



# STAFF REPORT

City of Arkansas City Neighborhood Services Division  
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CASE NUMBER  
SD-2024-043

APPLICANT/PROPERTY OWNER  
J. Larry Fugate Revocable Trust

PUBLIC HEARING DATE  
May 14, 2024

PROPERTY ADDRESS/LOCATION  
1745 & 1801 N Summit St

**BRIEF SUMMARY OF REQUEST**

The subject property is located at 1745 & 1801 N Summit. The property has a shopping center and quick service restaurant and vacant land. The surrounding area is comprised of commercial uses. The rear vacant portion is partially within the floodplain and floodway. The property consists of approximately 6.16 acres. The project will be to split the shopping center/restaurant and vacant land into separate lots. Easements will be provided for existing utilities and access in the form of a separate instrument entitled Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions recorded at Book 1131, Pages 38-42 with the Cowley County Register of Deeds.



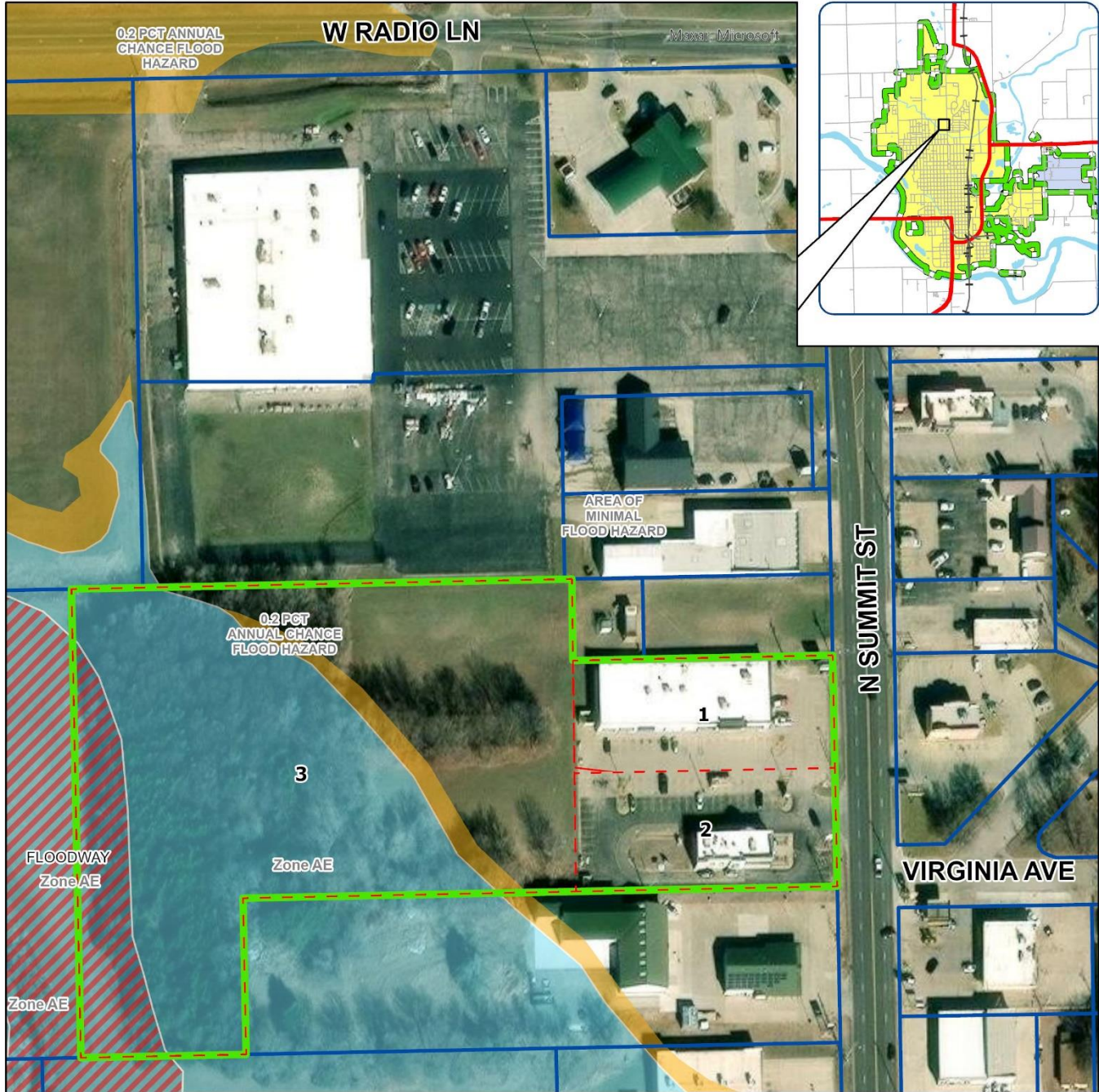
Map data ©2024 Esri World Topographic map

STAFF RECOMMENDATION

**APPROVE**
                         
  **APPROVE WITH CONDITIONS**
                         
  **DENY**

Area map

Minor Plat



A request to subdivide 1745 & 1801 N Summit Street as  
Fugate Commercial Addition

- Fugate Commercial Addition Lots
- Subdivision
- Property Lines
- Floodway
- 1% Annual Flood Chance (100 Year) Flood Zones
- Zone A
- Zone AE
- Zone AO
- 0.2% Annual Flood Chance (500 year) Flood Zones
- 0.2% Annual Chance Flood Hazard
- Area with Reduced Flood Risk Due to Levee-Zone X

Produced by the  
City of Arkansas City GIS  
using the best available  
data to date.  
Created: March 21, 2024



Portion of Plat

# Fugate Commercial Addition

A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 34 SOUTH, RANGE 3 EAST OF THE 6TH P.M., ARKANSAS CITY, COWLEY COUNTY, KANSAS

NE Cor., NE/4, 24-34S-3E  
Found 1/2" Rebar  
LSM by PLS#488 (1/14/23)

SE Cor., NE/4, 24-34S-3E  
Found Brass Cap Stake  
LSM by PLS#523 (10/21/26)

**LEGEND:**

- 5/8" Bar Found
- 1/2" Rebar Found
- 1/2" Pipe Found
- 1/2"x24" Rebar-cap#85 Sat
- △ Section Corner Monument
- (d) Described Distance & Bearing



Note: All other distances & bearings shown are as measured

