



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

EXISTING ZONING C-3, General Commercial District Part: FP-O, Floodplain Management Overlay District	EXISTING LAND USE Commercial and Vacant	SURROUNDING ZONING & LAND USE Commercial/Mixed Use	SITE IMPROVEMENTS Shopping Center & Restaurant	SIZE OF PROPERTY 6.16 Acres
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STAFF RECOMMENDATION

APPROVE

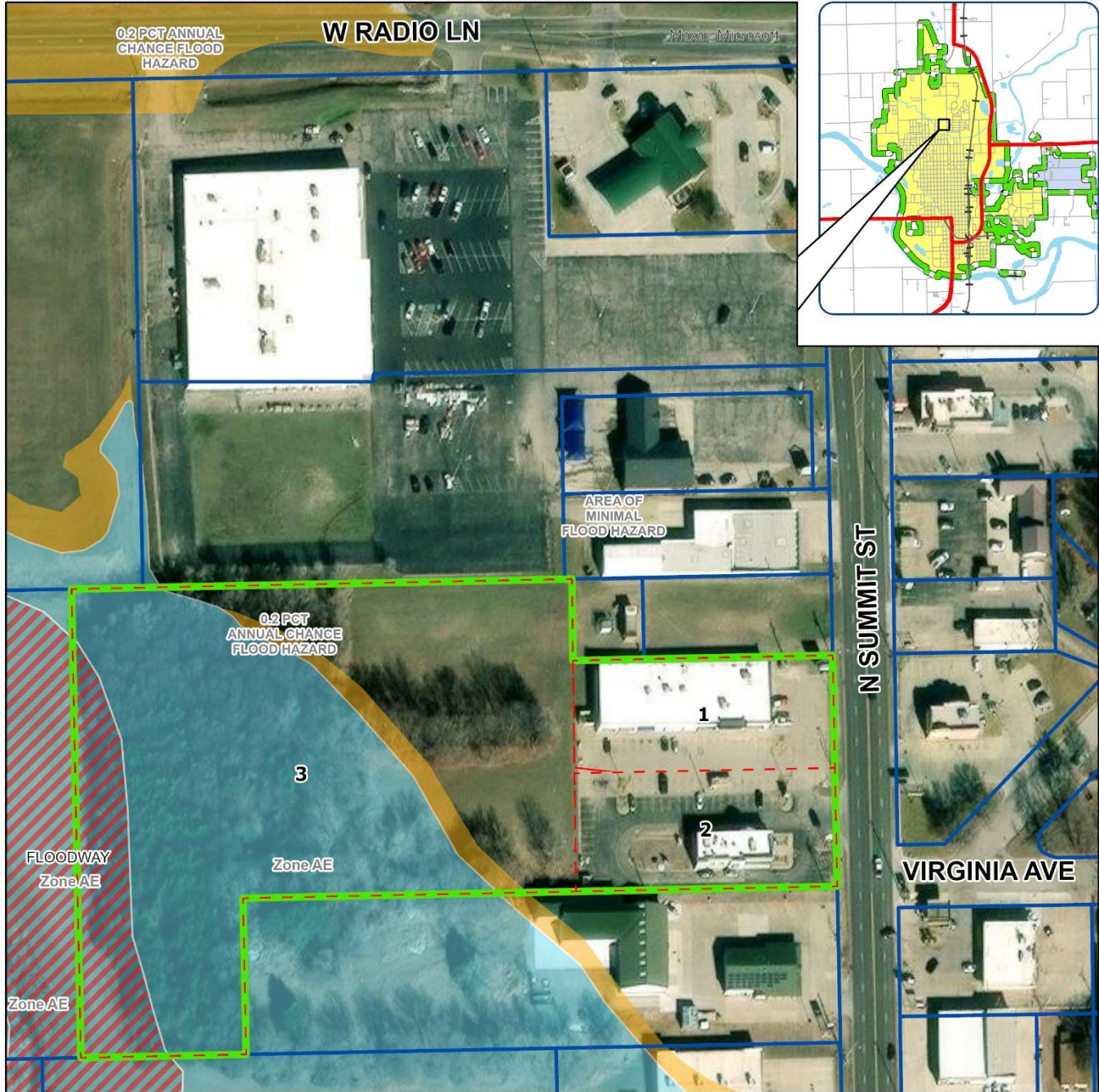
APPROVE WITH CONDITIONS

DENY

Lots and Blocks The plat has 3 lots.	Right-of-way and Easements Existing utilities will retain easements. Access easements have been filed by separate instruments. No additional right of way will be dedicated.
Land Planning and Site Design Principles All utilities are available at the site. Lot 3 is partially within the floodplain and floodway. No immediate plans are proposed for this area, but care would need to be taken to follow the floodplain regulations for any development. No streets are planned.	
Conformance with Comprehensive Plan and Planning Policies The proposal conforms to the commercial land use pattern of the Future Land Use Map.	Transportation and Circulation Access and circulation will be maintained according to separate instrument.

