AGENDA
BOARD OF ZONING APPEALS
Tuesday, March 15, 2016 – 5:00 p.m.
City Council Chambers
125 East Avenue B, Hutchinson, Kansas

1. **ROLL CALL**

☐ Macklin	☐ Woleslagel	☐ Bisbee
☐ Hamilton (Vice Chair)	☐ Peirce (Chair)	☐ Obermite
☐ Carr	☐ Hornbeck	☐ Peterson

2. **APPROVAL OF MINUTES** – Meeting of November 17, 2015.

3. **CORRESPONDENCE & STAFF REPORTS** – Motion to accept documents into the official record.

4. **PUBLIC HEARINGS**

   a. **16-BZA-01: Building Setback and Drive-Thru Stacking Variances** (621 E 4th Ave)
   Request for a building setback variance from the required 15 feet to the provided 3.85 feet from the west property line for construction of a new canopy on property owned by America's Drive-In Restaurants, LLC (Sonic) AND request for a variance from the required number of drive-thru stacking spaces from the required 10 to the provided 6 spaces for construction of a new, drive-thru restaurant
   (*Staff Representative: Jana McCarron, Planning & Development Director*)

   b. **16-SUP-01: Special Use Permit for a Drive-Thru Restaurant** (621 E 4th Ave)
   Request for a special use permit to construct a new restaurant with drive-thru service (Sonic) on property owned by America's Drive-In Restaurants, LLC
   (*Staff Representative: Jana McCarron, Planning & Development Director*)

5. **UPCOMING CASES**

   a. Special Use Permit – Chick-fil-A Drive Thru Restaurant (1801 E 17th Ave) [April 5, 2016]

6. **OPEN COMMENTS FROM THE AUDIENCE** (Please limit comments to five minutes.)

7. **ADJOURNMENT**

Staff Contacts:	Jana McCarron	620-694-2681	Casey Jones	620-694-2667
	Amy Denker	620-694-2638	Stephanie Stewart	620-694-2635
	Charlene Mosier	620-694-2639		

MINUTES
BOARD OF ZONING APPEALS
TUESDAY, NOVEMBER 17, 2015
CITY COUNCIL CHAMBERS
125 E. AVENUE B

ITEM 2.

1. The meeting was called to order at 5:25 p.m. with the following members present: Jack Martin, Harley Macklin, Terry Bisbee, Mark Woleslagel, Janet Hamilton, Rod Weinmeister, Robert Obermite, Ken Peirce, and Josie Thompson. Jana McCarron, Director of Planning and Development; Casey Jones, Senior Planner; Stephen Hughes, Associate Planner; and Charlene Mosier, Planning Technician were also present.

2. Thompson welcomed everyone in attendance at the meeting.

3. The minutes from the November 3, 2015, meeting were approved on a motion by Hamilton, seconded by Woleslagel, passed unanimously.

4. A motion to accept correspondence and staff reports into the official record was made by Hamilton, seconded by Woleslagel, passed unanimously.

5. PUBLIC HEARING

5a. 15-BZA-08: 1100 N. Plum St.
Consider a request for a sign height, number of signs and sign area variance for a new electronic message board sign in the P/I Public Institutional District.
Applicant/Owner: Hutchinson Community College
Staff Representative: Casey Jones, Senior Planner

Thompson asked if there were any outside contacts or conflicts of interest. Bisbee noted he is on the Board of Trustees for Hutchinson Community College; however, there is no conflict of interest.

A motion by Hamilton to remove this item from the table and continue consideration of the case was seconded by Woleslagel, passed unanimously.

Jones presented the staff report. The request is for a variance from the Hutchinson Zoning Regulations, Sec. 27-804.F., which requires a maximum of one electronic message center sign per zoning lot, and Sec. 27-804.H, which requires a maximum height of 10 feet for ground monument signs in the P/I Public and Institutional District and which establishes a maximum sign area of 100 square feet for ground monument signs in the P/I District.

The proposed sign is 122.5 square feet. At the October 20, 2015 meeting, it was noted a sign variance was not requested for exceeding the maximum size, and the public hearing notice and surrounding property owner notices did not include this information. The

request was tabled and a new legal notice and owner notification was sent. The new legal notice was published on October 23, 2015 and 39 property owner notices were sent on October 26, 2015.

Photos of the property were shown. The proposed sign would be located on the northeast corner of 11th Avenue and Plum St. One electronic sign is permitted per lot; however this parcel is over 36 acres and the existing electronic sign and the proposed electronic sign would be 700 feet apart. This property is unique and contains a variety of land uses with different advertising needs. The Cosmosphere, the two existing rockets in front of the Cosmosphere, and the adjacent Gowans Stadium are built at a much bigger and taller scale than any of the surrounding structures. Installation of a 22.5 square feet sign on this property will have no impact on surrounding properties. Limiting the applicant's sign to 100 square feet would require the applicant to revise the current sign and reduce the size of the electronic message board and/or the back-lit logo by 22.5 square feet. Allowing the larger size will result in a more attractive and better-proportioned sign.

Thompson asked for the presentation from the applicant.

Tom Sellers. Luminous Neon, 1429 W. 4th Ave., said the Cosmosphere is a Smithsonian affiliate, one of the eight Wonders of Kansas, a tourist destination, and deserves the attention a larger sign would provide. He showed photos of the current sign and what is proposed. He said many buses come to this facility and a bus is 11 feet tall and a 10 foot tall sign will be blocked by a bus. The rocket is 103 feet tall and the sign height would not look out of place. The 10 foot tall sign and 100 square feet is not large enough to communicate effectively to vehicles driving by. The sign is a powerful and necessary tool for the Cosmosphere. Mr. Sellers said the sign request is unique, necessary and appropriate.

Bisbee asked about the square footage of the proposed sign. Mr. Sellers said the electronic portion of the sign is 5' x 10' and the back-lit portion of the sign is for the logo. The proposed sign will be brighter.

Hamilton asked about the neighbor across the street who commented she is concerned about the brightness of the sign. Mimi Meredith said they would like to have the sign operational until 11:00 p.m.

There were no comments from the audience.

Thompson asked for the staff recommendation.

Jones said staff recommends approval of the variance from the limit of one electronic message center sign on the property given the distance between the signs. The college and Cosmosphere are two different uses with different advertising needs.

Staff recommends denial of the variance from the height limit for a monument sign as the height limit in the P/I District is ten feet and the proposed sign is 22 feet, 1 inch in height.

Staff recommends approval of the variance from the maximum sign area, as the proposal is only slightly larger than the maximum size allowable and the five factors needed for a variance have been met.

Thompson closed the hearing and asked for a motion.

Motion by Peirce, seconded by Macklin, to approve a variance from the Hutchinson Zoning Regulations, Sec. 27-424.F. (A lot is permitted one on-premises digital/electronic message center sign), and from Sec. 27-804.H. (Height limit of 10 feet for a ground monument sign and maximum sign area of 100 square feet in the P/I District) based upon finding that:

1. **There exists some condition that is unique to the parcel in question and is not commonly found on other parcels in the same district and was not created by the actions of the owner or applicant.**
2. **The proposed development would not adversely affect the rights of adjacent property owners.**
3. **The literal enforcement of the zoning regulations would result in an unnecessary hardship. The variance would not merely serve as a convenience to the applicant but would alleviate a demonstrable or unusual hardship or difficulty.**
4. **The proposed sign would not be contrary to the public health, safety, morals, order, convenience, prosperity, or welfare.**
5. **The proposed development would not be contrary to the general spirit and intent of the Zoning Regulations.**

The hours of operation of the sign shall be from 6:00 a.m. to 11:00 p.m.

The motion passed with the following vote: Yes – Martin, Obermite, Hamilton, Woleslagel, Weinmeister, Bisbee, Macklin, Peirce, Thompson.

6. OTHER BUSINESS

6a. Open comments from the audience – None.

6b. McCarron said appreciation plaques will be presented at the December 1, 2015 meeting for the three outgoing Planning Commission members. It is possible the December 15 Planning Commission meeting could be canceled.

7. ADJOURNMENT – The meeting adjourned at 6:00 p.m.

Respectfully Submitted,
Charlene Mosier

Approved this _____ day of _____

Attest:_____

iTEM 4a,

CITY OF HUTCHINSON

BOARD OF ZONING APPEALS
STAFF REPORT

PUBLIC HEARING: 3/15/2016
620-694-2639

March 9, 2016

TO: Hutchinson Board of Zoning Appeals

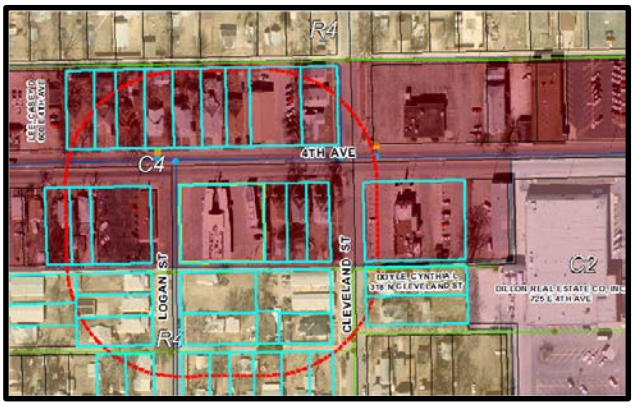
FROM: Jana McCarron, AICP
Planning & Development Director

SUBJECT: Case #16-BZA-01, 621 E 4th Ave

APPLICANT: Wade Harden (Sonic)

OWNER: America's Drive-In Restaurants, LLC

AGENT: Jason Mohler or Lance Mills
(Cedar Creek Consulting)



REQUEST: **Request for Variances from:**
1) §27-420.I & §27-309.C of the *Zoning Regulations* of the *City of Hutchinson Municipal Code*, pertaining to the required side street front lot setback in the C-4, Special Commercial Zoning District, and

2) §27-701.J of the *Zoning Regulations* of the *City of Hutchinson Municipal Code*, pertaining to the minimum stacking requirement for drive-through restaurants

STAFF RECOMMENDATION
Two variances are requested. Staff recommends denial of the variance request pertaining to setbacks (Motion #1) and approval of the variance request for drive-through stacking (Motion #2), as indicated below.

MOTION #1: Canopy Setback
Motion to (approve/approve with conditions/deny) a variance from the requirements of §27-420.I and §27.309.C. of the *Hutchinson Zoning Regulations* pertaining to side street front lot setbacks to allow for a canopy to be built 3.85 feet from the side street front lot line based upon findings that:

1. There is not a condition that is unique to the parcel in question which is not commonly found on other parcels in the same district and which was not created by the actions of the owner or applicant.
2. The proposed canopy setback will adversely affect the rights of adjacent property owners.
3. The literal enforcement of the zoning regulations does not result in a hardship. The variance would merely serve as a convenience to the applicant.
4. The proposed canopy setback would be contrary to the public health, safety, morals, order, convenience, prosperity, or welfare.
5. The proposed canopy setback would be contrary to the general spirit and intent of the Zoning Regulations.

(Note: The above findings are worded for denial. Should the Board choose to approve the variance, appropriate findings would need to be made).

MOTION #2: Drive-Through Stacking
Motion to (approve/approve with conditions/deny) a variance from the requirements of §27-701.J of the *Hutchinson Zoning Regulations* pertaining to restaurant drive-through stacking requirements to allow for 6 stacking spaces rather than the 10 spaces required based upon findings that:

1. There exists some condition that is unique to the parcel in question and is not commonly found on other parcels in the same district and was not created by the actions of the owner or applicant.
2. The proposed number of drive-through stacking spaces would not adversely affect the rights of adjacent property owners.
3. The literal enforcement of the zoning regulations would result in an unnecessary hardship. The variance would not merely serve as a convenience to the applicant but would alleviate a demonstrable or unusual hardship or difficulty.
4. The proposed number of drive-through stacking spaces would not be contrary to the public health, safety, morals, order, convenience, prosperity, or welfare.
5. The proposed number of drive-through stacking spaces would not be contrary to the general spirit and intent of the Zoning Regulations.

BACKGROUND
According to the Reno County Appraiser, the property contained a service station at one time. The existing building was constructed in 1973 as a Sonic. A remodel was done in 1991. In 2000, a Special Use Permit was granted (00-SUP-07) to demolish the adjacent house located to the east and expand the operations to that lot. The easternmost canopy was constructed at that time. A remodel was also done in 2005.

The applicant is planning to demolish the existing building and all canopies on the property and construct a new Sonic restaurant with a drive-through service located at the rear of the property. Three new canopies are proposed with the rebuild. Two of the canopies would be freestanding, with the third canopy abutting the restaurant structure.

The westernmost freestanding canopy is proposed to be located 3.85 feet from the side street lot line. This does not meet the minimum requirements of the City's *Zoning Ordinance* (§27-420.I), which requires a 30-foot setback from the side street front lot line when located on a City street that is not a collector or arterial roadway (Logan Street falls into this category). Section 27-309 of the *Zoning Ordinance* allows for a 50% reduction in the required setback from the side street front line, as long as the structure does not encroach into the sight triangle. This makes the actual required setback 15 feet. Since the proposed 3.85-foot setback does not meet the 15-foot setback requirement, a variance is needed in order to be able to approve the site plan for the project. Please refer to **Exhibit 1.**

In addition, the new drive-through service associated with this proposal does not meet the minimum stacking requirements contained in §27-701.J of the City's *Zoning Ordinance*. That section requires a minimum of 10 stacking spaces not counting the vehicle at the order box. The applicant has provided 6 stacking spaces. A variance from the stacking requirement is needed in order to be able to approve the site plan for the project.

ANALYSIS
Planning Staff has reviewed the proposed variance requests and presents the following analysis.

Factor	Analysis	Met	Not Met
1. The request for a variance must arise from a condition which is unique to the property in question, is not commonly found on other parcels in the same zone or district, and is not created by an action or actions of the property owner or applicant.	Canopy Setback: The desire to have a canopy over order stations is part of Sonic's business model, however, there are other Sonic restaurants, including the one on 30th Avenue, that have uncovered order stations. The location of order stations along Logan Street is due to the reconfiguration of the property in order to add a drive-through service, as well as to provide as many order stations as possible (current = 30+/-; proposed = 17). The order stations along Logan Street can be installed without a canopy. Most other, similar restaurants along E Fourth Avenue do not have canopies or outdoor order stations other than a drive-through.		✓
	Drive-Through Stacking: Drive-through restaurants are common along E Fourth Avenue, and include McDonalds, Burger King, Kentucky Fried Chicken and Taco Bell. Few of these restaurants would be able to meet the City's drive-through stacking requirements due to the size of these lots. While the current restaurant does not have a drive-through, the Sonic on E 30th Avenue does have a drive-through and this appears to be the new business model for Sonic. The property is unique in that it is an infill lot and there is not sufficient space for additional drive-through stacking to be placed.	✓	
2. Granting of the variance must not adversely affect the rights of adjacent property owners or residents.	Canopy Setback: Other properties in the area will be impacted adversely by the visual barrier that a canopy located just 3.85 feet from the property line will have on this frontage. The Logan Street right-of-way is narrow (50') and the canopy would be located less than 15 feet from the street. The closer the canopy is to the street, the larger it appears to the passing motorist and adjacent properties. Given the height of the canopy (10'6''), this will have a large visual impact. One surrounding property owner sent a letter objecting to the visual impact of the canopy.		✓
	Drive Through Stacking: The reduced drive-through stacking quantity will have limited impact on adjacent property owners, as queueing will be from Fourth Avenue. The applicant proposes placing a fence along the alley to limit access to the property from that direction and protect the adjacent residential property.	✓	
3. Strict application of the zoning regulations must cause an unnecessary hardship for the property owner. The variance must not merely serve as a convenience to the applicant but must alleviate some demonstrable or unusual hardship or difficulty.	Canopy Setback: The Zoning Ordinance already provides a reduced setback for side front lot lines of 50% of the regular setback. For this property, the minimum setback is 15 feet. The owner would still be able to have order stations in the desired locations if the canopy were not approved. However, the owner would not be able to have those stations be covered. In staff's view, covered order stations is a matter of convenience, not necessity.		✓

Factor	Analysis	Met	Not Met
3. Strict application of the zoning regulations must cause an unnecessary hardship for the property owner. The variance must not merely serve as a convenience to the applicant but must alleviate some demonstrable or unusual hardship or difficulty.	Drive-Through Stacking: Strict application of the Zoning Ordinance would not allow for a drive-through restaurant on this property. Since there are several other drive-through restaurants along this corridor and none of those would be able to comply with this criteria, this presents an unnecessary hardship for the property owner.	✓	
4. Granting of the variance must not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.	Canopy Setback: Granting of the ordinance will place a large structure close to the roadway, which negatively impacts the general welfare. One surrounding property owner sent a letter objecting to the visual impact of the canopy. Other criteria under this finding would not be impacted.	✓	✓
	Drive-Through Stacking: The proposed variance request does not appear to adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare. Because there is the ability to place orders from order stations, as well as from the drive-through, this would alleviate any potential traffic concerns stemming from the drive-through stacking.	✓	
5. Granting of the variance must not be contrary to the general spirit and intent of the Zoning Regulations.	Canopy Setback: The intent of the C-4 District as expressed in §27-420 is as follows: "It is the intent of the C-4 Special Commercial District to provide space in appropriate locations for certain commercial activities which may particularly impact surrounding neighborhoods. Special provisions are made through these regulations to minimize the adverse effects of such uses on neighboring parcels." Most drive-through restaurants do not have outdoor order boxes with canopies. Placing this type of structure close to the roadway is contrary to the intent of "minimizing adverse effects of such uses on neighboring parcels".		✓
	Drive-Through Stacking: The intent of the C-4 District is to provide space for commercial activities that may impact surrounding properties and minimizing those impacts (through such provisions in the regulations as landscaping, setbacks, stacking requirements, screening, etc.). The proposed stacking does not meet the strict requirements of the ordinance, but its impacts are mitigated through provision of alternative "in-car" ordering stations and screening and buffering of the drive-through lane from the adjacent residential properties.	✓	

SURROUNDING ZONING & LAND USE

Surrounding zoning and land use is as follows:

	ZONING	*LAND USE*	*OWNER*
SITE	C-4 Special Commercial District	Drive-Up Restaurant (Current)	America's Drive-In Restaurants, LLC
NORTH	C-4 Special Commercial District	Residential	Devin & Jessica Garwood; Gary, Larry & Douglas Mitchell Trust; James Dean Long; Carlos Maese
SOUTH	R-3 Moderate Density Residential District	Residential	Larry William Harms; Gregory Herrman
EAST	C-4 Special Commercial District	Residential	Michael & Debora Zarnowski
WEST	C-4 Special Commercial District	Commercial (B & J's Smoke Shop)	Kenneth & Shannon Kirk

PUBLIC NOTIFICATION

A Public Hearing Notice was published in the *Hutchinson News* on February 22, 2016. In addition, notices of the variance request were sent the 35 owners of the 38 properties located within 200 feet of the subject property in accordance with *Kansas Statutes Annotated* on February 16, 2016. Comments were received pertaining to the canopy and impacts of a drive-through as follows:

> "*Hutchinson is spending millions of dollars on beautification all around town, but still wants to allow a long canopy right beside a street. Sounds like a shabby, ghetto look on one of our main corridors. I oppose the canopy but I approve the drive thru.*" [Duane Carey, Windows of Heaven Heritage, LC, 618 E 4th Ave owner]

> "*I own the property at 320 Logan. On the north side of the house, outside, is an air conditioner/furnace unit. If Sonic puts in a drive-thru, there is a bigger chance of it being hit due to increased traffic through there. I do not know if I can move the unit to the south side of house due to it being over property line. That 25 foot lot that my house is on goes to the center of the alley. The lots to the south of this house I have planned on building on, so to move the unit would disturb property line.*" [Larry Harms, 320 Logan St owner]

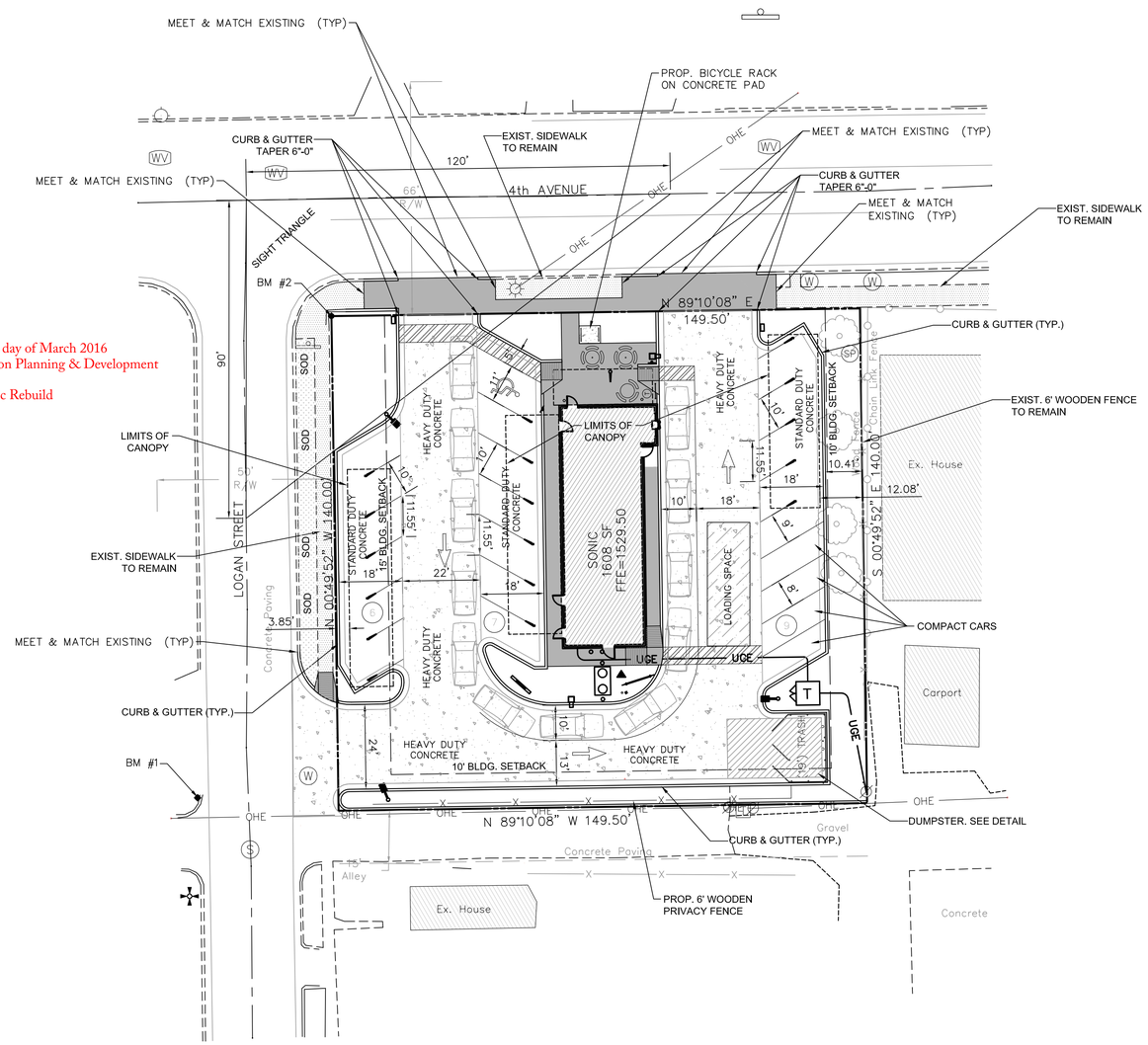
DEVELOPMENT REVIEW COMMITTEE

Copies of the proposal, including plans, were sent to the Development Review Committee for review and comment. A meeting was held on February 23, 2016. **Exhibit 2** contains a listing of all comments received. No objections were made to the canopy location other than those made by Planning Staff. No DRC members had comments regarding the drive-through stacking, however, Mr. Jeff Peterson, Interim Engineering Director, requested traffic counts from the 30th Avenue Sonic location, in order to determine if he could waive the stacking requirement without the variance being needed. Representatives for the applicant indicated this information was not readily available and that the 30th Avenue location was not comparable to the 4th Avenue site. They have requested the Board consider the variance request. Other comments will be discussed as part of the Special Use Permit case (16-SUP-01), also on this Agenda.

