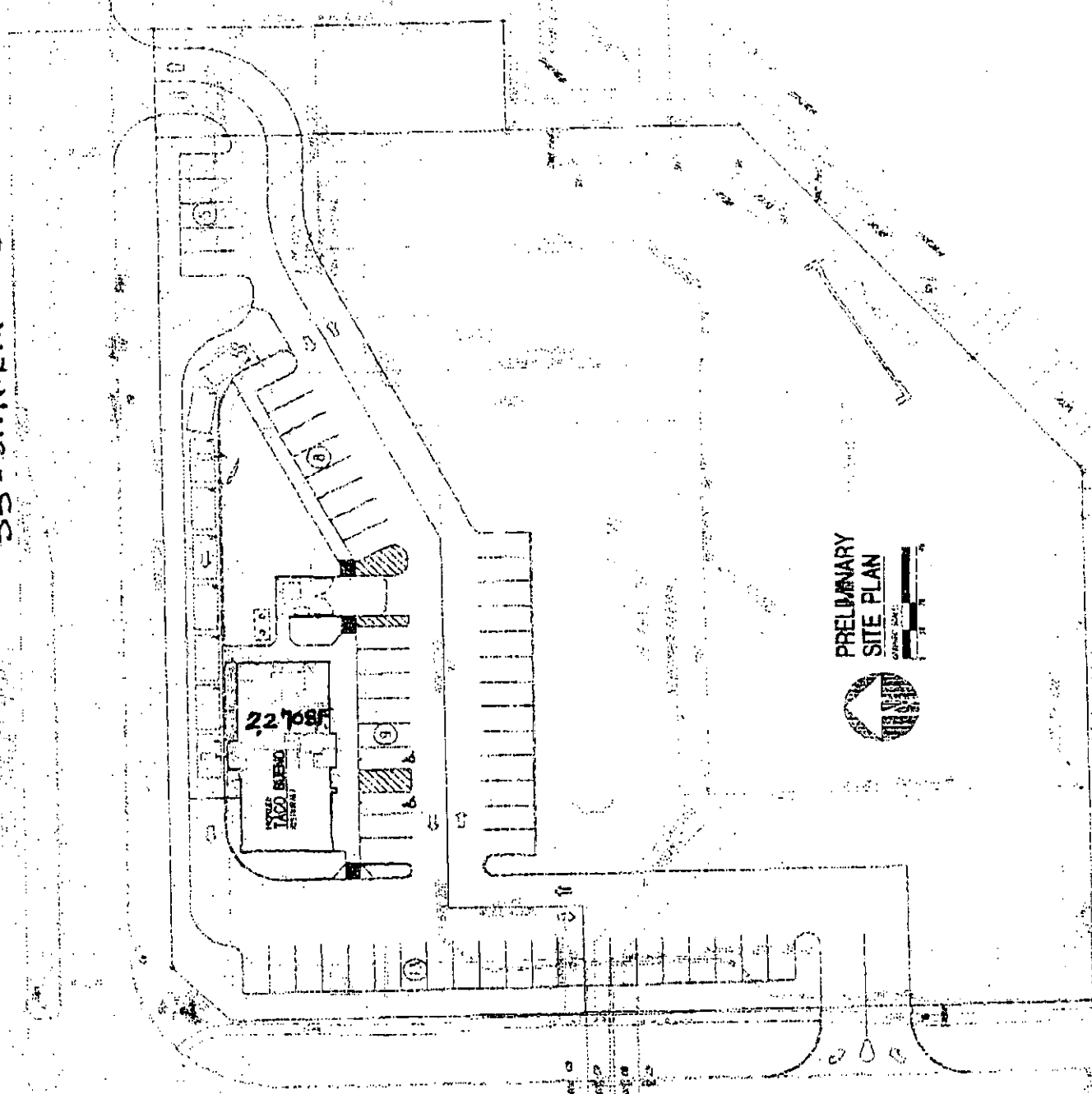
# TACO BUENO WICHITA, KS

35<sup>TH</sup> STREET

ROCK ROAD

SOUTHEAST CORNER

35<sup>TH</sup> ST. NORTH



PRELIMINARY  
SITE PLAN



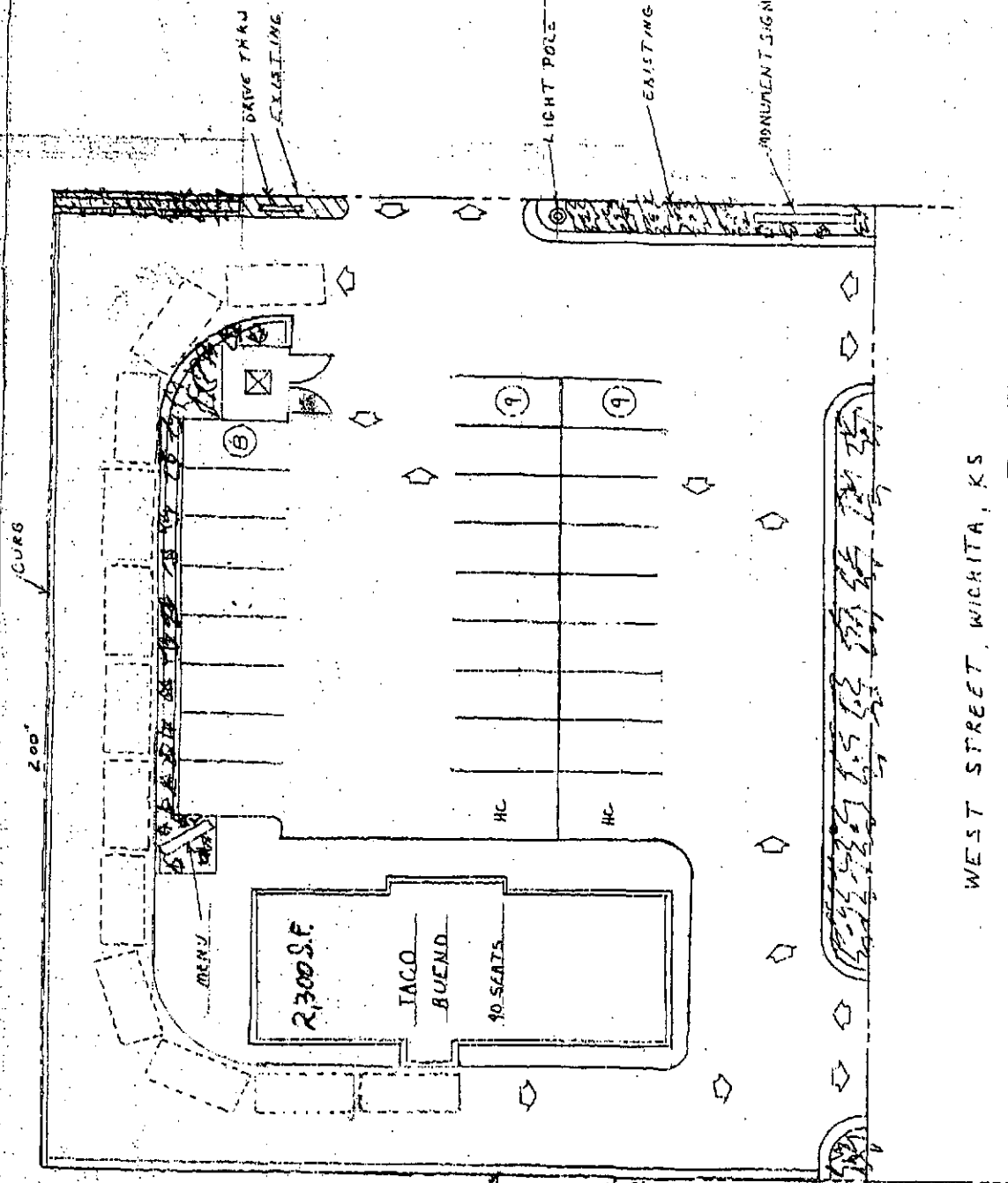
ROCK ROAD

LEASE —  
 LANDLORD: STONEHEDGE, L.L.C.  
 128 S. DELL ROSE  
 WICHITA, KS 67218

SEATING: 72-90  
 SQ. FT.: 2,270  
 ESTIMATED COST OF CONST. \$272,000

TACO BUENO WICHITA, KS.  
WEST SIDE OF WEST ST.  
BETWEEN KELLOGG + MAPLE

TACO BUENO RESTAURANTS



LEASE - .751  
LANDLORD: STAR LUMBER + SUPPLY CO.  
335 S. WEST ST.

TACO BUENO THIS SITE IS CURRENTLY A QUICK TRIP STORE  
LOCATION = WEST SIDE OF WEST ST. (AVE?) (TO BE REMOVED)  
BETWEEN KELLOGG + MAPLE