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

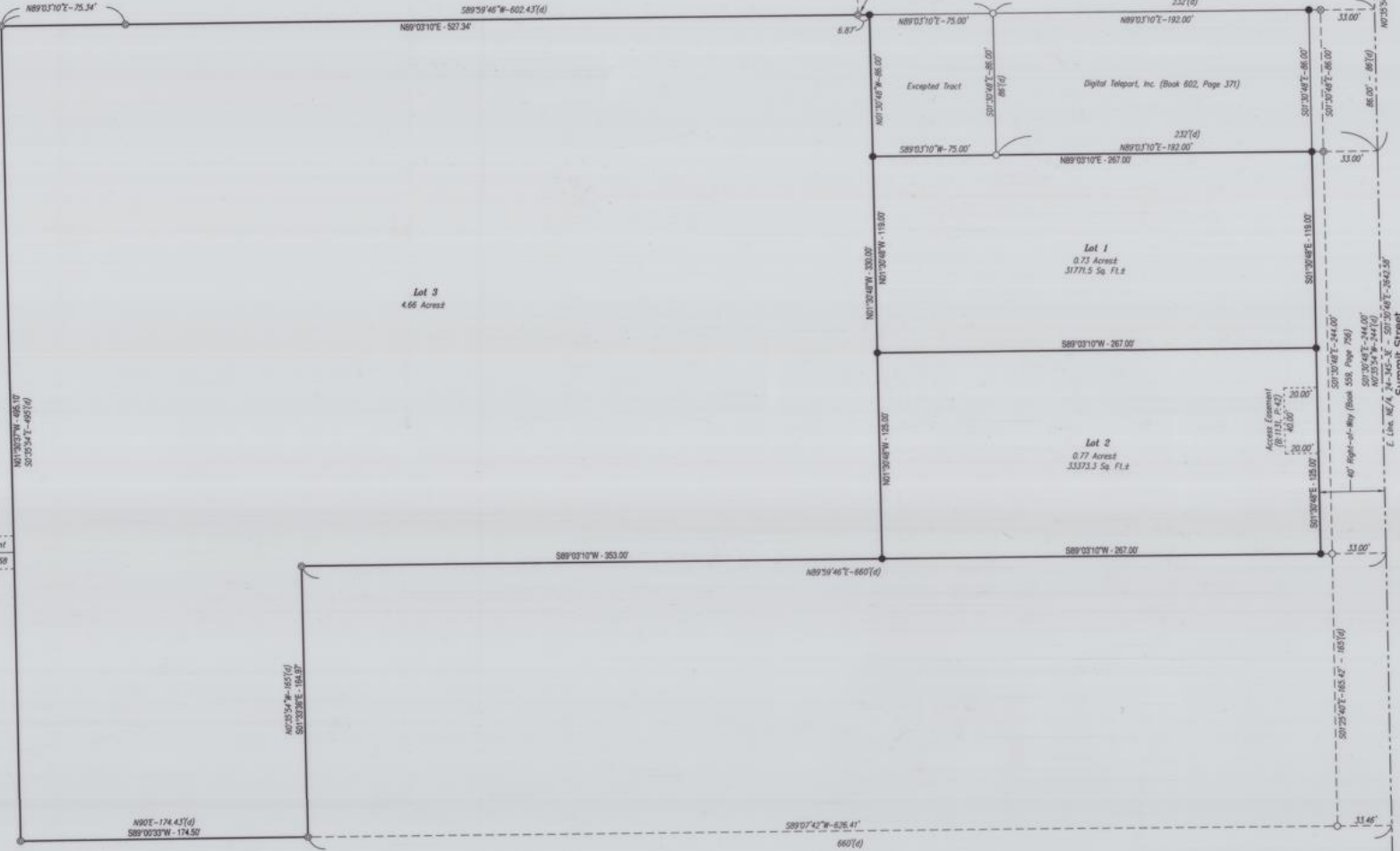
Fugate Commercial Addition

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



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

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



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