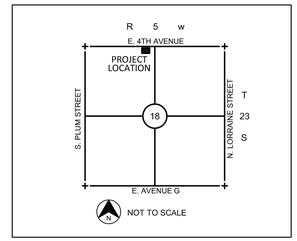
Exhibit 1 -- Site plan dated 3/8/2016
Exhibit 2 – DRC comments
Exhibit 3 – Variance application
Exhibit 4 – GIS map & surrounding property owner listing
Exhibit 5 – Canopy elevation drawing
Exhibit 6 – Sonic Traffic Manual

EXHIBIT 1

NOTE:
DURING CONSTRUCTION CONTRACTOR SHALL USE BARRICADES IN ACCORDANCE WITH KDOT STANDARDS AND DETAILS TO PREVENT CONSTRUCTION TRAFFIC FROM ENTERING 4TH STREET. ALL CONSTRUCTION TRAFFIC SHALL ACCESS SITE FROM LOGAN STREET.



Received this 8th day of March 2016
City of Hutchinson Planning & Development Department
16-SUP-01: Sonic Rebuild



VICINITY MAP

NOTE:
ONSITE AREA DISTURBED APPROXIMATELY 0.52 ACRES (22,844 S.F.)

NOTE:
REFER TO ARCHITECTURAL PLANS FOR COORDINATION OF BUILDING, APPERTUNANCES, DIMENSIONS, AND UTILITY ENTRANCE LOCATIONS.

N

SCALE IN FEET
0 20' 30' 40'

Benchmark #1
Cut "X" on Sidewalk
Northing=1819122.962
Easting=1479707.281
Elevation=1528.319

Benchmark #2
Cut "X" in concrete
Northing=1819259.280
Easting=1479745.142
Elevation=1528.856

NOTE:
EXTERIOR LIGHTING SHALL MEET THE REQUIREMENTS OF SEC. 27-909 OF THE HUTCHINSON ZONING REGULATIONS.

GENERAL NOTES:

1. ALL DIMENSIONS AT CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL AND PRACTICAL INSTALLATION.
3. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES AND CIRCUITING.
4. LOCATIONS OF PYLON / MONUMENT SIGNS AND ENTER / EXIT SIGNS ARE NOT EXACT. THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS WITH OWNER / CONSTRUCTION MANAGER.
5. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. TOP SOIL TO BE ADDED TO THE LEVEL OF THE WALKS OR CURBS.
6. THE CONTRACTOR SHALL NOT DISTURB ANY ADJACENT PROPERTIES.

SITE PLAN KEYNOTES

ITEM	NOTE
1	TRAFFIC FLOW ARROW (TYPICAL), REF: CIVIL DETAILS
2	4" PAINTED STRIPES (TYPICAL), REF: SPECIFICATIONS, SECTION 02500, SHEET SP1
3	CURB RAMP (TYPICAL), REF: CIVIL DETAILS
4	TRASH ENCLOSURE, REF: ARCHITECTURAL DETAILS
5	RAILING, REF: CIVIL DETAILS
6	BOLLARD, REF: CIVIL DETAILS
7	GREASE TRAP, REF: PLUMBING PLANS
8	4" SANITARY SEWER LINE
9	2" UNDERGROUND GAS LINE
10	1" UNDERGROUND WATER LINE UTILIZING EXISTING METER
11	UNDERGROUND ELECTRIC LINE
12	2" UNDERGROUND TELEPHONE LINE
13	4" PVC PIPE SLEEVE UNDER DRIVE FOR IRRIGATION SYSTEM
14	ORDER BOARD AND DETECTOR LOOP, REF: CIVIL DETAILS
15	MENU / CANOPY POST (TYPICAL), REF: ARCH PLANS
16	GAS METER
17	CONCRETE PAVING
18	8" THICK, CONCRETE PAVING IN THIS AREA
19	"CARHOP CROSSING" SIGNAGE, REF: CIVIL DETAILS
20	"PICK UP ORDER HERE" SIGNAGE, REF: CIVIL DETAILS
21	– NOT USED –
22	POLE MOUNTED FLOOD LIGHTS. REF: CIVIL DETAILS AND FIXTURE SCHED. ON ELECTRICAL AND LIGHTING PLANS
23	NOT USED
24	CONC. CURB & GUTTER. REF: DETAILS ON CIVIL SHEETS
25	CONC. WALKS AND PATIO REF: CIVIL DETAILS
26	LOOSE TABLES & CHAIRS. REF. CIVIL DETAILS
27	3/4" YARD HYDRANT OFF IRRIGATION LINE, SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR.
28	FLOWER POTS PROVIDED BY SONIC.
29	– NOT USED –
30	TRASH CANS ON 1'-6"x1'-6" CONCRETE PAD

LEGAL DESCRIPTION

BENCHMARK

ONE CALL KANSAS
KS: 1-800-344-7233
WICHITA: 316-687-2470

REVISIONS

NO	DATE

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OKLAHOMA CITY, OK 73104
OFFICES: 405-225-5000
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PERMIT SET

SONIC DRIVE-IN
SONIC TYPE: 12X
621 E. FOURTH AVE.
HUTCHINSON, KANSAS

SITE PLAN

SHEET
C2.0

DWG: 15096
DATE: 03.08.16

EXHIBIT 2

Planning & Development Department
PO Box 1567
Hutchinson KS 67504-1567
620.694.2639 (ph) // 620.694.2691 (fax)

Comments For:

Sonic Restaurant Rebuild with Drive-Thru
621 E 4th Ave, Hutchinson KS 67501
16-SUP-01 & 16-BZA-01

Planning staff and the Development Review Committee have reviewed the site plan received on February 11, 2016, for the above-referenced project and have the following comments:

1. General
   a. Construction shall conform to the approved site plan. Changes to the approved site plan shall be submitted to the Planning and Development Department for approval prior to making the changes in the field.
   b. Revised plans are required. **Please provide 4 full-size, 1 reduced and 1 PDF of all changed plan sheets no later than March 4, 2016 at NOON in order to be considered for the March 15, 2016 meeting**.
   c. Property is located in the **Neighborhood Revitalization Plan (NRP)** area and has the potential to be eligible for property tax rebates. Please see the attached application and brochure. Applicant **MUST** submit the NRP application at the time of Building Permit application in order to be eligible for the rebate program. **Late submittals will not be accepted.**

2. Variance Requests
   a. **Canopy**. Planning staff will be recommending denial of this request to the Board of Zoning Appeals, as we do not believe the conditions for approval are met by the proposal.
   b. **Drive-thru Stacking**. Planning staff understands that there are limitations on this lot because of its size that prevent the full number of required stacking spaces from being provided. However, because of the increased noise and traffic impacts on the adjacent property located to the south, staff will be recommending mitigation measures be placed on the location of the order box and/or hours of operation of the drive-thru. Sonic is encouraged to develop an alternative that reduces these impacts.
3. Site Plan / Landscaping Plans
   a. **Parking Spaces.** Parking spaces shall meet the requirements of the *Hutchinson Zoning Regulations* (see Sec. 27-702). A minimum of 17 spaces are required. A maximum of 34 are allowed. 23 spaces are provided. This requirement is met.

      However, four of the spaces located in the southeast corner of the lot are a substandard size (minimum requirement is 9x18). The Zoning Regulations do allow for compact spaces (up to 20% of the total required spaces), however, they must be approved by the City Engineer and must contain signage indicating they are compact spaces only. Revise the drawing to either make these spaces compliant or label as compact and indicate that the spaces will contain signage limiting them to compact cars. **RSP**
   b. **Drive Thru Stacking.** The City Engineer has requested Sonic provide recent traffic counts for the Sonic located on 30th Avenue, or a similar location. **MI**

c. **Drive Aisle Width.** Label the drive aisle width for the western driveway. **RSP**

d. **Parking Materials.** Parking lots shall be paved with asphalt or concrete. Label the parking lot material on the plans. **RSP**

e. **Curbing.** Curb stops or curb and gutter are required. It appears curb and gutter is planned, but there is no label. Add the label to the plans. **RSP**

f. **Disabled Parking Space.** Disabled parking space needs to be van accessible. This requirement does not appear to be met, as the van accessible area is 2 feet too narrow. **RSP**

g. **Trash Enclosure.** Outdoor trash bins are required to be screened on all sides by Sec. 27-908 of the *Hutchinson Zoning Regulations.* The plans reference an architectural detail that was not provided with this submittal. Staff needs to review the detail prior to approval of these plans. **RSP**

h. **Signage.** All signs shall meet the requirements of the *Hutchinson Zoning Regulations* (see 27-801) and a sign permit shall be obtained prior to installation. The plans reference a signage submittal that has not been provided with this application. Remove references to the signage on these plans. No approval is intended by this review. **RSP**

i. **Sight Triangle.** No objects, including parked vehicles, taller than 30" or shorter than 10' feet shall be allowed within the Sight Triangle area. Show the Sight Triangle on the plans and ensure this area is protected. **RSP**

j. **Sidewalk.** There is an existing sidewalk on the west frontage and will need to remain as part of this project. Show the sidewalk on the plans. **RSP**

k. **Loading.** Section 27-701.H. of the *Hutchinson Zoning Regulations* requires one loading space for the intended use. The loading space must be a minimum of 35 feet long, 12 feet wide, have 14 feet of vertical clearance, be located 20' from the right of way and 10' from a property line. Loading areas are not allowed in the front yard. Required parking areas cannot be used for loading (overflow ones can if they meet the other code requirements). No loading area is shown. Label a loading area on the plans. **RSP**

l. **Legend.** Several items keyed on the legend are not labeled on the plans. Add the labels or remove the legend notes. **RSP**

m. **Landscaping**. The City of Hutchinson's landscaping requirements are contained in 27-908. The following deficiencies were noted:
    - Gravel in ROW area along Logan Street is not an approvable material. Landscaping placed in this area will be counted toward meeting the totals for the project
    - Turf areas need to be labeled
    - Screening between property and the residence to the east must meet the City's screening requirements:
        - Landscaped buffer shall run the entire length of the abutting property
        - Buffer shall consist of any (or all) of the following:
            - A solid fence and a landscape buffer a minimum of five feet wide with a minimum of 9 points of landscaping installed of every 25 linear feet of abutment OR
            - Trees spaced a maximum of 25 feet on center
        - A landscape buffer no less than 6 feet in width planted with a series of evergreen plantings at least 6 feet high and spaced to form a continuous visual barrier
        - A natural, undisturbed wooded area at least 20 feet wide

Additional trees will be needed in the buffer area on the south portion of the lot.

- Add label on the landscaping plans indicating the existing trees are to remain.

RSP

n. **Fencing.** All fencing shall meet the requirements of Sec. 27-907 of the *Hutchinson Zoning Regulations.* Please indicate the height of the existing wood fence on the plans and note that the fence is to remain. **RSP**

o. **Exterior Lighting**. Exterior lighting shall meet the requirements of Sec. 27-909 of the *Hutchinson Zoning Regulations.* The easternmost light may need to be moved to prevent spillage onto the adjacent residential property. **RSP**

p. **Bicycle Parking.** Section 27-701 of the zoning regulations recommends 20 bicycle spaces for the proposed use. None are shown. Planning staff recommends adding bicycle racks to the plans. **RSP**

q. **Screening of Mechanical Equipment**. Mechanical equipment, including transformer pads, must be screened in accordance with the requirements of 27-908.E.8 of the *Hutchinson Zoning Regulations*. **RSP**

r. **Setbacks.** Show building and canopy setbacks on plans, particularly those for the canopy requesting a variance. **RSP**

s. **Canopies**. Label all canopies. Provide architectural elevation drawings for canopies, including height and materials. **RSP**

t. **Overhead electrical service.** Overhead electrical shall be removed and installed underground. Existing poles on the south powerline are located within the parking lot. Staff recommends these be relocated.

u. **Other plan sheets in set.** Make required changes to other plans in set for consistency.

4. Comments from Other Staff:

Jeff Peterson, Interim Engineering Director

a. **Drainage Plan**. A drainage plan is required. **MI**

Barry Becker, Public Works

a. **Traffic Control Plan**. Need to have an approved traffic control plan included in the final plans. **MI**

RSP = Revised Site Plan/Landscaping Plan required
MI = Missing Information

Reviewed by: Date:

Jana L. McCarron

February 23, 2016

Jana McCarron, AICP
Planning & Development Director

EXHIBIT 3

2016 ZONING VARIANCE APPLICATION

CITY OF HUTCHINSON
Planning and Development Department
125 E. Avenue B, Hutchinson, KS 67501
620-694-2639 phone ~ 620-694-2673 fax

FOR OFFICE USE ONLY

DATE RECEIVED: _____ **CASE #:** _____ **FEE PAID ($165):** _____

PROJECT INFORMATION

Project Address 621 E. 4th Ave., Hutchinson, KS 67501

Legal Description

All of Lots One (1), Two (2), Three (3), Four (4), Five (5) and the west 24.5 feet of Lot Six (6), in in Block Four (4), in Woodward's 2nd Addition, Reno County, Kansas

Applicant Wade Harden Company Sonic
Mailing Address 300 Johnny Bench Drive, Oklahoma City, OK 73104
Phone (972) 832-2048 E-Mail wade.harden@sonicdrivein.com

Property Owner America's Drive-In Restaurants LLC
Mailing Address P.O. Box 2438, Oklahoma City, OK 73101-2438
Phone (405) 225-4610 E-Mail wade.harden@sonicdrivein.com

Agent Information Jason Mohler or Lance Mills Company Cedar Creek Consulting
Mailing Address P.O. Box 15534, Oklahoma City, OK 73113
Phone (918) 619-2113 E-Mail jason.mohler@cedarcreekinc.com

Surveyor/Engineer/Architect (attach additional pages, if needed)
Jason Mohler or Lance Mills Company Cedar Creek Consulting
Mailing Address P.O. Box 15534, Oklahoma City, OK 73113
Phone (918) 619-2113 E-Mail jason.mohler@cedarcreekinc.com

ZONING VARIANCE INFORMATION

1. The applicant requests a variance from the following section(s) of the Hutchinson Zoning Regulations:
   27- 420.I Building Setback on west
   27-701.J Drive-through/Drive-up Stacking

2. Describe the purpose of this variance:
   27-420.I To allow for Sonic canopy within the 10' Building Setback
   27-720.J To allow for Sonic typical drive-thru vehicle stacking in lieu of 10 required

Revised 12/11/2015

Planning and Development Department
125 E. Avenue B, Hutchinson, KS 67501
(620) 694-2639 Fax: (620) 694-2673

SUBMITTAL REQUIREMENTS

- ☑ **Completed Zoning Variance Application.**
- ☑ **Zoning Variance Application Fee ($165.00).**
- ☑ **A written and signed certification from the Reno County Treasurer's office that all property taxes for the property have been paid.** County sending directly to Casey
- ☑ **Copy of the deed** (available from the Reno County Register of Deeds). County sending directly to Casey
- ☑ **Legal description of the parcel.**
- ☑ **The names and mailing addresses of all property owners located within 200 feet of the boundaries of the parcel**. If the parcel is adjacent to the city limits, the above list must also include all the properties located outside the city, but within 1,000 feet of the city limits. Please provide this information in print-out form from the Reno County Appraiser. County sending directly to Casey

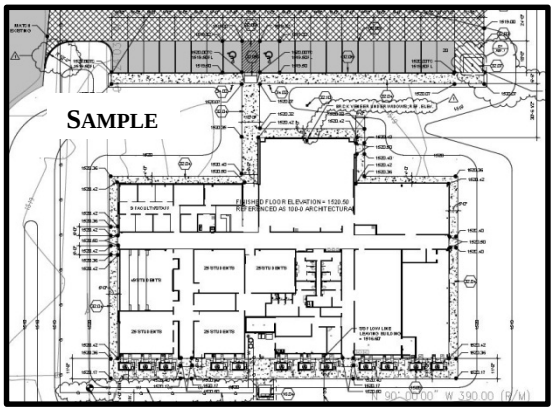
Depending upon your project, the following items may also be required. Please contact the City Planning Department to discuss your project prior to submitting an application.

- ☑ **4 full-size copies of a Certified Survey.**
  (Surveys must be on paper not less than 18 x 24 inches and drawn at a scale of not less than 1 inch: 50 feet.)
- ☑ **4 full-size copies of the Site Plan.**
  (Site plans must be on paper not less than 18 x 24 inches and drawn at a scale of not less than 1 inch: 50 feet.)
- ☑ **4 full-size copies of the Landscaping Plan, if applicable.**
  (Landscaping plans must be on paper not less than 18 x 24 inches and drawn at a scale of not less than 1 inch: 50 feet.)
- ☑ **4 full-size copies of Elevation Drawings, if applicable.**
  (Elevation drawings shall be scaled and shall include all elevations of the structure. Proposed materials and colors shall be included on the elevation drawings.)
- ☑ **1 reduced version (11"x17") of the Certified Survey, Site Plan, Landscaping Plan & Elevation Drawings.**
- ☑ **1 electronic version (PDF) of all drawings (Certified Survey, Site Plan, Landscaping Plan and Elevations) submitted via email to: Charlene@Hutchgov.com**
- ☑ **Drainage Study and/or Traffic Impact Study.** Please contact the City Engineer to determine what studies are required.
- ☑ **Other documentation, as required.**

SITE PLAN CHECKLIST

THE SITE PLAN DRAWING SHALL CONTAIN THE FOLLOWING:

- ☑ The name and mailing address of the applicant and owner of record, if not the same as the applicant.
- ☑ The legal description of the property.
- ☑ Date, scale, north arrow, title and preparer's name.
- ☑ Location and dimensions of:
  - Property lines
  - Easements
- ☑ Location and dimensions of existing and proposed:
  - Structures
  - Parking spaces and drive aisles
  - Driveways
  - Loading areas
  - Trash receptacles
  - Fences
  - Screening
  - Signs
  - Lighting
  - Stormwater storage and conveyance facilities
  - Utilities (e.g. water, gas, electrical, sanitary sewer)
- ☑ Use of existing and proposed structures.
- ☑ The approximate location of structures on adjoining properties.
- NA ☐ Location and extent of outdoor display/storage areas, existing and proposed.

