

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

**CASE NUMBER:** SUB 2010-52 -- QUIKTRIP 11<sup>TH</sup> ADDITION

**OWNER/APPLICANT:** Carla Reeves, 3111 E. Orme St., Wichita, KS 67211; Philip E. and Cherri D. Murray Family Trust, 3119 E. Orme St., Wichita, KS 67211; Manuela Oropeza, 600 S. Lorraine Ave., Wichita, KS 67211; Philip E. and Cherri D. Murray Family Trust, 601 S. Hillside Ave., Wichita, KS 67211; Philip E. and Cherri D. Murray Family Trust, 605 S. Hillside Ave., Wichita, KS 67211; Anthony J. Cwikla, 608 S. Lorraine Ave., Wichita, KS 67211; Gary J. Hubbard Living Trust, 611 S. Hillside Ave., Wichita, KS 67211; Donald C. and Renee T. Poschen, 612 S. Lorraine Ave., Wichita, KS 67211; Sally Ward, 614 S. Lorraine Ave., Wichita, KS 67211; Christopher J. and Angela M. Pierport, 622 S. Lorraine Ave., Wichita, KS 67211; Jimmie L. Trosclair, Jr., 625 S. Hillside Ave., Wichita, KS 67211; Terry E. Arthen, 626 S. Lorraine Ave., Wichita, KS 67211; Raydeana M. Wylie, 629 S. Hillside Ave., Wichita, KS 67211; Tom and Lisa Herrman, 633 S. Hillside Ave., Wichita, KS 67211

**SURVEYOR/AGENT:** MKEC Engineering Consultants Inc., Attn: Greg Allison, 411 N. Webb Rd., Wichita, KS 67206

**LOCATION:** South of Kellogg, West side of Hillside (District I)

**SITE SIZE:** 2.19 acres

**NUMBER OF LOTS**

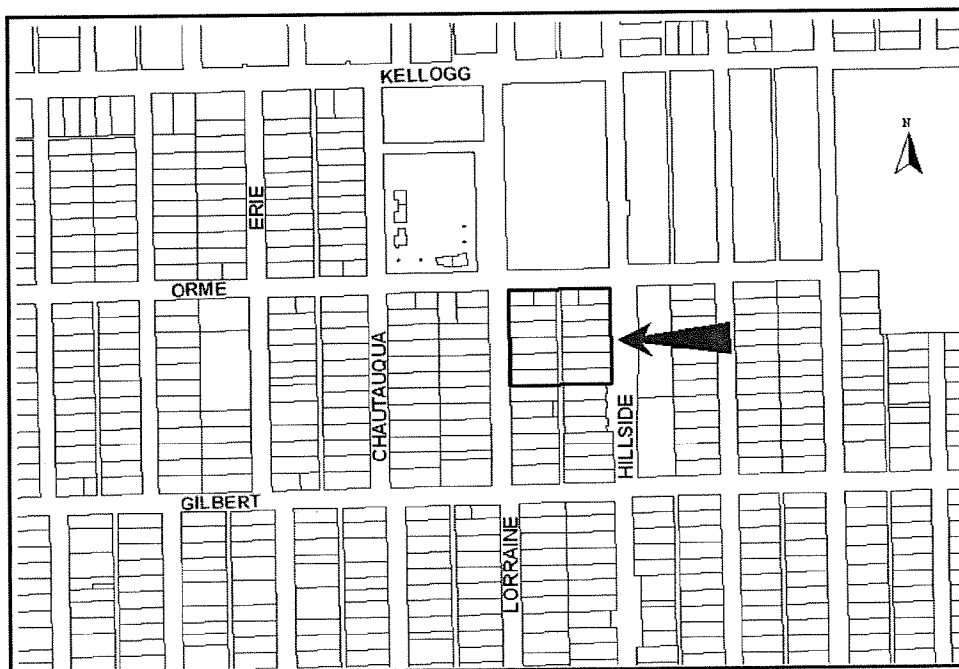
Residential:  
Office:  
Commercial: 1  
Industrial:  
Total: 1

**MINIMUM LOT AREA:** 2.19 acres

**CURRENT ZONING:** LC Limited Commercial

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is a replat of a portion of the Sunnyside Addition. The replat includes the vacation of a north-south alley. The site was approved for a zone change (ZON 2010-22) from TF-3 Two-Family Residential to LC Limited Commercial. A Protective Overlay #244 was also approved for this site addressing lighting, building height, screening, landscaping, setbacks, and permitted uses.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship; the proposed modification is in harmony with the intended purpose of the subdivision regulations and the public safety and welfare will be protected.

**STAFF COMMENTS:**

- A. City of Wichita Water Utilities Department advises that municipal services are available to serve the site. A guarantee is needed for the abandonment of the sewer line located within the temporary utility easement.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Storm Water Management needs to comment on the status of the applicant's drainage plan.
- D. The plat proposes one access opening along Hillside. Complete access should be denoted along Lorraine as required by the associated zone change.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- F. Since the vacation of the north-south alley has created an off-site stub, a dedication of right-of-way for a hammerhead turnaround will be needed. The zoning approval required a locked gate installed at the end of the alley.
- G. A paving guarantee will be needed for the turnaround.
- H. Traffic Engineering has required a 20-foot dedication of right-of-way along Hillside.
- I. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- J. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- K. The signature line for the County Clerk needs to be revised to reference "Kelly B. Arnold".
- L. The reference to the associated case should be corrected to ZON 2010-22.
- M. County Surveying advises that the section corner identifiers need to be changed from R2E to R1E.
- N. Under the legend on the preliminary plat, "property corner found" needs spelled correctly.
- O. Under "owners" on the preliminary plat, "Christopher" needs spelled correctly.
- P. 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.
- Q. 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 storm water.
- R. 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.)
- S. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.

- T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.
- U. 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.
- V. 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 National Pollutant Discharge Elimination System 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. 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.
- Y. A compact disc (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send the information via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.