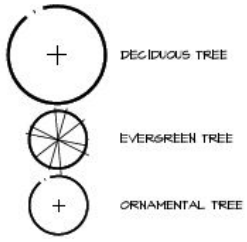


Planning and Development Department
125 E. Avenue B, Hutchinson, KS 67501
(620) 694-2639 Fax: (620) 694-2673

LANDSCAPING PLAN CHECKLIST

THE LANDSCAPING PLAN SHALL CONTAIN:

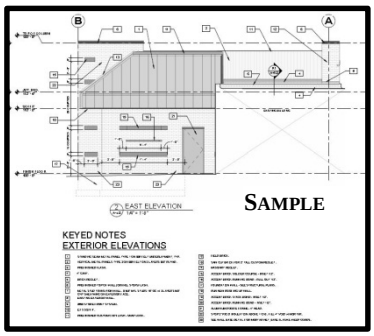
- ☑ The name and mailing address of the applicant and owner of record.
- ☑ Date, scale, title and preparer's name.
- ☑ Location, description and type of existing and proposed plantings.
- ☑ Description of the irrigation system, both existing and proposed.
- ☑ City of Hutchinson "Landscaping Point Calculation Sheet" available at: www.hutchgov.com (either on the face of the plan or as an accompanying document). via email



ELEVATION DRAWINGS CHECKLIST

THE ELEVATION DRAWINGS SHALL CONTAIN THE FOLLOWING:

- ☑ The name and mailing address of the applicant and owner of record.
- ☑ Date, scale, title and preparer's name.
- ☑ Height of the structure, both existing and proposed.
- ☑ Description of exterior materials, both existing and proposed.
- ☑ Drawings of all sides of the building.



ZONING VARIANCE FACTORS REQUIRED TO BE MET

Applicants for zoning variances must submit a statement justifying how the variance request meets the requirements set forth in *Sec. 27-1110.A.1.* of the *Hutchinson City Code*. The Board of Zoning Appeals must find that these requirements are met before granting a variance. The requirements are listed below and space is included for applicant responses. Please feel free to attach additional pages and any other supporting documentation, such as photographs, drawings, maps, statistics, legal documents and letters of support.

1. The following conditions, which were not created by the owner's actions, are unique to this parcel and are not commonly found on parcels used in similar ways in the same zoning district:

   The existing Sonic building will be removed and reconstructed. The geometry of the existing parcel requires a variance to construct Sonic canopies within the building setback and relief from the required vehicle stacking.

2. The proposed development will not adversely affect the rights of adjacent property owners or residents because:

   This project replaces and older building with a new building. Existing site function and impact to surrounding properties would not change.

3. The literal enforcement of zoning regulations would result in the following unnecessary hardships:

   The existing building and site would continue to age. The benefits of a new facility would be lost to the Owner and community.

4. The granting of a variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare because:

   The existing building and site is aging. The new facility would improve these items.

CITY OF HUTCHINSON

Planning and Development Department
125 E. Avenue B, Hutchinson, KS 67501
(620) 694-2639 Fax: (620) 694-2673

ZONING VARIANCE ITEMS REQUIRED TO BE MET (CONT'D)

5. Granting of a variance would not be contrary to the general spirit and intent of the Hutchinson Zoning Regulations because:

   This project replaces an existing Sonic with a new Sonic while meet the intent Hutchinson Zoning regs.

ZONING VARIANCE APPLICATION PROCESS

1. Submit the **Zoning Variance Application** and all required supporting materials to the Planning and Development Department in accordance with the application deadlines on page 5.
2. Following receipt of a complete **Zoning Variance Application**, planning staff will:
   a. Set date a date for a public hearing before the Board of Zoning Appeals. The public hearing must be held within 60 days of acceptance of the Zoning Variance application.
   b. Notify property owners located within the notification radius of the date, time and place of the hearing. The general public and property owners located within the notification area will be invited to comment upon the application.
   c. Publish a public hearing notice in the *Hutchinson News*. The notice must be published a minimum of 20 days prior to the public hearing.
   d. Transmit application materials to the Development Review Committee (DRC) for their review, if needed. The DRC will meet to discuss the project. The DRC will provide written comments which will be sent to the applicant. Based upon the comments received, revised plans may be required. Revised plans, once received, will be routed to the DRC for final comment.
3. The Board of Zoning Appeals will hold a public hearing on the project, typically in accordance with the attached schedule. The Board may adjourn the hearing from time to time. Following the conclusion of the hearing the Board makes a final determination. The Board may grant the variance, grant the variance with conditions, or deny the variance. **The applicant MUST be present at the public hearing in order for the application to be considered. The application will be tabled if the applicant is not present**.
4. Following variance approval, the applicant may proceed to the Inspection Department to obtain the appropriate building permits for the project.

UNDER NORMAL CIRCUMSTANCES, A MINIMUM OF 45 DAYS IS REQUIRED FROM SUBMITTAL OF A COMPLETED APPLICATION TO THE FINAL DECISION.

We, the undersigned, hereby authorize the submittal of this application and associated documents and certify that all the information contained therein is true and correct.
(Signature of property owners)

Signature	Signature
Printed Name	Printed Name

CITY OF HUTCHINSON

Planning and Development Department
125 E. Avenue B, Hutchinson, KS 67501
(620) 694-2639 Fax: (620) 694-2673

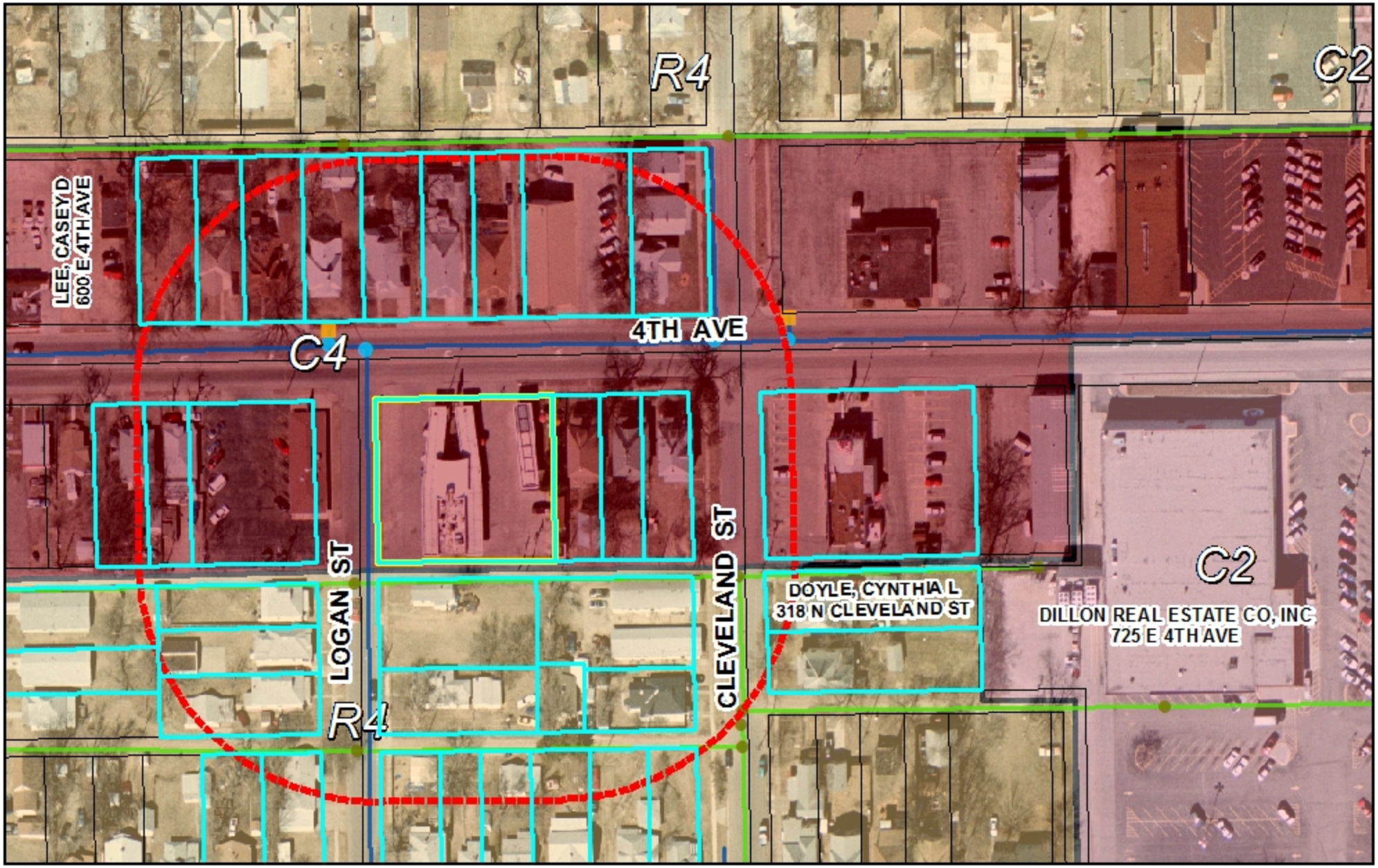
Zoning Variance Application
Submittal Deadlines and Meeting Schedule

Application Deadline	Development Review Committee Meeting	Board of Zoning Appeals Public Hearing 5:00 PM
November 23, 2015	December 8, 2016	January 5, 2016
December 14, 2015	December 22, 2016	January 19, 2016
December 30, 2015	January 12, 2016	February 2, 2016
January 13, 2016	January 26, 2016	February 16, 2016
January 27, 2016	February 9, 2016	March 1, 2016
February 10, 2016	February 23, 2016	March 15, 2016
February 24, 2016	March 8, 2016	April 5, 2016
March 9, 2016	March 22, 2016	April 19, 2016
March 30, 2016	April 12, 2016	May 3, 2016
April 13, 2016	April 26, 2016	May 17, 2016
April 27, 2016	May 10, 2016	June 7, 2016
May 11, 2016	May 24, 2016	June 21, 2016
June 1, 2016	June 14, 2016	July 5, 2016
June 15, 2016	June 28, 2016	July 19, 2016
June 29, 2016	July 12, 2016	August 2, 2016
July 13, 2016	July 26, 2016	August 16, 2016
July 27, 2016	August 9, 2016	September 6, 2016
August 10, 2016	August 23, 2016	September 20, 2016
August 31, 2016	September 13, 2016	October 4, 2016
September 14, 2016	September 27, 2016	October 18, 2016
September 28, 2016	October 11, 2016	November 1, 2016
October 12, 2016	October 25, 2016	November 15, 2016
October 26, 2016	November 8, 2016	December 6, 2016
November 9, 2016	November 22, 2016	December 20, 2016
November 30, 2016	December 13, 2016	January 3, 2017
December 14, 2016	January 10, 2017	February 7, 2017

PLEASE NOTE:
The applicant or agent must be present at the scheduled Public Hearing.
If the applicant is not present, the public hearing will not take place.

EXHIBIT 4

16-BZA-01: Zoning Map



Feet
0 20 40 80

621 E. 4th Ave., Hutchinson, KS

N

EXHIBIT 4

16-BZA-01: Sonic Variance Requests, Surrounding Property Owner Notification List

Parcel ID	Owner Name	Owner Address	Owner City	State	Zip	Property Address
1341802004014000	ALTUM, KENNETH D	PO BOX 3233	HUTCHINSON	KS	67504	612 E 3rd
1341802003005000	AMERICA'S DRIVE-IN RESTAURANTS LLC, C/O Sonic Restaurants, Inc.	PO BOX 2438	OKLAHOMA CITY	OK	73101	621 E 4th
1330703028024000	ARROWHEAD INVESTMENT CO LLC	208 PLUM	INMAN	KS	67546	632 E 4th
1341802003009000	BERG, KATHY D	618 E 3RD AVE	HUTCHINSON	KS	67501	618 E 3rd
1341802003008000	BLACKBURN, MICKEY L & PHYLLIS J & ASTON, LARRY & JIMMY E	1705 WILSHIRE DR	HUTCHINSON	KS	67502	316 Logan
1341802003013000	DEAN, JIMMIE D & CYNTHIA M, C/O Debra & Curtis Davis	626 E 3RD AVE	HUTCHINSON	KS	67501	626 E 3rd
1341802002006000	DOYLE, CYNTHIA L	519 E 69TH AVE	HUTCHINSON	KS	67502	318 N Cleveland
1330703028022000	GARWOOD, DEVIN & JESSICA L	626 E 4TH AVE	HUTCHINSON	KS	67501	626 E 4th
1341802004002000	GUERRERO, LORENZO & CELIA	208 E AVENUE E	HUTCHINSON	KS	67501	611 E 4th
1341802003006000	HARMS, LARRY WILLIAM	3310 N ELM ST	HUTCHINSON	KS	67502	320 Logan
1341802003017000	HERRMAN, GREGORY L	908 E 17TH AVE	HUTCHINSON	KS	67501	319 N Cleveland
1341802004018000	INTERFAITH HOUSING SERVICES, INC	PO BOX 1987	HUTCHINSON	KS	67504	321 Logan
1341802004007000	INTERFAITH HOUSING SERVICES, INC	PO BOX 1987	HUTCHINSON	KS	67504	320 N Ford
1341802004008000	INTERFAITH HOUSING SERVICES, INC	PO BOX 1987	HUTCHINSON	KS	67504	318 N Ford
1341802003012000	JOHNSON, MARK T & JULIE A	624 E 3RD AVE	HUTCHINSON	KS	67501	624 E 3rd
1341802004003000	JOHNSON, SYLVESTER	609 E 4TH AVE	HUTCHINSON	KS	67501	609 E 4th
1341802003016000	K L HOLDINGS NO 2 LLC	2318 COMANCHE RD	GALVA	KS	67443	315 N Cleveland
1330703028016000	KELMAN, STEVEN C	PO BOX 3086	HUTCHINSON	KS	67504	608 E 4th
1341802004001000	KIRK, KENNETH M & SHANNON D	1208 W 31ST AVE	HUTCHINSON	KS	67502	619 E 4th
1341802003014000	L G INVESTMENTS & PROPERTIES LLC	PO BOX 550	BUHLER	KS	67522	628 E 3rd
1330703028021000	LONG, JAMES DEAN	12 DAKOTA DR	HUTCHINSON	KS	67502	624 E 4th
1341802003002000	LONG, JAMES DEAN	12 DAKOTA DR	HUTCHINSON	KS	67502	631 E 4th
1341802004016000	LYNCH, MICHAEL J & JAIME M	1316 W 30TH AVE	HUTCHINSON	KS	67502	317 Logan
1330703028020000	MAESE, CARLOS M	1109 TRINITY AVE	PORT ARTHUR	TX	77642	620 E 4th
1341802004015000	MARTINEZ, JOY L	311 LOGAN ST	HUTCHINSON	KS	67501	311 Logan
1330703028018000	METZGER, WILLIAM L	616 E 4TH AVE	HUTCHINSON	KS	67501	616 E 4th
1330703028023000	MITCHELL, GARY K REV TRUST & LARRY K & DOUGLAS D	111 W 20TH AVE	HUTCHINSON	KS	67502	628 E 4th

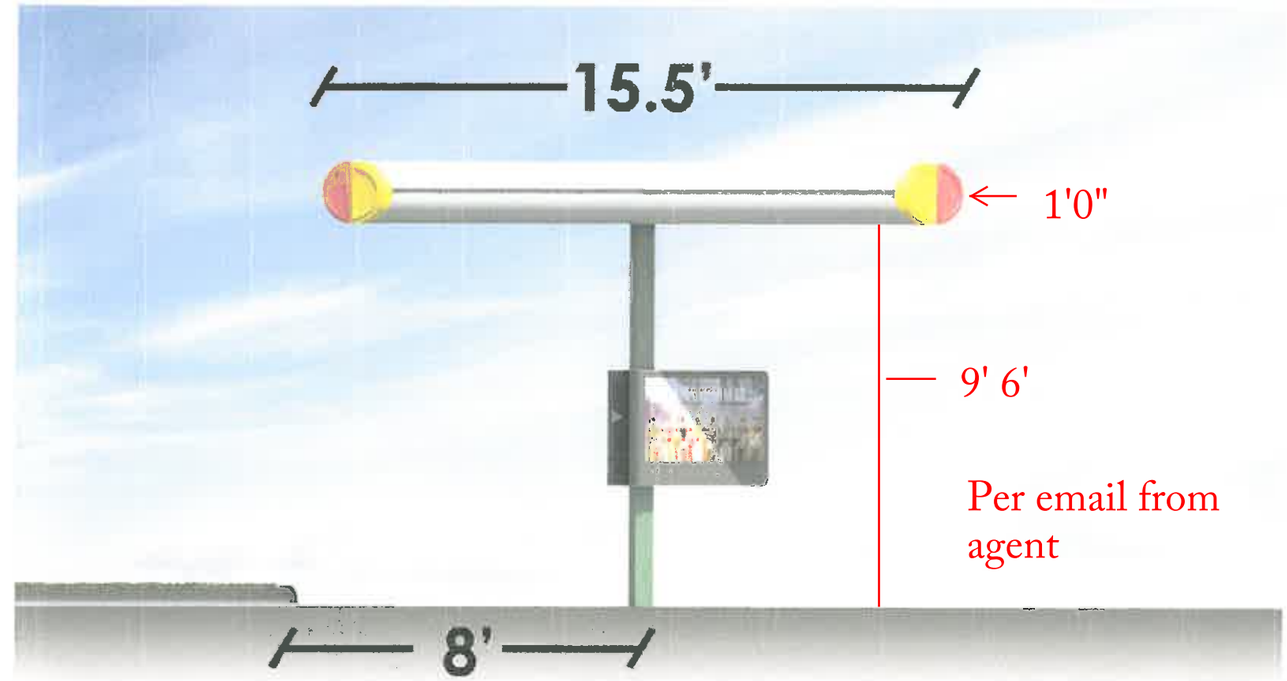
1341802002007000	NISLY, MATTHEW D & JACLYN R	15 GLASS MANOR LN	SOUTH HUTCHINSON	KS	67505	316 N Cleveland
1341802002005000	NORTHWEST RESTAURANTS, INC, C/O Burke & Associateds	3336 E 32ND ST #STE 217	TULSA	OK	74135	703 E 4th
1341802003010000	PARKER, DONALD W & PHYLLIS A	706 BROOKSIDE DR	HUTCHINSON	KS	67501	620 E 3rd
1341802003015000	POTUCEK, CAMERON D	PO BOX 344	NICKERSON	KS	67561	315 1/2 N Cleveland
1330703028017000	SIMPSON, JERRY & DONNA	614 E 4TH AVE	HUTCHINSON	KS	67501	614 E 4th
1341802004017000	SPENCE, DAVID L	319 LOGAN ST	HUTCHINSON	KS	67501	319 Logan
1341802003011000	WILKS, MICHAEL R	PO BOX 1144	NEWTON	KS	67514	622 E 3rd
1330703028019000	WINDOWS OF HEAVEN HERITAGE LC, c/o Duane Carey	9017 N PLUM ST	HUTCHINSON	KS	67502	618 E 4th
1341802003001000	WOYDZIAK, MARK	411 N WALNUT ST	HOISINGTON	KS	67544	633 E 4th
1341802003003000	ZARNOWSKI, MICHAEL A & DEBORA J	7603 N COTTONTAIL DR	HUTCHINSON	KS	67502	629 E 4th

EXHIBIT 5

RECEIVED
MAR - 4 2016

Sonic - Pouslbo, WA

CANOPY ELEVATIONS



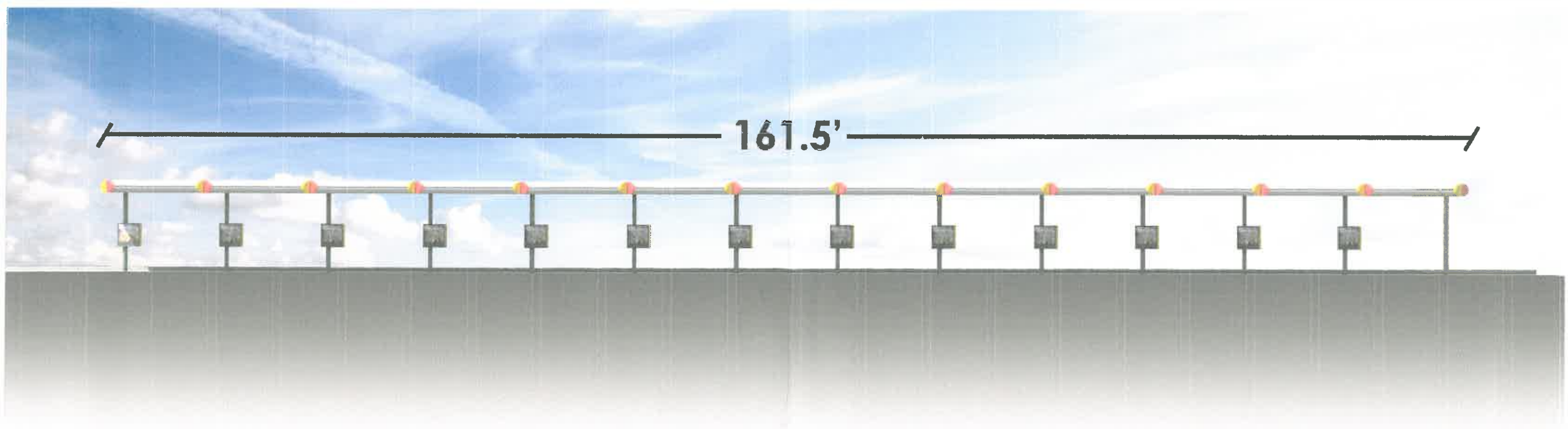


EXHIBIT 6

MASTER TRAFFIC MANUAL

FOR

SONIC ®
AMERICA'S DRIVE-IN ®

Prepared for:
SONIC INDUSTRIES

Prepared By:

PROFESSIONAL
ENGINEERING
ASSOCIATES

www.peainc.com

November, 2010

PREFACE

On behalf of Sonic Industries, Professional Engineering Associates, Inc. (PEA) has completed this Master Traffic Manual for Sonic – America's Drive-In® Restaurants. The purpose of this Manual is to provide franchise owners, engineering consultants, and public agencies with reliable data and information related to traffic volume generation for Sonic Restaurants.

In accordance with standard traffic engineering practice and the Ordinance requirements of many municipalities, the traffic volumes that will be generated by new developments are typically forecast based on data published by the Institute of Transportation Engineers (ITE) in their latest edition of *Trip Generation, currently in its 8th Edition*. In the case of Sonic Restaurants, the typical building size and operations do not, however, match any of the land use descriptions published by ITE.

As ITE does not provide trip generation data for land uses similar to Sonic Restaurants, many traffic studies that have been completed to date for new Sonic sites have been scrutinized. This scrutiny has delayed viable projects and cost unnecessary dollars. In order to provide reliable traffic data for reviewing agency staff, franchise owners, planners and engineers, PEA has collected trip generation data according to the guidelines ITE has set forth in the *Trip Generation Handbook, 2nd Edition* and has analyzed these data to identify the appropriate trip generation forecasts for a new Sonic Restaurant. The trip generation forecasts presented in this Manual should be used by traffic engineering professionals from local agencies to identify the impacts of new Sonic developments on the adjacent road network, when required.

In addition to trip generation data that should be used by traffic engineers and planners to evaluate traffic-related impacts for typical Sonic operations, this Manual also provides data related to Sonic Grand Opening operations. In markets without an existing Sonic Restaurant, new Sonic locations may experience higher vehicular traffic volumes during the Grand Opening period as compared to normal operations. Recognizing this, the Sonic Corporation deploys opening operations field teams to assist the Franchisees in these markets. These field teams work with the Franchise owners in the development of vehicle staging and traffic management plans.

Utilizing this Traffic Manual these plans can be improved to more accurately predict the traffic demand that can be expected. Based on this information additional staffing may also be needed to accommodate the peak traffic volumes that will likely be generated during the Grand Opening period. This Manual will help to improve the current planning work that goes into the completion of a new Sonic development. It will help the team to gain approval from local road agencies sooner, and capture the potential lost revenues being experienced from long delays related to the current lack of understanding regarding the traffic generation from a new Sonic.

The information and data that are included in this Manual should be reviewed by franchise owners and shared with traffic engineering and planning professionals from the local municipalities associated with each new Sonic site. The trip generation rates for Sonic Restaurants

presented in this Manual were calculated according to ITE recommended practice, and should be acceptable to calculate the number of trips that will be generated by a new Sonic Restaurant. If after review of this Manual it is determined by local agency staff that a Traffic Impact Assessment (TIA) or Study (TIS) required for a new Sonic Restaurant site, this information is appropriate for such study.

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Professional Engineering Associates, Inc. (PEA) has successfully participated in a number of Sonic site Traffic Impact Assessments and approvals. If any franchise owner, planner, or engineer has questions about the contents of this Manual, please contact Michael J. Labadie, PE via email at mlabadie@peainc.com or call 248-698-9090, extension 112.

SUMMARY OF RESULTS

The traffic generation information and data presented in this Manual were collected and analyzed consistent with the practices of the Institute of Transportation Engineers (ITE). The results of the study are shown in the following table. Review of this information indicates the following:

- A new Sonic will generate a low number of total trips (24) during the typical weekday morning peak hour.

- During the mid-day (lunch time) and evening peak hours the trip generation is nearly the same. A 1,728 square foot (SF) Sonic will generate 111 mid-day and 103 evening peak hour trips. On a typical weekday, a Sonic will generate 1,222 total trips. On a typical Saturday, 148 evening peak hour trips and 1,671 total daily trips will be generated.

- Based on data published by ITE for other fast-food land uses, approximately 50% of the trips generated by a Sonic can be assumed to be "pass-by" trips that are already present on the adjacent road network.

- The numbers of expected trips for a new Sonic Restaurant are below the typical thresholds most public agencies use to require a traffic impact study. If a study is required the information in this Manual should be used for the required traffic analyses.

- In markets with no existing Sonic restaurants, a new Sonic restaurant can expect a greater than typical trip generation for a short period of time. The Grand Opening trip generation should be planned for and the traffic volumes can be expected to be double those of a typical weekday evening peak hour. This traffic demand should be expected to last for a 12 hour period.

SONIC TRIP GENERATION
Total Trips - 1,728 SF

TIME	IN	OUT	TOTAL
TYPICAL WEEKDAY			
AM	12	12	24
MD	58	53	111
PM	52	51	103
DAILY			1,222
TYPICAL SATURDAY			
AM	11	11	22
MD	73	68	141
PM	74	74	148
DAILY			1,671

INTRODUCTION

If it is necessary to determine the traffic-related impacts of a new development, property owners, engineers, and public agencies must forecast the number of vehicle trips that will be generated by the proposed land uses. The Institute of Traffic Engineers (ITE) publishes two reference materials that are used by traffic and transportation engineers to forecast future vehicle trips based on the size and type of land use. These future traffic volume forecasts are often used to determine the requirements for development traffic study. When local agencies require the completion of a traffic study, the trip generation forecasts are used to analyze site access, needs for off-site roadway improvements, and potential zoning modifications. ITE's *Trip Generation, 8th Edition* contains statistical data, trip generation rates, and equations for a variety of land uses and sizes. The purpose of *Trip Generation* is to provide information for engineers to forecast the number of daily and peak hour vehicle trips that will be generated by a particular land use. Additionally, ITE has published the *Trip Generation Handbook, 2nd Edition*. The purpose of this handbook is to promote the proper use of *Trip Generation*, and to provide guidelines for supplemental issues such as the collection and use of new trip generation data.

The building size and service operations of a Sonic Restaurant are not accurately reflected in the data contained in ITE's *Trip Generation*. Therefore, the use of data published by ITE is not appropriate to forecast the number of vehicle trips that will be generated by a Sonic site. Professional Engineering Associates, Inc. (PEA) has conducted a trip generation study specific to Sonic Restaurants in accordance with Chapter 4 of ITE's *Trip Generation Handbook*. The data and trip generation rates documented in this Manual should be used to accurately forecast the number of daily and peak hour trips that will be generated by a Sonic Restaurant. Additionally, this Manual contains information related Grand Opening traffic volume generation (for use in markets with no existing Sonic Restaurants), based on historical Sonic transaction data.

PURPOSE OF THIS STUDY

According to ITE, "The general purpose of a trip generation study is to collect and analyze data on the relationship between [vehicle] trip ends and site characteristics for a particular land use." Furthermore, ITE indicates that a trip generation study should be conducted when a land use is not covered by *Trip Generation* or the size of the land use is outside the range of *Trip Generation* data points. The purpose of this Manual, therefore, is to document the trip generation study conducted specifically for Sonic Restaurants, which is not adequately reflected in the data published by ITE.

TRIP GENERATION STUDY DESIGN

Trip Generation Study design for a particular land use should include the number of survey sites, selection of appropriate sites, survey period, and independent variable data. This section of the Manual outlines the methodologies of the trip generation study, in accordance with ITE guidelines.

Sample Size Determination

The ITE *Trip Generation Handbook* indicates that in order to establish a trip generation rate, at least three (3) and preferably five (5) sites should be surveyed. In order to identify a reliable trip generation rate for Sonic Restaurants in accordance with ITE recommended practice, seven (7) candidate survey sites were identified for this study.

Site Selection

Each of the candidate survey sites were evaluated prior to data collection to ensure that the ITE guidelines for site selection were satisfied. These criteria include:

- No shared parking (unless the driveways for the site are easily distinguishable),
- No shared driveways,
- Limited ability for pedestrians to walk into the site from nearby parcels,
- Limited transit availability or use, and
- No through-traffic.

Based on these criteria, one (1) candidate site was discarded due to the interconnectivity with adjacent land uses. The other six (6) subject sites were identified as meeting the ITE criteria for site selection and trip generation data collection. The subject sites for this study are located in Ohio, Illinois, California, Oregon, Pennsylvania, and New Jersey.

Independent Variable Selection and Data Collection Requirements

According to the methodologies published by ITE for a new land use, one or more appropriate independent variables need to be identified, measured, and analyzed. These independent variable data must be readily available and accurately measured. Furthermore, the number of trips generated by a particular land use should be "influenced in a logical way by the independent variable." For example, the square footage of a land use may be logically and statistically correlated to the number of vehicle trips the site will generate. However, if the number of blades of grass on the site is statistically correlated to vehicle trip generation, this correlation is not logical, and should not be applied for future site traffic forecasts.

For this Manual, the following independent variables were measured and analyzed for each subject site:

- Building size, in square feet (SF),
- Number of parking stalls with speaker box ordering,
- Number of total parking stalls for the site, and
- Number of seats in the patio seating area.

Survey Periods

Traffic volume data in and out of each study site were collected on a typical weekday during the AM (7:00 to 9:00) and PM (4:00 to 6:00) peak periods of adjacent road traffic. These time periods are typically analyzed in standard traffic engineering practice to identify the critical impacts of a new development on the adjacent road network. According to this practice, these time periods are reflected in the trip generation data for the land uses published in ITE's *Trip Generation*. Additionally, traffic volume data were collected during the Mid-Day (MD, 12:00 PM to 1:00 PM) peak hour, as identified as the peak hour of operations by Sonic. Care was taken to avoid collecting data during special events, holidays, construction periods, bad weather, and other times when typical traffic generation may be influenced.

Conducting the Trip Generation Study

Directional traffic volumes were manually counted in 15-minute increments during the weekday (Tuesday, Wednesday, Thursday) AM, MD, and PM study periods. Additionally, traffic volumes using the drive-through, speaker box, and patio ordering stations were identified. When employee shift changes occurred during the traffic data collection periods, employee vehicle trips were identified. Based on the observations of this data collection process, heavy vehicle trips did not occur during the peak periods of data collection, and pedestrian customer volumes were insignificant.

Establishment of Trip Generation Rate

The rates and equations for a "Fast Food Restaurant with Drive-Through Service" published by ITE are not applicable for a Sonic Restaurant for the following reasons:

- The building size (SF) of a typical Sonic Restaurant is not commensurate with the typical building size for other comparable fast-food land uses, and
- Other fast-food land uses do not provide parking stall speaker "Car-Hop" services.

Sonic Restaurants have a standard building size, outdoor patio seating area, and site layout. For this reason, it is appropriate to derive a trip generation rate which is specific to all Sonic Restaurants. This rates established in this Manual are based on the survey of six (6) national Sonic locations and statistical analysis of the relationship between site characteristics and trip generation. The calculation of trip generation rates in this Manual are based on the recommended practices of ITE as outlined in the *Trip Generation Handbook, 2nd Edition*.

Pass-By and Diverted Link Trips

Although the relationship between building size and trip generation differs between a Sonic Restaurant and other fast-food land uses, engineers and planners should recognize that a portion of the trips generated by a Sonic Restaurant are already present on the adjacent road network, and are interrupted to visit the site. The proportion of pass-by trips for a Sonic (not

specifically measured for this Manual), can be assumed to be equal to the proportion of pass-by trips for typical fast-food restaurant with drive-through service. Therefore, the proportion of Sonic vehicle trips that are pass-by should be assumed to be 49% during the AM peak hour, and 50% during the PM peak hour. Pass-by trips during the MD and Saturday peak hours can be reasonably assumed to be 50% of the total trip generation based on this information.

STUDY RESULTS

The data colleted for this trip generation study indicate that most Sonic Restaurants have similar site characteristics in terms of building size, number of parking stalls, and number of speaker boxes. However, a variation in the number of peak hour vehicle trips between each site was observed. Statistically, the variation in site trip generation rates is not strongly correlated to any of the candidate independent variables. In accordance with the data published by ITE for most other land uses, the trip generation rate for Sonic Restaurants was therefore calculated based on building size in SF.

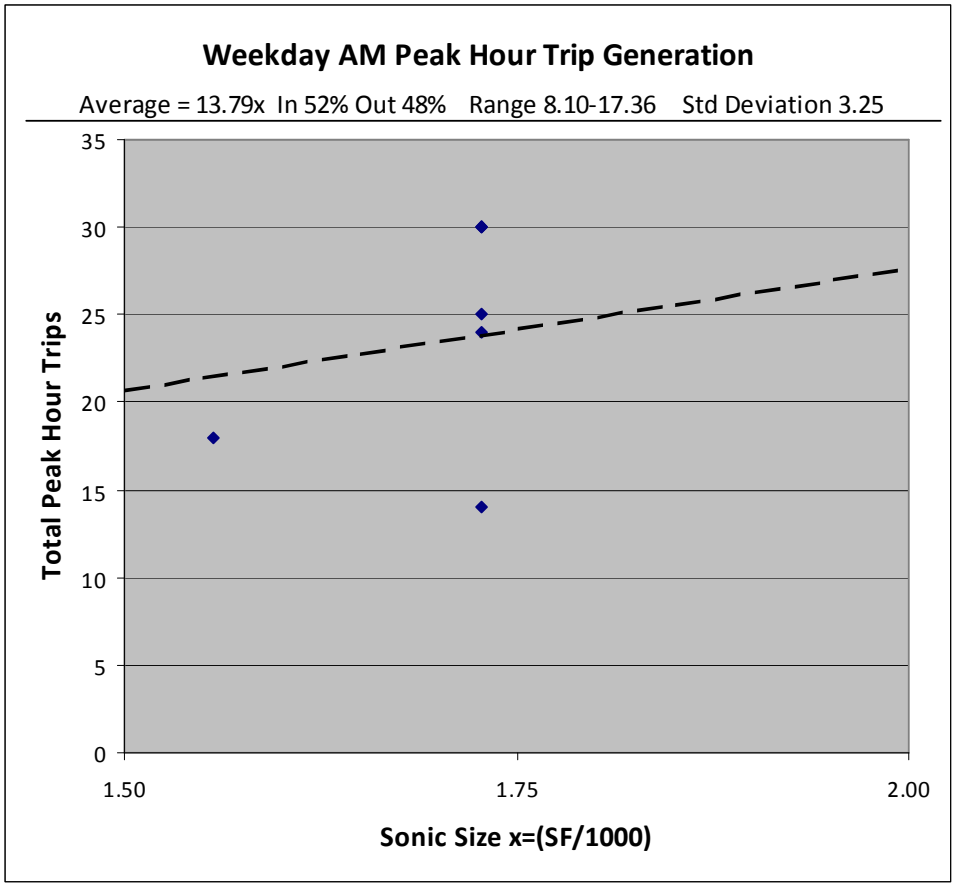
Typical Sonic Trip Generation

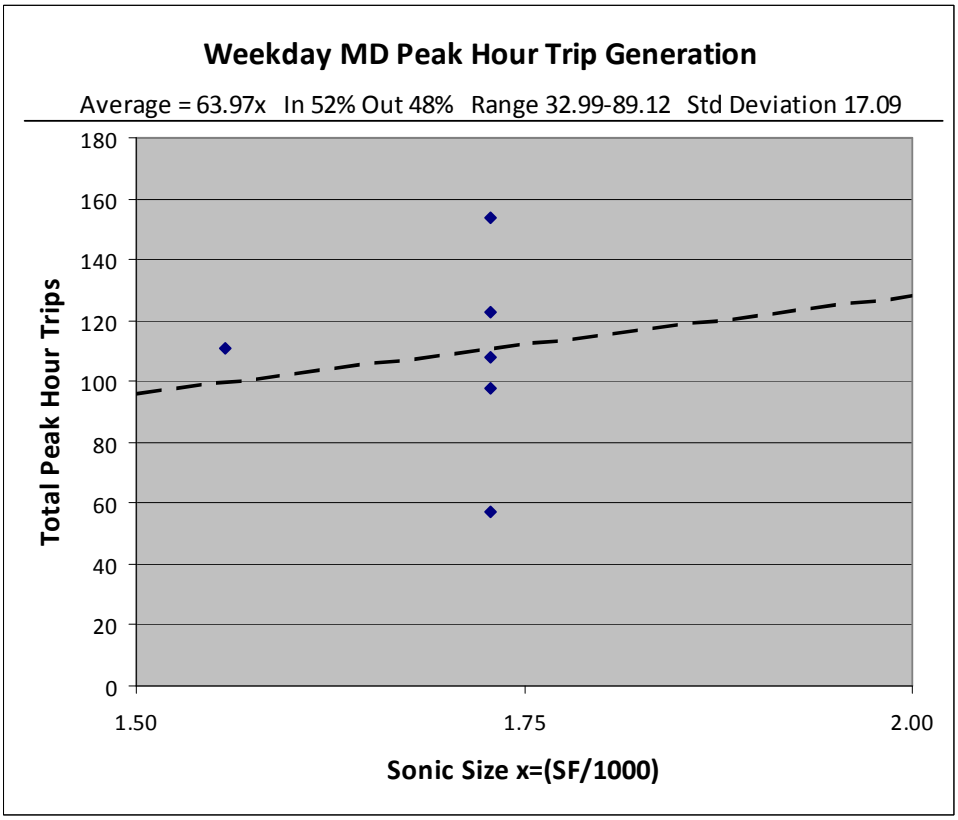
The number of AM and PM weekday peak hour vehicle trips that are generated by a particular land use are typically critical for the design of site access and any required adjacent roadway improvements. For fast-food land uses, some public agencies require the analysis of mid-day (MD) traffic operations. Therefore, the AM, MD, and PM trip generation rates were calculated for this Manual.

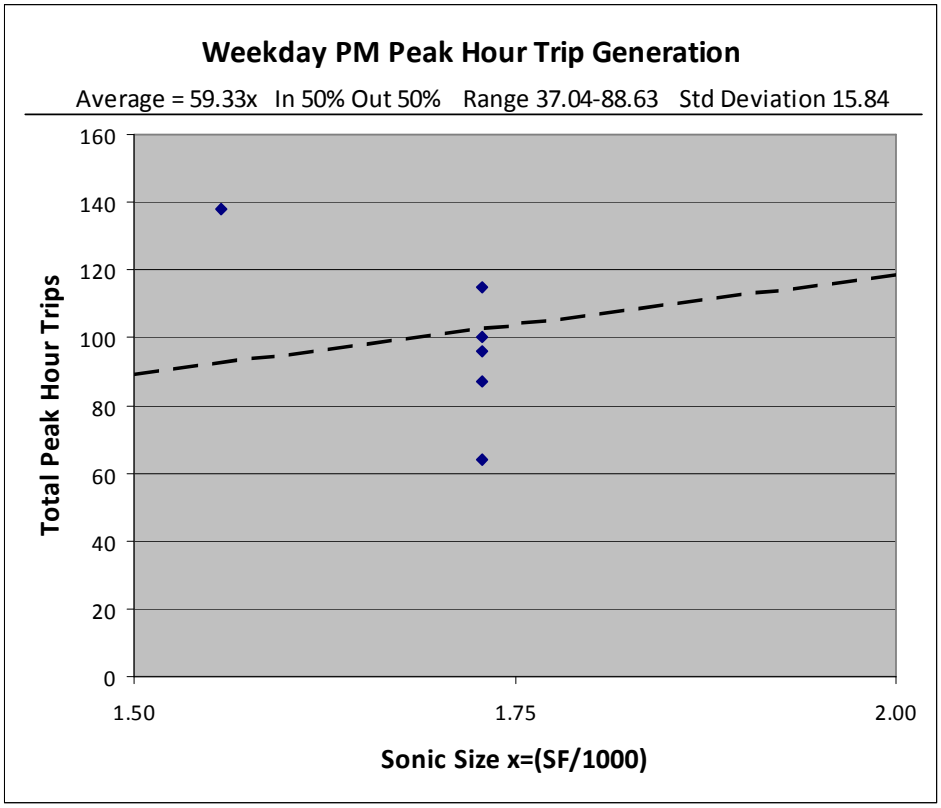
As stated above, none of the candidate independent variables are strongly correlated to the number of peak hour vehicle trips that are generated by a Sonic Restaurant. Therefore, the following graphs provide information related to the average, minimum, and maximum trip generation rates based on the size in SF of the Sonic Restaurants surveyed. Furthermore, the standard deviation in the trip generation rate is provided. The average percentage of total vehicle trips in and out of a Sonic Restaurant is also shown.

Most Sonic Restaurants have a building size of between 1,650 SF and 1,728 SF. Based on the trip generation data shown in the following plots, all new Sonic sites with a size of 1,728 SF should be forecast to generate ***24 total AM peak hour (12 inbound and 12 outbound), 111 MD peak hour (58 inbound and 53 outbound) and 103 PM peak hour (52 inbound and 51 outbound) trips***, in accordance with ITE recommended practice for trip generation.

The number of weekday and Saturday peak hour trips was determined based on the proportion of weekday peak hour versus daily and Saturday peak hour transactions for each study site. The results of this comparison indicate that a 1,728 SF Sonic Restaurant should be forecast to generate ***1,222 daily trips*** on a typical weekday. On a typical Saturday, a Sonic should be forecast to generate ***22 AM peak hour, 141 MD peak hour, 148 PM peak hour, and 1,671 daily trips***. In many locations, the Saturday peak hour will not be critical, but some jurisdictions may require analysis of Saturday peak hour traffic operations for new restaurant land uses.

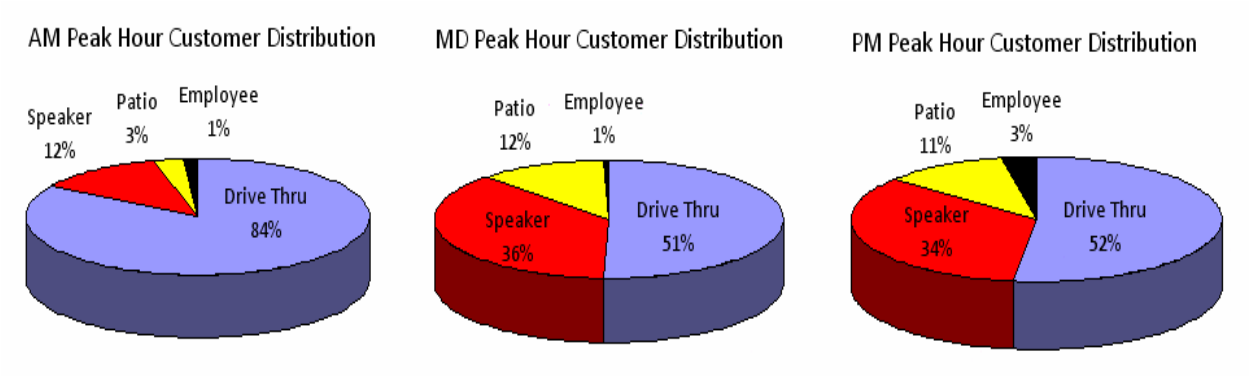

Weekday AM Peak Hour Trip Generation
Average = 13.79x In 52% Out 48% Range 8.10-17.36 Std Deviation 3.25
Total Peak Hour Trips
35
30
25
20
15
10
5
0
1.50
1.75
2.00
Sonic Size x=(SF/1000)


Weekday MD Peak Hour Trip Generation
Average = 63.97x In 52% Out 48% Range 32.99-89.12 Std Deviation 17.09
Total Peak Hour Trips
180
160
140
120
100
80
60
40
20
0
1.50
1.75
2.00
Sonic Size x=(SF/1000)



Drive-Through and Speaker Customers

The proportion of drive-through versus speaker box customers may be important for the design and approval of Sonic Restaurants in certain jurisdictions. Local agencies will typically require adequate design of drive-through stacking space for fast-food restaurants. Based on data provided by Sonic Industries, the average service rate for customer service is approximately 3 minutes. A queuing analysis of vehicle demands versus this service rate indicates that a drive-through stacking area for at least 6 vehicles should be provided. This stacking area is provided in most typical Sonic site designs, but this design consideration should not be overlooked. The proportions of drive-through versus speaker box, patio, and employee trip generation are shown in the following pie charts.

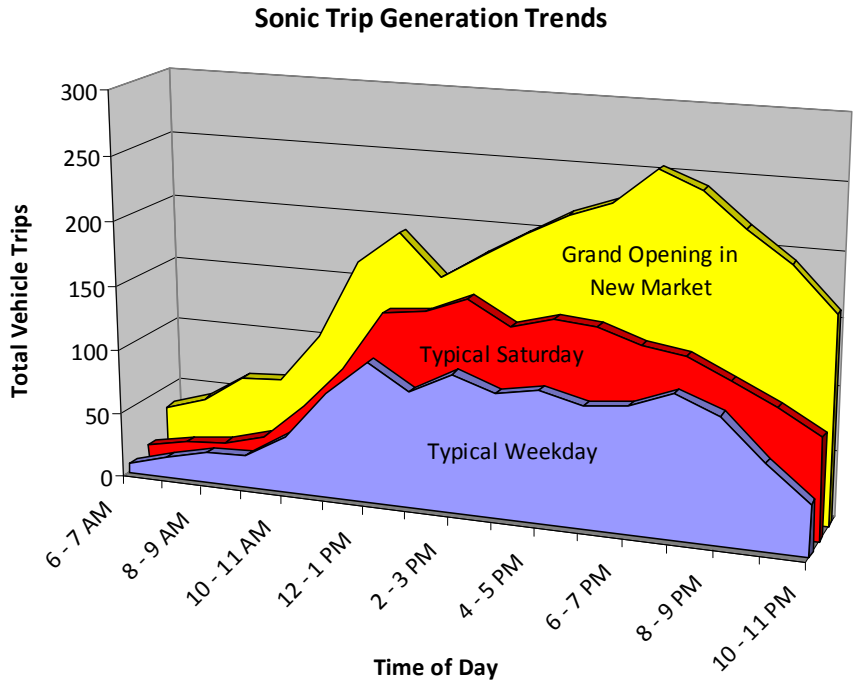


Grand Opening Trip Generation

In markets with no existing Sonic Restaurants, new Sonic locations may experience higher vehicular traffic volumes during the Grand Opening period as compared to normal operations. All of the sites studied for this Manual were in new markets, where according to corporate information, volumes can be 20 to 30 percent higher than chain-wide average. In markets with a significant Sonic presence, the duration and the magnitude of the Grand Opening traffic is not as great for a new development. Accepted traffic engineering practice does not require that site access and adjacent road improvements be designed for these short term, non-typical peak periods of traffic; however on-site facilities and Grand Opening staging areas are an important consideration for new Sonic Sites.

During the Grand opening period, heightened peak hour traffic volumes and peak periods of demand that last longer than during typical Sonic operations can be expected. The peak hour trip generation data collected by PEA were adjusted based on Sonic Grand Opening versus typical transaction data to forecast the number of hourly vehicle trips that would be generated by a Sonic Restaurant in a new market during the Grand Opening period. The results of this analysis indicate that between 11:00 AM and close, new Sonic Restaurants could (depending on the market conditions) experience vehicle demands which exceed the single peak hour vehicle demands during typical operations.

The Grand Opening demand that will likely be generated by a new Sonic development could last for a 12 hour period. The transaction data indicates that traffic demands during the Grand Opening period may double as compared to typical weekday peak hour operations.



For Additional Services, Please Contact:

PROFESSIONAL ENGINEERING ASSOCIATES

CORPORATE OFFICE
2430 Rochester Court, Suite 100
Troy, Michigan
248-689-9090
www.peainc.com
Michael J. Labadie, PE
mlabadie@peainc.com

ITEM 4b.

CITY OF HUTCHINSON

BOARD OF ZONING APPEALS
STAFF REPORT

PUBLIC HEARING: 3/15/2016
620-694-2639

March 9, 2016

TO: Hutchinson Board of Zoning Appeals

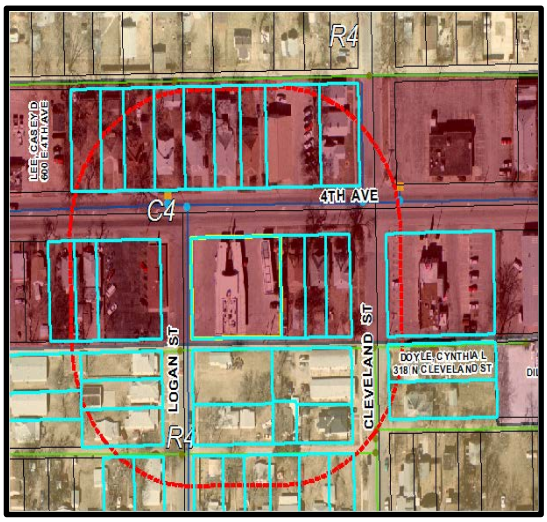
FROM: Jana McCarron, AICP
Planning & Development Director

SUBJECT: **Case #16-SUP-01, 621 E 4th Ave, Sonic Drive-Through/Drive-In Restaurant**

APPLICANT: Wade Harden (Sonic)

OWNER: America's Drive-In Restaurants, LLC

AGENT: Jason Mohler/Lance Mills
(Cedar Creek Consulting)



REQUEST:
The applicant, Wade Harden representing Sonic, requests a special use permit to allow a drive-in and drive-through restaurant to be located at 621 E 4th Ave. Please note: This request cannot be approved as submitted unless the variances associated with 16-BZA-01 are approved.

STAFF RECOMMENDATION:
Staff recommends approval of this request with the following conditions:

1. This Special Use Permit shall only be used for a drive-in and drive-through restaurant located at 621 E 4th Ave.
2. The drive-in stalls and drive-through window shall be developed in accordance with the approved site plan. Any significant changes to the plans shall require approval by special use permit.
3. The applicant shall submit a revised site plan removing the westernmost canopy if the canopy setback variance (16-BZA-01) is not approved.
4. The applicant shall submit a revised site plan removing the drive-through service lane and window if the drive-through stacking variance (16-BZA-01) is not approved.

MOTION:
Motion to (approve/modify and approve/deny/return to staff) this request for a special use permit for a drive-through and drive-in restaurant at 621 E 4th Ave, pursuant to staff-recommended conditions, and based upon due consideration of the following factors:

Factors

1. Character of the neighborhood;
2. Zoning and uses of nearby property;
3. Suitability of the property for the proposed zoning classification and use;
4. Impacts on nearby properties;
5. Length of time the property has remained vacant;
6. Relative gain to the public health, safety, and welfare, as compared with the hardship to the land owner if the application were denied;

7. Availability of public utilities to serve the development;
8. Conformance to the Comprehensive Plan; and
9. Recommendations of the professional staff.

BACKGROUND

According to the Reno County Appraiser, the subject property contained a service station at one time. The existing building was constructed in 1973 as a Sonic. A remodel was done in 1991. In 2000, a Special Use Permit was granted (00-SUP-07) to demolish the adjacent house located to the east and expand the operations to that lot. The easternmost canopy was constructed at that time. A remodel was also done in 2005.

The applicant is planning to demolish the existing building and all canopies on the property and construct a new Sonic drive-in restaurant with a drive-through service located at the rear of the property. Three new canopies are proposed with the rebuild. Two of the canopies would be freestanding, with the third canopy abutting the restaurant structure.

In accordance with §27-406, Table of Land Use Categories, *Hutchinson Zoning Regulations*, restaurants with drive-in service or drive-through windows are permitted in the C-4, Special Commercial District pursuant to obtaining a Special Use Permit from the Board of Zoning Appeals.

Variance requests were submitted for the location of the westernmost canopy, as well as for drive-through stacking. If the westernmost canopy setback variance request is not approved by the Board of Zoning Appeals, the applicant will need to submit a revised Site Plan showing the canopy removed. If the vehicle stacking variance request is not approved by the Board of Zoning Appeals, the drive-through lane and window will need to be removed from the Site Plan. The drive-in service would still require a Special Use Permit under the City's regulations.

ANALYSIS

The table below provides an analysis of the property in comparison with the standards of the *Hutchinson Zoning Regulations*.

Item	*Standard*	*Standard Met?*
1. Drive-Through	There is a vehicle stacking requirement of 10 vehicles from the order box for this use	*Not Met.* The applicant is proposing six stacking spaces, in addition to the vehicle being served. The drive-through service is only approvable with a variance.

All other requirements of the *Hutchinson Zoning Regulations* associated with a restaurant use are met by the attached submittal (**Exhibit 1**).

PUBLIC NOTIFICATION AND COMMENTS

A public hearing notice was published in the *Hutchinson News* on February 22, 2016. In addition, notices of the special use permit request were sent the 35 owners of the 38 properties located within 200 feet of

the subject property in accordance with *Kansas Statutes Annotated* on February 16, 2016. Comments were received pertaining to the canopy and impacts of a drive-through as follows:

> *"Hutchinson is spending millions of dollars on beautification all around town, but still wants to allow a long canopy right beside a street. Sounds like a shabby, ghetto look on one of our main corridors. I oppose the canopy but I approve the drive thru."* [Duane Carey, Windows of Heaven Heritage, LC, 618 E 4th Ave owner]

> "*I own the property at 320 Logan. On the north side of the house, outside, is an air conditioner/furnace unit. If Sonic puts in a drive-thru, there is a bigger chance of it being hit due to increased traffic through there. I do not know if I can move the unit to the south side of house due to it being over property line. That 25 foot lot that my house is on goes to the center of the alley. The lots to the south of this house I have planned on building on, so to move the unit would disturb property line.*" [Larry Harms, 320 Logan St owner]

DEVELOPMENT REVIEW COMMITTEE

Copies of the proposal, including plans, were sent to the Development Review Committee for review and comment. A meeting was held on February 23, 2016. **Exhibit 2** contains a list of all comments received. Planning Staff requested changes to the site design to reduce the impacts of the project on the adjacent property located to the south (Harms property). The applicant has provided revised plans which include a wood fence and vegetation located along the south property line. Staff believes these revisions address the concerns of that property owner. Other changes to the site plan included modifications to meet screening, landscaping and parking requirements of the *Zoning Regulations*. All comments have been addressed.

FACTORS

The following is Staff's analysis of the factors that the Board of Zoning Appeals must consider when making its recommendation.

1. **Character of the neighborhood.**
   Met. The east 4th Avenue corridor contains numerous drive-through restaurants on lots similarly sized to this one. This proposal reflects a rebuild of an existing use, with the addition of a drive-through service lane. In addition, there is a drive-through use (B&J's Smoke Shop) located to the west of this property.

2. **Current zoning and uses of nearby property.**
   Met.

	ZONING	*LAND USE*	*OWNER*
SITE	C-4 Special Commercial District	Drive-In Restaurant (Current)	America's Drive-In Restaurants, LLC
NORTH	C-4 Special Commercial District	Residential	Devin & Jessica Garwood; Gary, Larry & Douglas Mitchell Trust; James Dean Long; Carlos Maese
SOUTH	R-3 Moderate Density Residential District	Residential	Larry William Harms; Gregory Herrman
EAST	C-4 Special Commercial District	Residential	Michael & Debora Zarnowski
WEST	C-4 Special Commercial District	Commercial (B&J's Smoke Shop)	Kenneth & Shannon Kirk

3. **Suitability of property for the proposed use as presently zoned.**
   Met. The property is zoned C-4 Special Commercial District, and as such is suitable for a drive-through and drive-in establishment.

4. **Extent of detrimental effects to nearby properties if the application were approved.**
   Met. There are no anticipated detrimental effects to nearby properties associated with this proposal. All potential impacts have been mitigated by the redesigned site.

5. **Length of time property has remained vacant.**
   Met. The property presently contains a Sonic drive-in restaurant, which use has existed at this location for 43 years.

6. **Relative gain to the public health, safety, and welfare compared to the hardship imposed upon the landowner if the application were denied.**
   HEALTH, SAFETY, & WELFARE: Denial of the application will provide no direct gain to the public health, safety, and welfare. Other than the drive-through lane, this is an existing use. Met.
   LANDOWNER HARDSHIP: If the application were denied, the owner would not be permitted to revitalize the property for either the drive-in service or the drive-through service. The existing drive-in service could remain. Sonic restaurants typically have drive-in service. Drive-through service is being added to most existing Sonic locations. Met.

7. **Conformance of this request to the Comprehensive Plan.**
   Met. The *Comprehensive Plan 2005-2010* calls for commercial uses on the subject property. This is a commercial use.

8. **Impact on public facilities and utilities.**
   Met.
   STREETS: The property has adequate access to streets.
   SIDEWALKS: Sidewalks exist along the two frontages of the property and will be retained with the rebuild.
   WATER: The property has existing water service.
   SANITARY SEWER: The property is connected to an existing sanitary sewer service.
   DRAINAGE: A drainage plan was submitted and approved for this project.
   ELECTRICAL: The existing overhead electrical service to the property is required to be placed underground as part of this project.

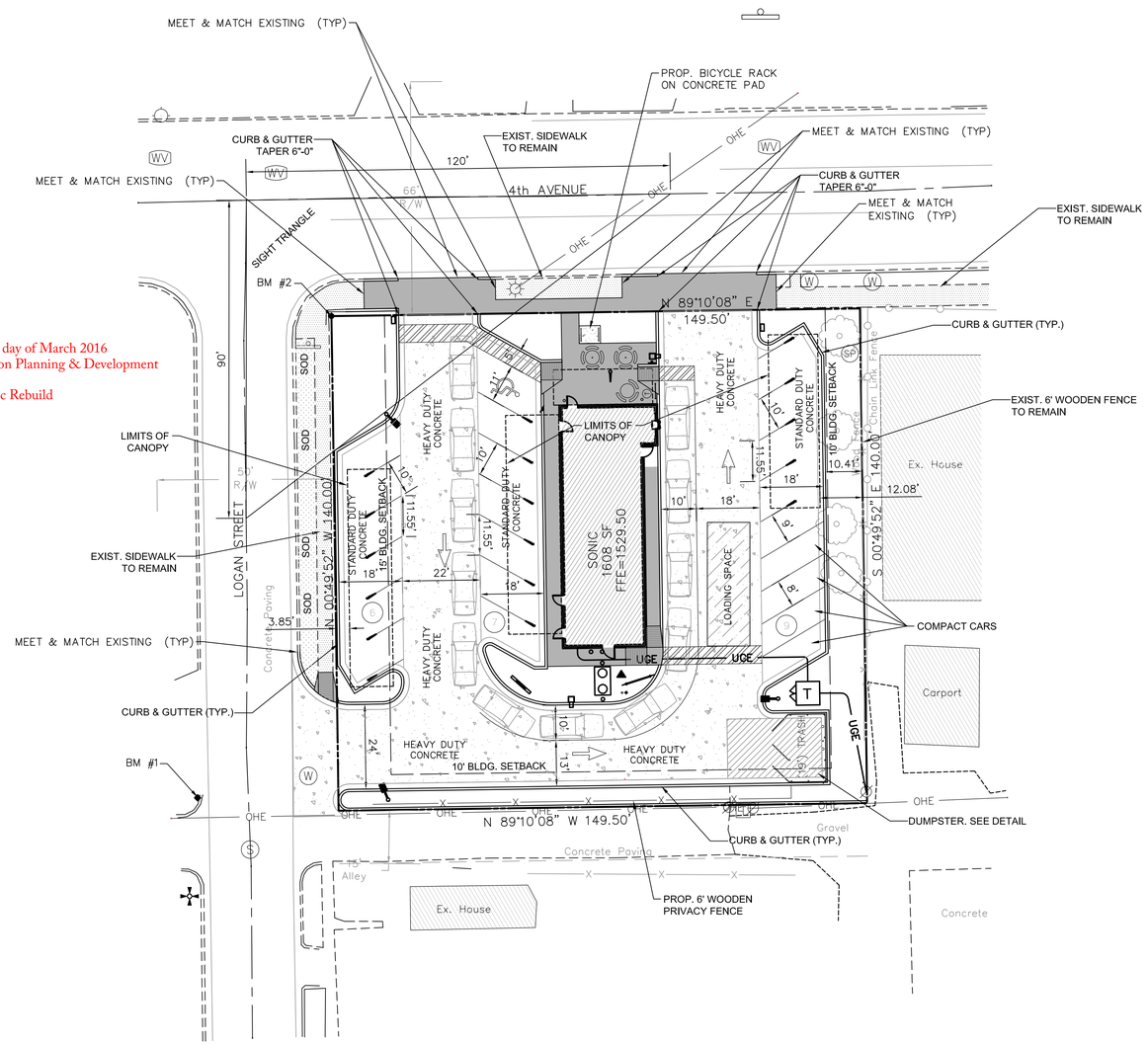
ATTACHMENTS

Exhibit 1 -- Site plan, landscaping plan and other drawings dated 3/8/2016
Exhibit 2 – DRC comments
Exhibit 3 – Special Use Permit application
Exhibit 4 – GIS map & surrounding property owner listing
Exhibit 5 – Canopy elevation drawing and building elevation drawings

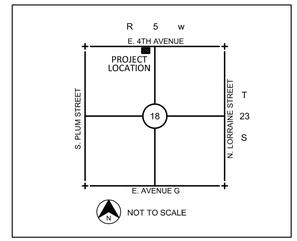
EXHIBIT 1

SONIC

NOTE:
DURING CONSTRUCTION CONTRACTOR SHALL USE BARRICADES IN ACCORDANCE WITH KDOT STANDARDS AND DETAILS TO PREVENT CONSTRUCTION TRAFFIC FROM ENTERING 4TH STREET. ALL CONSTRUCTION TRAFFIC SHALL ACCESS SITE FROM LOGAN STREET.



Received this 8th day of March 2016
City of Hutchinson Planning & Development Department
16-SUP-01: Sonic Rebuild



VICINITY MAP

NOTE:
ONSITE AREA DISTURBED APPROXIMATELY 0.52 ACRES (22,844 S.F.)

NOTE:
REFER TO ARCHITECTURAL PLANS FOR COORDINATION OF BUILDING, APPERTUNANCES, DIMENSIONS, AND UTILITY ENTRANCE LOCATIONS.

N

SCALE IN FEET
0 20' 30' 40'

Benchmark #1
Cut "X" on Sidewalk
Northing=1819122.962
Easting=1479707.281
Elevation=1528.319

Benchmark #2
Cut "X" in concrete
Northing=1819259.280
Easting=1479745.142
Elevation=1528.856

NOTE:
EXTERIOR LIGHTING SHALL MEET THE REQUIREMENTS OF SEC. 27-909 OF THE HUTCHINSON ZONING REGULATIONS.

GENERAL NOTES:

1. ALL DIMENSIONS AT CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL AND PRACTICAL INSTALLATION.
3. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES AND CIRCUITING.
4. LOCATIONS OF PYLON / MONUMENT SIGNS AND ENTER / EXIT SIGNS ARE NOT EXACT. THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS WITH OWNER / CONSTRUCTION MANAGER.
5. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. TOP SOIL TO BE ADDED TO THE LEVEL OF THE WALKS OR CURBS.
6. THE CONTRACTOR SHALL NOT DISTURB ANY ADJACENT PROPERTIES.

SITE PLAN KEYNOTES

ITEM	NOTE
1	TRAFFIC FLOW ARROW (TYPICAL), REF: CIVIL DETAILS
2	4" PAINTED STRIPES (TYPICAL), REF: SPECIFICATIONS, SECTION 02500, SHEET SP1
3	CURB RAMP (TYPICAL), REF: CIVIL DETAILS
4	TRASH ENCLOSURE, REF: ARCHITECTURAL DETAILS
5	RAILING, REF: CIVIL DETAILS
6	BOLLARD, REF: CIVIL DETAILS
7	GREASE TRAP, REF: PLUMBING PLANS
8	4" SANITARY SEWER LINE
9	2" UNDERGROUND GAS LINE
10	1" UNDERGROUND WATER LINE UTILIZING EXISTING METER
11	UNDERGROUND ELECTRIC LINE
12	2" UNDERGROUND TELEPHONE LINE
13	4" PVC PIPE SLEEVE UNDER DRIVE FOR IRRIGATION SYSTEM
14	ORDER BOARD AND DETECTOR LOOP, REF: CIVIL DETAILS
15	MENU / CANOPY POST (TYPICAL), REF: ARCH PLANS
16	GAS METER
17	CONCRETE PAVING
18	8" THICK, CONCRETE PAVING IN THIS AREA
19	"CARHOP CROSSING" SIGNAGE, REF: CIVIL DETAILS
20	"PICK UP ORDER HERE" SIGNAGE, REF: CIVIL DETAILS
21	– NOT USED –
22	POLE MOUNTED FLOOD LIGHTS. REF: CIVIL DETAILS AND FIXTURE SCHED. ON ELECTRICAL AND LIGHTING PLANS
23	NOT USED
24	CONC. CURB & GUTTER. REF: DETAILS ON CIVIL SHEETS
25	CONC. WALKS AND PATIO REF: CIVIL DETAILS
26	LOOSE TABLES & CHAIRS. REF. CIVIL DETAILS
27	3/4" YARD HYDRANT OFF IRRIGATION LINE, SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR.
28	FLOWER POTS PROVIDED BY SONIC.
29	– NOT USED –
30	TRASH CANS ON 1'-6"x1'-6" CONCRETE PAD

LEGAL DESCRIPTION

BENCHMARK

ONE CALL KANSAS
KS: 1-800-344-7233
WICHITA: 316-687-2470

NO	DATE	REVISIONS

CEDAR CREEK
ENGINEERING • PLANNING • CONSULTING
P.O. Box 782228 Wichita, KS 67278-2228
316-619-2113
www.cedarcreekinc.com
KS CA 4547246

SONIC CORPORATION
300 JOHNNY BENCH DRIVE
OKLAHOMA CITY, OK 73104
OFFICES: 405-225-5000
COPYRIGHT 1986-2008 MARCH 3, 2010 v6.0 ORP.

PERMIT SET

SONIC DRIVE-IN
SONIC TYPE: 12X
621 E. FOURTH AVE.
HUTCHINSON, KANSAS

SITE PLAN

SHEET
C2.0

DWG: 15096
DATE: 03.08.16

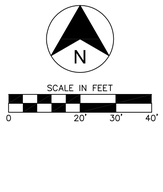
EXHIBIT 1

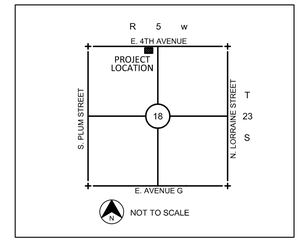
Received this 8th day of March 2016
City of Hutchinson Planning & Development Department
16-SUP-01: Sonic Rebuild

NOTE:
CONTRACTOR SHALL SOD ALL DISTURBED AREAS.

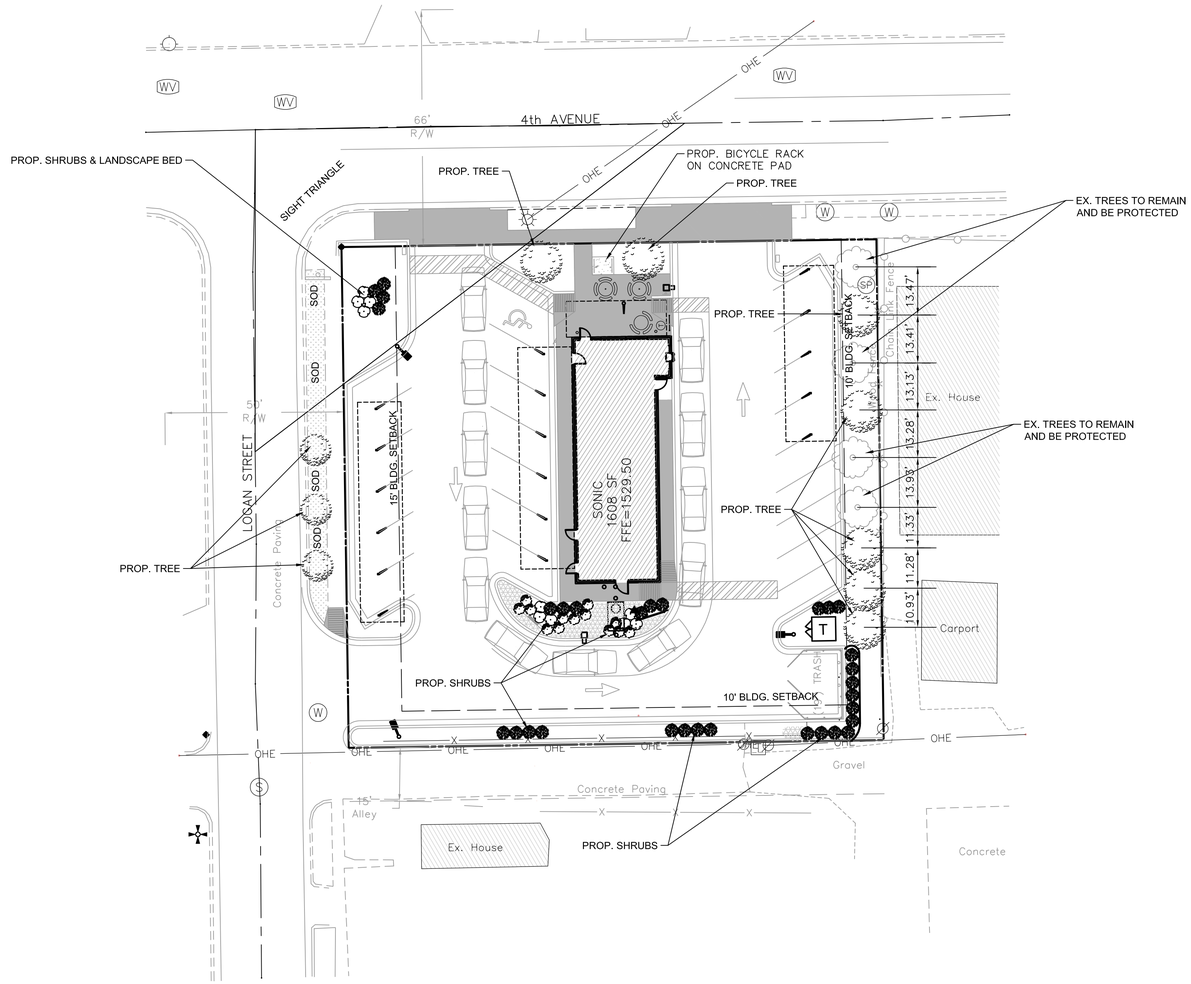
NOTE:
REFER TO ARCHITECTURAL PLANS FOR COORDINATION OF BUILDING, APPERTUNANCES, DIMENSIONS, AND UTILITY ENTRANCE LOCATIONS.

NOTE:
ENTIRE LOT SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. REFER TO IRRIGATION PLAN.





VICINITY MAP



NOTE:
EXTERIOR LIGHTING SHALL MEET THE REQUIREMENTS OF SEC. 27-909 OF THE HUTCHINSON ZONING REGULATIONS.

LANDSCAPE NOTES

A. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.

B. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.

C. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT THOSE OCCUPIED BY BUILDINGS, STRUCTURES, OR PAVING SHALL BE GRADED SMOOTH AND FOUR INCHES (4") OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY OWNER, AS NEEDED. THE AREA SHALL THEN BE FERTILIZED, SEEDED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE SEEDING SPECS BELOW). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

D. TOPSOIL APPLICATION:
PREPARE THE SUBGRADE BY DISK, HARROW, DRAG OR HAND RAKE TO A DEPTH OF 3" TO PROVIDE BOND FOR TOPSOIL. BEFORE PLACING TOPSOIL, RAKE SUBSOIL SURFACE CLEAR OF STONES LARGER THAN 1 ½" DEBRIS AND ROOTS. COMPACT TOPSOIL TO FORM A LAYER WITH MIN. DEPTH OF 4" IN LAWN AREAS AND 12" IN SHRUB BEDS. TOPSOIL SHALL BE PLACED SO THAT AFTER FINAL SETTLEMENT THERE WILL BE GOOD DRAINAGE.

E. TOPSOIL SHALL POSSESS THE CHARACTERISTICS OF REPRESENTATIVE TOPSOILS IN THE VICINITY WHICH PRODUCES A HEAVY GROWTH; FREE OF SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1" DIA., STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. SOIL SHALL CONTAIN NOT LESS THAN 6% NOR MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD. TOPSOIL SHALL HAVE A PH VALUE OF NOT LESS THAN 5.5 NOR MORE THAN 7.0.

F. ALL TREES AND SHRUBS SHALL BE INSTALLED PER PLANTING DETAILS. (SEE DETAIL SHEETS)

G. NO PLANT MATERIAL SHALL BE PLANTED IN FROZEN GROUND.

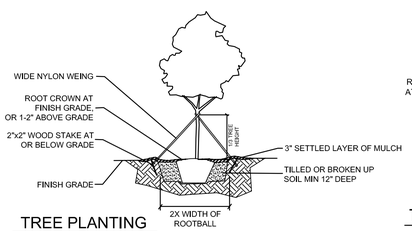
H. ALL PLANTING BEDS AS DESIGNATED SHALL BE BORDERED BY 4" INTERLOCKING ALUMINUM EDGING AND STAKED WITH METAL STAKES SUFFICIENTLY TO HOLD IN PLACE.

I. ALL PLANTED AREAS SHALL RECEIVE A LAYER OF SHREDDED PINE BARK MULCH OR SHREDDED HARDWOOD MULCH TO BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES OVER A 10 MIL 'WEEDBLOCK' FABRIC BY 'EASY GARDENER' OR EQUAL. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).

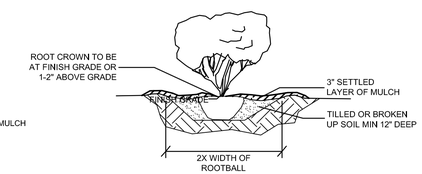
J. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 10-10-10 TIME RELEASE FERTILIZER.

K. SODDING SPECIFICATIONS:
SODDED AREAS SHALL HAVE FERTILIZER APPLIED WITH A THOROGH WATERING IMMEDIATELY FOLLOWING APPLICATION AT THE RATE OF 35 LBS. PER 1,000 SQ. FT. HARROWED INTO THE TOP 2".

SOD SHALL BE A SPECIES RECOMMENDED BY AN EXPERIENCED LOCAL A.N.A.-CERTIFIED NURSERY. SOD IS TO BE STRONGLY ROOTED, WEED-DISEASE AND PEST FREE AND UNIFORM IN THICKNESS.



TREE PLANTING
NOT TO SCALE



TYP. SHRUB PLANTING:
NOT TO SCALE

PLANT LIST

KEY	QTY.	COMMON NAME/ Botanical Name	SYMBOL	ROOT	SIZE	COMMENTS:
RB	10	OKLAHOMA REDBUD Cercis canadensis 'Oklahoma'		B & B	–	MIN. 3" CAL. DBH
NR	31	NELLIE R. STEVENS HOLLY Ilex x 'Nellie R. Stevens'		CONT.	–	5 GAL.
DY	13	DWARF YAUPON HOLLY Ilex vomitoria 'Nana'		CONT.	–	3 GAL.
BB	10	DWARF BURNING BUSH Euonymus alatus 'Compactus'		CONT.	–	3 GAL.
WC	10 FL.	PURPLELEAF WINTERCREEPER Euonymus fortunei 'Coloratus'		FLAT		4" POT 12" ON CENTER

GENERAL NOTES:

1. ALL DIMENSIONS AT CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL AND PRACTICAL INSTALLATION.
3. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES AND CIRCUITING.
4. LOCATIONS OF PYLON / MONUMENT SIGNS AND ENTER / EXIT SIGNS ARE NOT EXACT. THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS WITH OWNER / CONSTRUCTION MANAGER.
5. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. TOP SOIL TO BE ADDED TO THE LEVEL OF THE WALKS OR CURBS.
6. THE CONTRACTOR SHALL NOT DISTURB ANY ADJACENT PROPERTIES.

SITE PLAN KEYNOTES

ITEM	NOTE
1	TRAFFIC FLOW ARROW (TYPICAL), REF: CIVIL DETAILS
2	4" PAINTED STRIPES (TYPICAL), REF: SPECIFICATIONS, SECTION 02500, SHEET SP1
3	CURB RAMP (TYPICAL), REF: CIVIL DETAILS
4	TRASH ENCLOSURE, REF: ARCHITECTURAL DETAILS
5	RAILING, REF: CIVIL DETAILS
6	BOLLARD, REF: CIVIL DETAILS
7	GREASE TRAP, REF: PLUMBING PLANS
8	4" SANITARY SEWER LINE
9	2" UNDERGROUND GAS LINE
10	1" UNDERGROUND WATER LINE UTILIZING EXISTING METER
11	UNDERGROUND ELECTRIC LINE
12	2" UNDERGROUND TELEPHONE LINE
13	4" PVC PIPE SLEEVE UNDER DRIVE FOR IRRIGATION SYSTEM
14	ORDER BOARD AND DETECTOR LOOP, REF: CIVIL DETAILS
15	MENU / CANOPY POST (TYPICAL), REF: ARCH PLANS
16	GAS METER
17	CONCRETE PAVING
18	8" THICK, CONCRETE PAVING IN THIS AREA
19	"CARHOP CROSSING" SIGNAGE, REF: CIVIL DETAILS
20	"PICK UP ORDER HERE" SIGNAGE, REF: CIVIL DETAILS
21	– NOT USED –
22	POLE MOUNTED FLOOD LIGHTS. REF: CIVIL DETAILS AND FIXTURE SCHED. ON ELECTRICAL AND LIGHTING PLANS
23	NOT USED
24	CONC. CURB & GUTTER. REF: DETAILS ON CIVIL SHEETS
25	CONC. WALKS AND PATIO REF: CIVIL DETAILS
26	LOOSE TABLES & CHAIRS. REF. CIVIL DETAILS
27	3/4" YARD HYDRANT OFF IRRIGATION LINE, SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR.
28	FLOWER POTS PROVIDED BY SONIC.
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REVISIONS | DATE | NO

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300 JOHNNY BENCH DRIVE
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PERMIT SET

SONIC DRIVE-IN
SONIC TYPE: 12X
621 E. FOURTH AVE.
HUTCHINSON, KANSAS
LANDSCAPE PLAN

SHEET
L1.0

DWG: 15096
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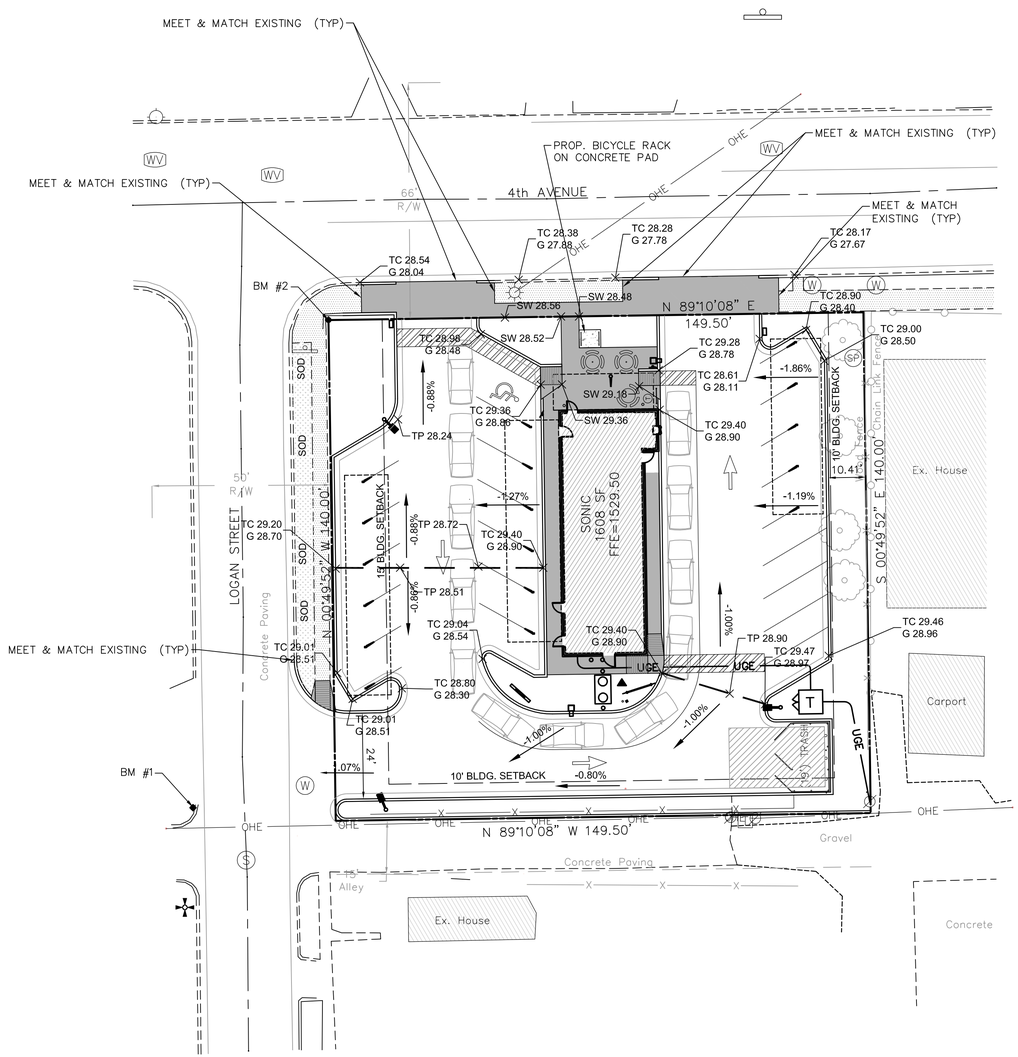

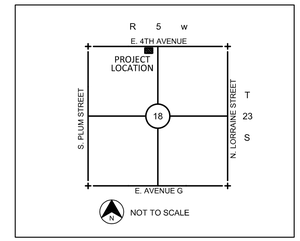

VICINITY MAP

NOTE:
ONSITE AREA DISTURBED APPROXIMATELY 0.52 ACRES (22,844 S.F.)

NOTE:
REFER TO ARCHITECTURAL PLANS FOR COORDINATION OF BUILDING, APPERTUNANCES, DIMENSIONS, AND UTILITY ENTRANCE LOCATIONS.

N

SCALE IN FEET
0 20' 30' 40'

Benchmark #1
Cut "X" on Sidewalk
Northing=1819122.962
Easting=1479707.281
Elevation=1528.319

Benchmark #2
Cut "X" in concrete
Northing=1819259.280
Easting=1479745.142
Elevation=1528.856

NOTE:
EXTERIOR LIGHTING SHALL MEET THE REQUIREMENTS OF SEC. 27-909 OF THE HUTCHINSON ZONING REGULATIONS.

DRAINAGE

AREA LABEL	'c'	AREA (AC)	Tc (MIN)	I100	Q100
EXISTING WEST	0.9	0.127	5	14.50	1.66
EXISTING NORTH	0.9	0.353	5	14.50	4.60
EXISTING TOTAL	0.9	0.480	5	14.50	6.26
PROPOSED WEST	0.9	0.188	5	14.50	2.45
PROPOSED NORTH	0.9	0.292	5	14.50	3.81
PROPOSED TOTAL	0.9	0.480	5	14.50	6.26

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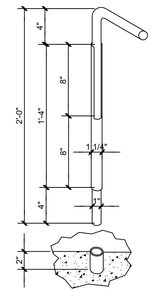


1" DIAMETER SOLID STEEL ROD CANE BOLT 2'-0" LONG

1-1/2" WIDE x 8" DEEP SLOT CUT INTO PIPE

(4) 1-1/4" OUTSIDE DIAMETER PIPE WELDED TO GATE FRAME 1'-4" LONG

NOTE:
PROVIDE 1-1/2" INSIDE DIAMETER x 2" DEEP STEEL. SLEEVE SET IN CONCRETE AS SHOWN IN "TRASH ENCLOSURE PLAN" TO RECEIVE BOLTS

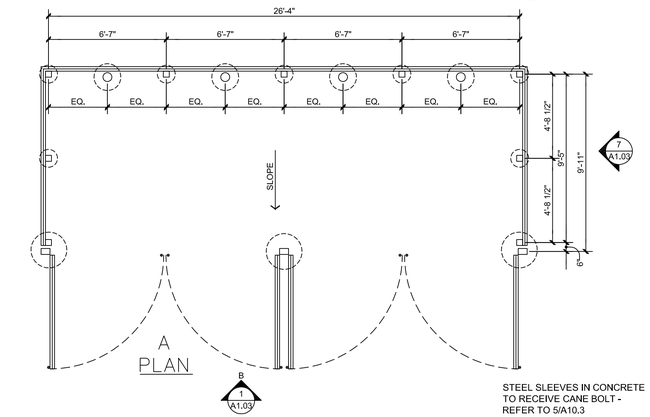
5 A1.03 — CANE BOLT

1-1/2" = 1'-0"

6 A1.03 — NOT USED

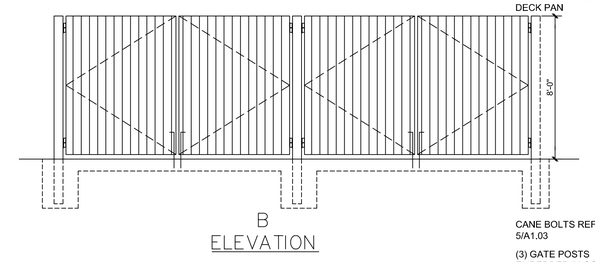
3 1/2" x 3 1/2" STEEL FENCE POSTS SET IN CONCRETE FOOTINGS

PIPE BOLLARDS - REFER TO 5/A1.02



STEEL SLEEVES IN CONCRETE TO RECEIVE CANE BOLT - REFER TO 5/A10.3

GATES 1 1/2" METAL DECK PAN

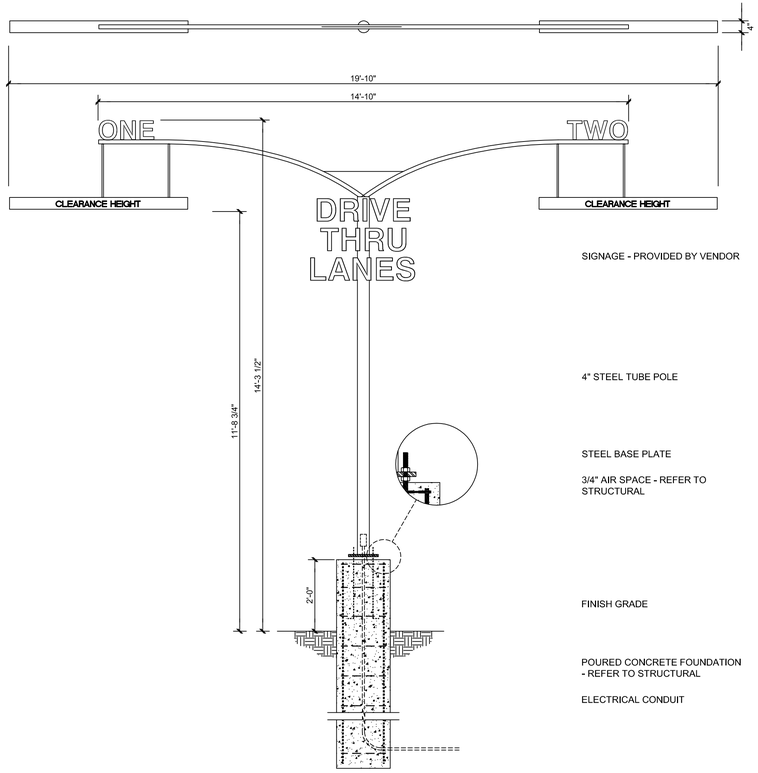


CANE BOLTS REFER TO 5/A1.03

(3) GATE POSTS EMBEDDED IN CONCRETE FOOTING

1 A1.03 — TRASH ENCLOSURE

1/4"=1'-0"



SIGNAGE - PROVIDED BY VENDOR

4" STEEL TUBE POLE

STEEL BASE PLATE

3/4" AIR SPACE - REFER TO STRUCTURAL

FINISH GRADE

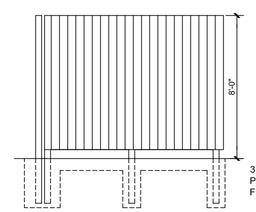
POURED CONCRETE FOUNDATION - REFER TO STRUCTURAL

ELECTRICAL CONDUIT

10 A1.03 — DUAL VEHICLE DETECTION

1/2" = 1'-0"

METAL FRAME WITH METAL PANELS

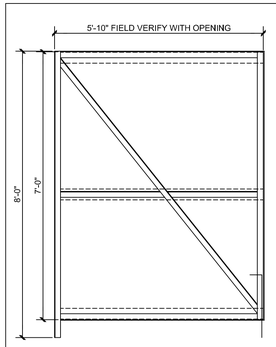


3 1/2" x 3 1/2" STEEL FENCE POSTS SET IN CONCRETE FOOTINGS

GATE POST EMBEDDED IN CONCRETE FOOTING

7 A1.03 — TRASH ENCLOSURE ELEVATION

1/4"=1'-0"



2" x 2" x 3/16" ANGLES

COPE AND LAP

WOOD STRINGERS

CANE BOLT

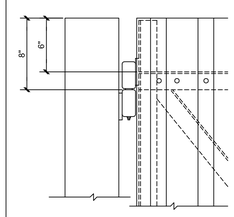
NOTE:
GATES SHOULD BE PAINTED T.B.D.

8 A1.03 — GATE FRAME

1/2" = 1'-0"

PEN SIDE OF HINGE FIELD WELD TO GATE ANGLE

CARRIAGE BOLTS



BEARING SIDE OF HINGE FIELD WELD TO COLUMN

2" x 2" x 3/16" ANGLE FRAME

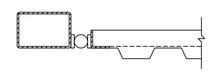
TS4x6x3/16 GALVANIZED STEEL COLUMN FILLED WITH CONCRETE

3 A1.03 — GATE HINGE ELEVATION

1-1/2 " = 1'-0"

4" x 6" x 3/16" TUBE STL. COLUMN FILLED WITH CONCRETE IN FOOTING - PAINT TO MATCH BUILDING COLOR

2" x 2" x 3/16" ANGLE GATE FRAME



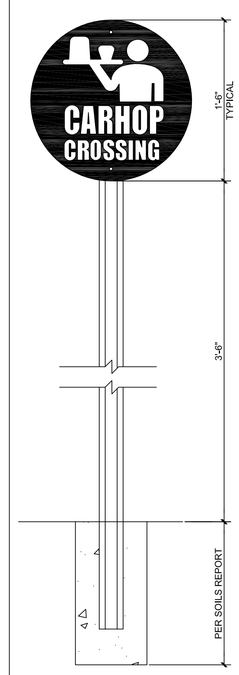
1-1/2" METAL DECK PAN - PAINT T.B.D.

SECURE WITH CARRIAGE BOLTS

7" GATE HINGE (MODEL# BHL BY TRIPLE-S STEEL 800-392-3655) WELDED TO COLUMN AND GATE ANGLE

4 A1.03 — GATE HINGE PLAN

1-1/2" = 1'-0"



NOTES:
1. ALL LETTERING, GRAPHICS AND LINES TO BE DONE IN REFLECTIVE WHITE ON PANTONE RED 485 BACKGROUND UNLESS NOTED OTHERWISE, TOUCH UP SCREW HEADS WITH PAINT TO MATCH.
2. ALL LETTERING TO BE 2" TALL FUTURA CONDENSED EXTRA BOLD UNLESS NOTED OTHERWISE.
3. REFER TO SITE PLAN FOR LOCATION
4. SUPPLIED BY OWNER, INSTALLED BY GENERAL CONTRACTOR

2" x 4" x 1/8" PAINTED STEEL CHANNEL

CONCRETE FOOTING

2 A1.03 — CAR HOP SIGNAGE

1-1/2"=1'-0"

CONSULTANT:

EXHIBIT 1

CLIENT:

SONIC CORP.
300 JOHNNY BENCH DR
OKLAHOMA CITY, OK 73104
OFFICES: 405-225-5000
FAX: 405-225-5991

PROJECT INFORMATION:

SONIC DRIVE-IN RESTAURANT

BUILDING 12
STORE #

SEAL:

PROJECT NO.:	2014-0247
DRAWN BY:	A.B.C.
CHECKED BY:	A.B.C.

ISSUE:	DATE:
PERMIT SET	07-18-14

REVISION:	DATE:
1	

PROJECT LOCATION:
BUILDING 12

SHEET NUMBER / TITLE:
A1.03
SITE DETAILS

EXHIBIT 2

Planning & Development Department
PO Box 1567
Hutchinson KS 67504-1567
620.694.2639 (ph) // 620.694.2691 (fax)

Comments For:

Sonic Restaurant Rebuild with Drive-Thru
621 E 4th Ave, Hutchinson KS 67501
16-SUP-01 & 16-BZA-01

Planning staff and the Development Review Committee have reviewed the site plan received on February 11, 2016, for the above-referenced project and have the following comments:

1. General
   a. Construction shall conform to the approved site plan. Changes to the approved site plan shall be submitted to the Planning and Development Department for approval prior to making the changes in the field.
   b. Revised plans are required. **Please provide 4 full-size, 1 reduced and 1 PDF of all changed plan sheets no later than March 4, 2016 at NOON in order to be considered for the March 15, 2016 meeting**.
   c. Property is located in the **Neighborhood Revitalization Plan (NRP)** area and has the potential to be eligible for property tax rebates. Please see the attached application and brochure. Applicant **MUST** submit the NRP application at the time of Building Permit application in order to be eligible for the rebate program. **Late submittals will not be accepted.**

2. Variance Requests
   a. **Canopy**. Planning staff will be recommending denial of this request to the Board of Zoning Appeals, as we do not believe the conditions for approval are met by the proposal.
   b. **Drive-thru Stacking**. Planning staff understands that there are limitations on this lot because of its size that prevent the full number of required stacking spaces from being provided. However, because of the increased noise and traffic impacts on the adjacent property located to the south, staff will be recommending mitigation measures be placed on the location of the order box and/or hours of operation of the drive-thru. Sonic is encouraged to develop an alternative that reduces these impacts.

3. Site Plan / Landscaping Plans
   a. **Parking Spaces.** Parking spaces shall meet the requirements of the *Hutchinson Zoning Regulations* (see Sec. 27-702). A minimum of 17 spaces are required. A maximum of 34 are allowed. 23 spaces are provided. This requirement is met.

      However, four of the spaces located in the southeast corner of the lot are a substandard size (minimum requirement is 9x18). The Zoning Regulations do allow for compact spaces (up to 20% of the total required spaces), however, they must be approved by the City Engineer and must contain signage indicating they are compact spaces only. Revise the drawing to either make these spaces compliant or label as compact and indicate that the spaces will contain signage limiting them to compact cars. **RSP**
   b. **Drive Thru Stacking.** The City Engineer has requested Sonic provide recent traffic counts for the Sonic located on 30th Avenue, or a similar location. **MI**

c. **Drive Aisle Width.** Label the drive aisle width for the western driveway. **RSP**

d. **Parking Materials.** Parking lots shall be paved with asphalt or concrete. Label the parking lot material on the plans. **RSP**

e. **Curbing.** Curb stops or curb and gutter are required. It appears curb and gutter is planned, but there is no label. Add the label to the plans. **RSP**

f. **Disabled Parking Space.** Disabled parking space needs to be van accessible. This requirement does not appear to be met, as the van accessible area is 2 feet too narrow. **RSP**

g. **Trash Enclosure.** Outdoor trash bins are required to be screened on all sides by Sec. 27-908 of the *Hutchinson Zoning Regulations.* The plans reference an architectural detail that was not provided with this submittal. Staff needs to review the detail prior to approval of these plans. **RSP**

h. **Signage.** All signs shall meet the requirements of the *Hutchinson Zoning Regulations* (see 27-801) and a sign permit shall be obtained prior to installation. The plans reference a signage submittal that has not been provided with this application. Remove references to the signage on these plans. No approval is intended by this review. **RSP**

i. **Sight Triangle.** No objects, including parked vehicles, taller than 30" or shorter than 10' feet shall be allowed within the Sight Triangle area. Show the Sight Triangle on the plans and ensure this area is protected. **RSP**

j. **Sidewalk.** There is an existing sidewalk on the west frontage and will need to remain as part of this project. Show the sidewalk on the plans. **RSP**

k. **Loading.** Section 27-701.H. of the *Hutchinson Zoning Regulations* requires one loading space for the intended use. The loading space must be a minimum of 35 feet long, 12 feet wide, have 14 feet of vertical clearance, be located 20' from the right of way and 10' from a property line. Loading areas are not allowed in the front yard. Required parking areas cannot be used for loading (overflow ones can if they meet the other code requirements). No loading area is shown. Label a loading area on the plans. **RSP**

l. **Legend.** Several items keyed on the legend are not labeled on the plans. Add the labels or remove the legend notes. **RSP**

m. **Landscaping**. The City of Hutchinson's landscaping requirements are contained in 27-908. The following deficiencies were noted:
    - Gravel in ROW area along Logan Street is not an approvable material. Landscaping placed in this area will be counted toward meeting the totals for the project
    - Turf areas need to be labeled
    - Screening between property and the residence to the east must meet the City's screening requirements:
        - Landscaped buffer shall run the entire length of the abutting property
        - Buffer shall consist of any (or all) of the following:
            - A solid fence and a landscape buffer a minimum of five feet wide with a minimum of 9 points of landscaping installed of every 25 linear feet of abutment OR
            - Trees spaced a maximum of 25 feet on center
        - A landscape buffer no less than 6 feet in width planted with a series of evergreen plantings at least 6 feet high and spaced to form a continuous visual barrier
        - A natural, undisturbed wooded area at least 20 feet wide

Additional trees will be needed in the buffer area on the south portion of the lot.

- Add label on the landscaping plans indicating the existing trees are to remain.

RSP

n. **Fencing.** All fencing shall meet the requirements of Sec. 27-907 of the *Hutchinson Zoning Regulations.* Please indicate the height of the existing wood fence on the plans and note that the fence is to remain. **RSP**

o. **Exterior Lighting**. Exterior lighting shall meet the requirements of Sec. 27-909 of the *Hutchinson Zoning Regulations.* The easternmost light may need to be moved to prevent spillage onto the adjacent residential property. **RSP**

p. **Bicycle Parking.** Section 27-701 of the zoning regulations recommends 20 bicycle spaces for the proposed use. None are shown. Planning staff recommends adding bicycle racks to the plans. **RSP**

q. **Screening of Mechanical Equipment**. Mechanical equipment, including transformer pads, must be screened in accordance with the requirements of 27-908.E.8 of the *Hutchinson Zoning Regulations*. **RSP**

r. **Setbacks.** Show building and canopy setbacks on plans, particularly those for the canopy requesting a variance. **RSP**

s. **Canopies**. Label all canopies. Provide architectural elevation drawings for canopies, including height and materials. **RSP**

t. **Overhead electrical service.** Overhead electrical shall be removed and installed underground. Existing poles on the south powerline are located within the parking lot. Staff recommends these be relocated.

u. **Other plan sheets in set.** Make required changes to other plans in set for consistency.

4. Comments from Other Staff:

Jeff Peterson, Interim Engineering Director

a. **Drainage Plan**. A drainage plan is required. **MI**

Barry Becker, Public Works

a. **Traffic Control Plan**. Need to have an approved traffic control plan included in the final plans. **MI**

RSP = Revised Site Plan/Landscaping Plan required
MI = Missing Information

Reviewed by: Date:

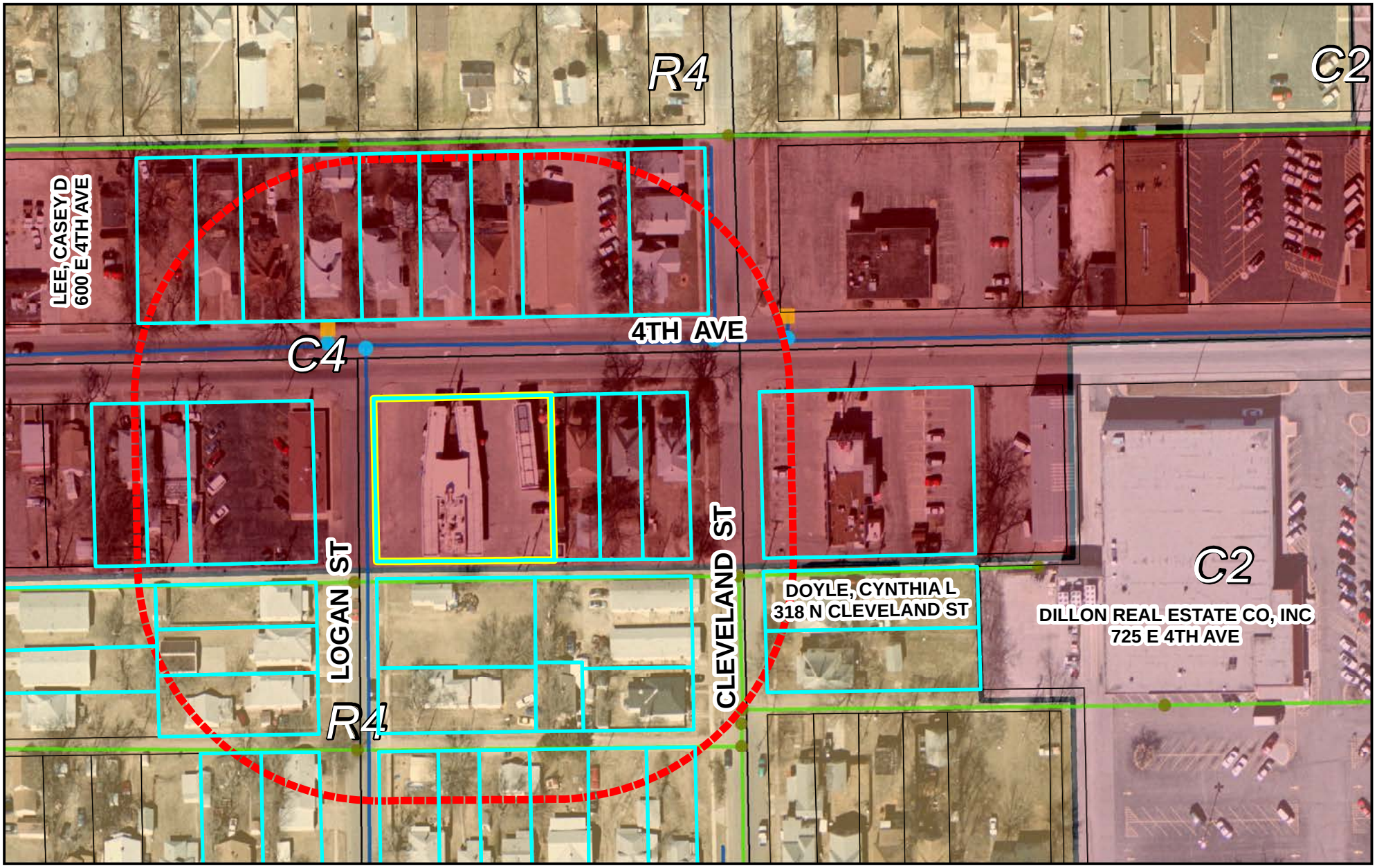
Jana L. McCarron

February 23, 2016

Jana McCarron, AICP
Planning & Development Director

EXHIBIT 4

16-SUP-01: Zoning Map



Feet
0 20 40 80

621 E. 4th Ave., Hutchinson, KS

N

EXHIBIT 3

2016 SPECIAL USE PERMIT APPLICATION

CITY OF HUTCHINSON
Planning and Development Department
125 E Avenue B, Hutchinson, KS 67501
620-694-2639 phone ~ 620-694-2673 fax

FOR OFFICE USE ONLY

DATE RECEIVED: _____ **CASE #:** _____ **FEE PAID ($165):** _____

PROJECT INFORMATION

Project Address 621 E. 4th Ave., Hutchinson, KS 67501

Legal Description
All of Lots One (1), Two (2), Three (3), Four (4), Five (5) and the west 24.5 feet of Lot Six (6), in
in Block Four (4), in Woodward's 2nd Addition, Reno County, Kansas

Applicant Sonic - Wade Harden
Mailing Address 300 Johnny Bench Drive, Oklahoma City, OK 73104
Phone (972) 832-2048 E-Mail wade.harden@sonicdrivein.com

Property Owner America's Drive-In Restaurants LLC
Mailing Address P.O. Box 2438, Oklahoma City, OK 73101-2438
Phone (405) 225-4610 E-Mail wade.harden@sonicdrivein.com

Surveyor/Engineer/Architect/Agent (attach additional pages, if needed)
Cedar Creek Consulting - Jason Mohler or Lance Mills
Mailing Address P.O. Box 15534, Oklahoma City, OK 73113
Phone (918) 619-2113 E-Mail jason.mohler@cedarcreekinc.com

USE INFORMATION

1. What is the current use of the property?
   Existing Sonic Drive-In

2. What will the property be used for if the special use permit is approved?
   Same. Existing building to be razed and reconstructed.

3. List all existing and proposed structures, including the square footage and height of each:
   Existing Sonic building, 1166 sf, single story
   Proposed Sonic building, 1608 sf, single story

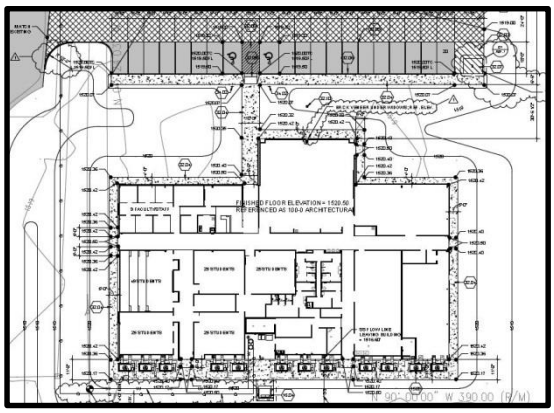
Revised 12/21/2015

Planning and Development Department
125 E. Avenue B, Hutchinson, KS 67501
(620) 694-2639 Fax: (620) 694-2673

SUBMITTAL REQUIREMENTS

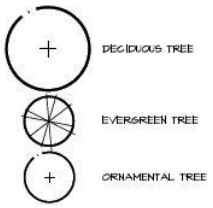
- ☑ **Completed Special Use Permit Application.**
- ☑ **Special Use Permit Application Fee ($165.00).**
- ☑ **A written and signed certification from the Reno County Treasurer's office that all property taxes for the property have been paid.** County sending directly to Casey
- ☑ **Copy of the deed** (available from the Reno County Register of Deeds). County sending directly to Casey
- ☑ **Legal description of the parcel.**
- ☑ **The names and mailing addresses of all property owners located within 200 feet of the boundaries of the parcel**. If the parcel is adjacent to the city limits, the above list must also include all the properties located outside the city, but within 1,000 feet of the city limits. Please provide this information in print-out form from the Reno County Appraiser. County sending directly to Casey
- ☑ **4 full-size copies of the Site Plan.**
  (Site plans must be on paper not less than 18 x 24 inches and drawn at a scale of not less than 1 inch: 50 feet.)
- ☑ **4 full-size copies of the Landscaping Plan.**
  (Landscaping plans must be on paper not less than 18 x 24 inches and drawn at a scale of not less than 1 inch: 50 feet.)
- ☑ **4 full-size copies of Elevation Drawings.**
  (Elevation drawings shall be scaled and shall include all elevations of the structure. Proposed materials and colors shall be included on the elevation drawings.)
- ☑ **1 reduced version (11"x17") of the Site Plan, Landscaping Plan and Elevation Drawings.**
- ☑ **1 electronic version (PDF) of all drawings (Site Plan, Landscaping Plan and Elevations) submitted via email to: Charlene@Hutchgov.com.**
- ☑ **Drainage Study and/or Traffic Impact Study.** Please contact the City Engineer to determine what studies are required.
- ☑ **Other documentation, as required.**

SAMPLE SITE PLAN



LANDSCAPING PLAN CHECKLIST

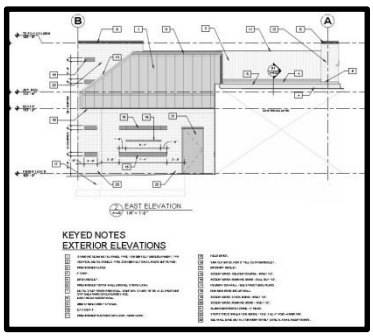
THE LANDSCAPING PLAN SHALL CONTAIN:



- ☑ The name and mailing address of the applicant and owner of record.
- ☑ Date, scale, title and preparer's name.
- ☑ Location, description and type of existing and proposed plantings.
- ☑ Description of the irrigation system, both existing and proposed.
- ☑ City of Hutchinson "Landscaping Point Calculation Sheet" available at: via email
  www.hutchgov.com (either on the face of the plan or as an accompanying document).

ELEVATION DRAWINGS CHECKLIST

SAMPLE



THE ELEVATION DRAWINGS SHALL CONTAIN THE FOLLOWING:

- ☑ The name and mailing address of the applicant and owner of record.
- ☑ Date, scale, title and preparer's name.
- ☑ Height of the structure, both existing and proposed.
- ☑ Description of exterior materials, both existing and proposed.
- ☑ Drawings of all sides of the building.

Planning and Development Department
125 E. Avenue B, Hutchinson, KS 67501
(620) 694-2639 Fax: (620) 694-2673

SPECIAL USE PERMIT FACTORS TO BE CONSIDERED

Applicants for Special Use Permits must submit a statement justifying how the proposed project meets the factors listed in *Sec. 27-502.D*. of the *Hutchinson City Code*. The Board of Zoning Appeals is required to consider these factors when reaching a decision on a Special Use Permit application. The questions below help to determine if the factors are met. Please feel free to attach additional pages and any other supporting documentation, such as photographs, drawings, maps, statistics, legal documents and letters of support.

1. How will the proposed development be in keeping with the character of the neighborhood?

   The existing Sonic building will be removed and reconstructed. The new Sonic building will not change the overall character of the neighborhood.

2. How will the proposed use be consistent with the zoning and uses on nearby parcels?

   The current use will not change.

3. Why is the parcel suitable for the proposed use?

   The current use will not change. Special use required for a restaurant with drive-through service in the C-4 District.

4. What detrimental effects will the proposed use have on nearby properties, and how will those effects be mitigated?

   This project replaces and older building with a new building. Existing site function and current effects on nearby properties remain.

5. How long has the property been vacant?

   N/A. The property is an existing Sonic today.

6. What hardships would the owner(s) face if the application were denied?

   The existing building and site would continue to age. The benefits of a new facility would be lost to the Owner and community.

7. How does the proposed development conform to the Comprehensive Plan?

   The Future Land Use map indicates "Commercial" for the this property. Thus, the existing and proposed use conform to the Comprehensive Plan.

8. Are public facilities and utilities adequate to serve the proposed use? If so, describe how.

   Yes. Redevelopment of the site would continue using the existing public infrastructure.

Planning and Development Department
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(620) 694-2639 Fax: (620) 694-2673

SPECIAL USE PERMIT APPLICATION PROCESS

1. Submit the **Special Use Permit Application** and all required supporting materials to the Planning and Development Department in accordance with the application deadlines on page 5.
2. Following receipt of a complete **Special Use Permit Application**, planning staff will:
   a. Set date a date for a public hearing before the Board of Zoning Appeals. The public hearing must be held within 60 days of acceptance of the special use permit application.
   b. Notify property owners located within the notification radius of the date, time and place of the hearing. The general public and property owners located within the notification area will be invited to comment upon the application.
   c. Publish a public hearing notice in the *Hutchinson News*. The notice must be published a minimum of 20 days prior to the public hearing.
   d. Transmit application materials to the Development Review Committee (DRC) for their review.
   a. The DRC will meet to discuss the project. The DRC will provide written comments which will be sent to the applicant. Based upon the comments received, revised plans may be required. Revised plans, once received, will be routed to the DRC for final comment.
3. The Board of Zoning Appeals will hold a public hearing on the project, typically in accordance with the attached schedule. The Board may adjourn the hearing from time to time. Following the conclusion of the hearing the Board makes a final determination. The Board may grant the permit, deny the permit or grant the permit with conditions. **The applicant MUST be present at the public hearing in order for the application to be considered. The application will be tabled if the applicant is not present**.
4. Following Special Use Permit approval, the applicant may proceed to the Inspection Department to obtain the appropriate building permits for the project.

UNDER NORMAL CIRCUMSTANCES, A MINIMUM OF 33 DAYS IS REQUIRED FROM SUBMITTAL OF A COMPLETED APPLICATION TO THE FINAL DECISION.

We, the undersigned, hereby authorize the submittal of this application and associated documents and certify that all the information contained therein is true and correct.
(Signature of property owners)

Signature	Signature
Printed Name	Printed Name

CITY OF HUTCHINSON

Planning and Development Department
125 E. Avenue B, Hutchinson, KS 67501
(620) 694-2639 Fax: (620) 694-2673

Special Use Permit Application
Submittal Deadlines and Meeting Schedule

Application Deadline	Development Review Committee Meeting	Board of Zoning Appeals Public Hearing 5:00 PM
November 23, 2015	December 8, 2016	January 5, 2016
December 14, 2015	December 22, 2016	January 19, 2016
December 30, 2015	January 12, 2016	February 2, 2016
January 13, 2016	January 26, 2016	February 16, 2016
January 27, 2016	February 9, 2016	March 1, 2016
February 10, 2016	February 23, 2016	March 15, 2016
February 24, 2016	March 8, 2016	April 5, 2016
March 9, 2016	March 22, 2016	April 19, 2016
March 30, 2016	April 12, 2016	May 3, 2016
April 13, 2016	April 26, 2016	May 17, 2016
April 27, 2016	May 10, 2016	June 7, 2016
May 11, 2016	May 24, 2016	June 21, 2016
June 1, 2016	June 14, 2016	July 5, 2016
June 15, 2016	June 28, 2016	July 19, 2016
June 29, 2016	July 12, 2016	August 2, 2016
July 13, 2016	July 26, 2016	August 16, 2016
July 27, 2016	August 9, 2016	September 6, 2016
August 10, 2016	August 23, 2016	September 20, 2016
August 31, 2016	September 13, 2016	October 4, 2016
September 14, 2016	September 27, 2016	October 18, 2016
September 28, 2016	October 11, 2016	November 1, 2016
October 12, 2016	October 25, 2016	November 15, 2016
October 26, 2016	November 8, 2016	December 6, 2016
November 9, 2016	November 22, 2016	December 20, 2016
November 30, 2016	December 13, 2016	January 3, 2017
December 14, 2016	January 10, 2017	January 17, 2017

PLEASE NOTE:
The applicant or agent must be present at the scheduled public hearing. If the applicant is not present, the public hearing will not take place.

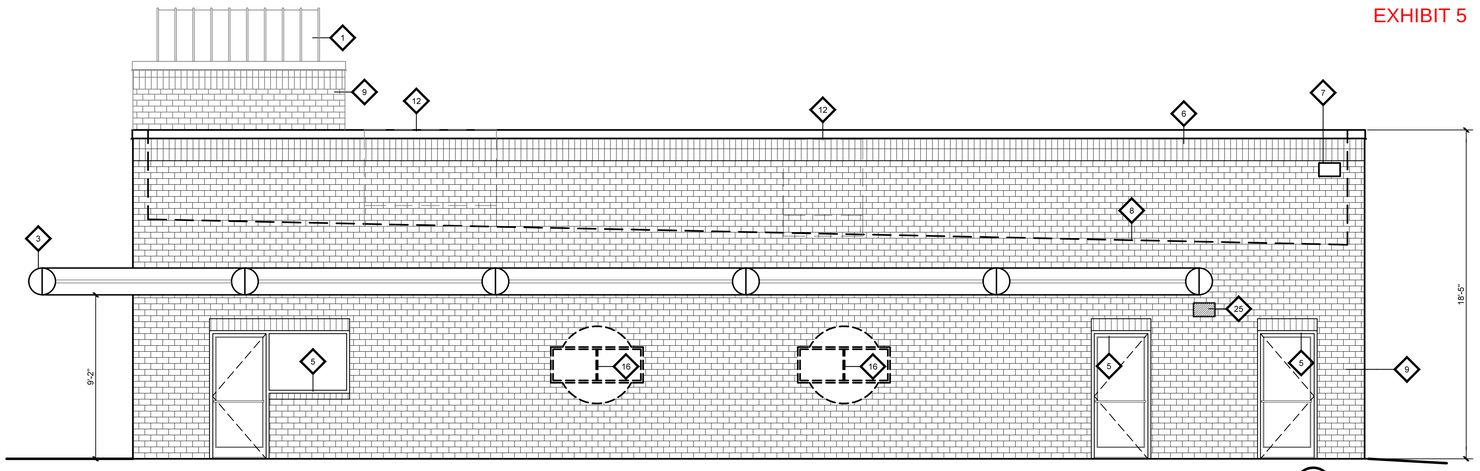
EXHIBIT 4

16-BZA-01: Sonic Variance Requests, Surrounding Property Owner Notification List

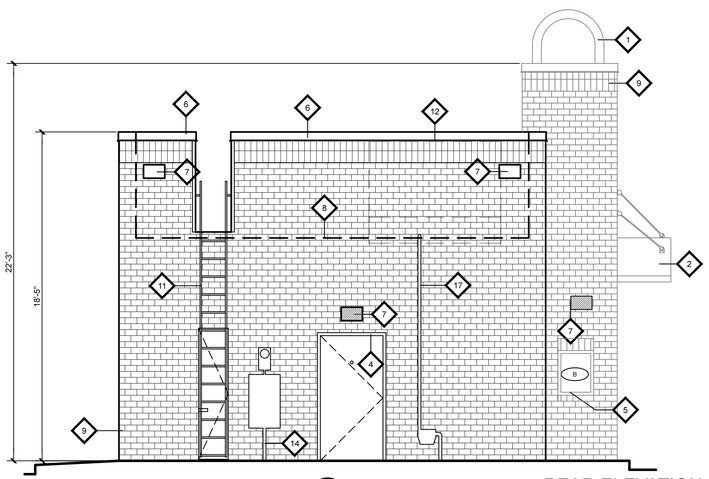
Parcel ID	Owner Name	Owner Address	Owner City	State	Zip	Property Address
1341802004014000	ALTUM, KENNETH D	PO BOX 3233	HUTCHINSON	KS	67504	612 E 3rd
1341802003005000	AMERICA'S DRIVE-IN RESTAURANTS LLC, C/O Sonic Restaurants, Inc.	PO BOX 2438	OKLAHOMA CITY	OK	73101	621 E 4th
1330703028024000	ARROWHEAD INVESTMENT CO LLC	208 PLUM	INMAN	KS	67546	632 E 4th
1341802003009000	BERG, KATHY D	618 E 3RD AVE	HUTCHINSON	KS	67501	618 E 3rd
1341802003008000	BLACKBURN, MICKEY L & PHYLLIS J & ASTON, LARRY & JIMMY E	1705 WILSHIRE DR	HUTCHINSON	KS	67502	316 Logan
1341802003013000	DEAN, JIMMIE D & CYNTHIA M, C/O Debra & Curtis Davis	626 E 3RD AVE	HUTCHINSON	KS	67501	626 E 3rd
1341802002006000	DOYLE, CYNTHIA L	519 E 69TH AVE	HUTCHINSON	KS	67502	318 N Cleveland
1330703028022000	GARWOOD, DEVIN & JESSICA L	626 E 4TH AVE	HUTCHINSON	KS	67501	626 E 4th
1341802004002000	GUERRERO, LORENZO & CELIA	208 E AVENUE E	HUTCHINSON	KS	67501	611 E 4th
1341802003006000	HARMS, LARRY WILLIAM	3310 N ELM ST	HUTCHINSON	KS	67502	320 Logan
1341802003017000	HERRMAN, GREGORY L	908 E 17TH AVE	HUTCHINSON	KS	67501	319 N Cleveland
1341802004018000	INTERFAITH HOUSING SERVICES, INC	PO BOX 1987	HUTCHINSON	KS	67504	321 Logan
1341802004007000	INTERFAITH HOUSING SERVICES, INC	PO BOX 1987	HUTCHINSON	KS	67504	320 N Ford
1341802004008000	INTERFAITH HOUSING SERVICES, INC	PO BOX 1987	HUTCHINSON	KS	67504	318 N Ford
1341802003012000	JOHNSON, MARK T & JULIE A	624 E 3RD AVE	HUTCHINSON	KS	67501	624 E 3rd
1341802004003000	JOHNSON, SYLVESTER	609 E 4TH AVE	HUTCHINSON	KS	67501	609 E 4th
1341802003016000	K L HOLDINGS NO 2 LLC	2318 COMANCHE RD	GALVA	KS	67443	315 N Cleveland
1330703028016000	KELMAN, STEVEN C	PO BOX 3086	HUTCHINSON	KS	67504	608 E 4th
1341802004001000	KIRK, KENNETH M & SHANNON D	1208 W 31ST AVE	HUTCHINSON	KS	67502	619 E 4th
1341802003014000	L G INVESTMENTS & PROPERTIES LLC	PO BOX 550	BUHLER	KS	67522	628 E 3rd
1330703028021000	LONG, JAMES DEAN	12 DAKOTA DR	HUTCHINSON	KS	67502	624 E 4th
1341802003002000	LONG, JAMES DEAN	12 DAKOTA DR	HUTCHINSON	KS	67502	631 E 4th
1341802004016000	LYNCH, MICHAEL J & JAIME M	1316 W 30TH AVE	HUTCHINSON	KS	67502	317 Logan
1330703028020000	MAESE, CARLOS M	1109 TRINITY AVE	PORT ARTHUR	TX	77642	620 E 4th
1341802004015000	MARTINEZ, JOY L	311 LOGAN ST	HUTCHINSON	KS	67501	311 Logan
1330703028018000	METZGER, WILLIAM L	616 E 4TH AVE	HUTCHINSON	KS	67501	616 E 4th
1330703028023000	MITCHELL, GARY K REV TRUST & LARRY K & DOUGLAS D	111 W 20TH AVE	HUTCHINSON	KS	67502	628 E 4th

1341802002007000	NISLY, MATTHEW D & JACLYN R	15 GLASS MANOR LN	SOUTH HUTCHINSON	KS	67505	316 N Cleveland
1341802002005000	NORTHWEST RESTAURANTS, INC, C/O Burke & Associateds	3336 E 32ND ST #STE 217	TULSA	OK	74135	703 E 4th
1341802003010000	PARKER, DONALD W & PHYLLIS A	706 BROOKSIDE DR	HUTCHINSON	KS	67501	620 E 3rd
1341802003015000	POTUCEK, CAMERON D	PO BOX 344	NICKERSON	KS	67561	315 1/2 N Cleveland
1330703028017000	SIMPSON, JERRY & DONNA	614 E 4TH AVE	HUTCHINSON	KS	67501	614 E 4th
1341802004017000	SPENCE, DAVID L	319 LOGAN ST	HUTCHINSON	KS	67501	319 Logan
1341802003011000	WILKS, MICHAEL R	PO BOX 1144	NEWTON	KS	67514	622 E 3rd
1330703028019000	WINDOWS OF HEAVEN HERITAGE LC, c/o Duane Carey	9017 N PLUM ST	HUTCHINSON	KS	67502	618 E 4th
1341802003001000	WOYDZIAK, MARK	411 N WALNUT ST	HOISINGTON	KS	67544	633 E 4th
1341802003003000	ZARNOWSKI, MICHAEL A & DEBORA J	7603 N COTTONTAIL DR	HUTCHINSON	KS	67502	629 E 4th

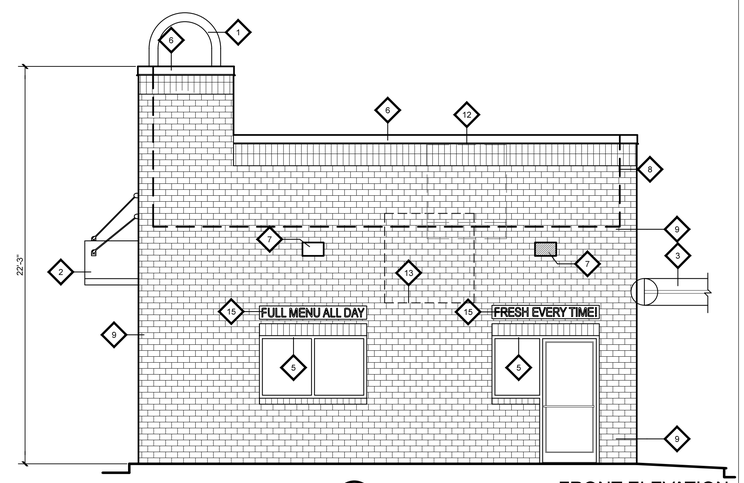
EXHIBIT 5



SIDE ELEVATION
2 / A1
1/4" = 1'-0"



REAR ELEVATION
4 / A1
1/4" = 1'-0"



FRONT ELEVATION
3 / A1
1/4" = 1'-0"

DRAWING LEGEND

GENERAL NOTES

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW ND APPROVAL BY DEVELOPMENT SERVICES.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIE AS REQUIRED BY ZONING ORDINANCE.
- WHEN PERMITTED. EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
- ROOD ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

KEYED NOTES

1. PREMANUFACTURED METAL YELLOW ROOF DOME WITH BLUE L.E.D. LIGHT STRIPLIGHTS
2. PREMANUFACTURED YELLOW METAL DRIVE-THRU AWNING WITH GREEN L.E.D. STRIP LIGHTS
3. PREMANUFACTURED SILVER ALUMINUM CANOPY FASCIA WITH YELLOW AND RED L.E.D. STALL STARS
4. HOLLOW METAL DOOR AND FRAME - COLOR #2
5. STOREFRONT DOORS AND WINDOW FRAMES - COLOR #1
6. PREFINISHED METAL - COLOR #2
7. DOWN LIGHT FIXTURE (DARK BRONZE) - HATCHED VERSIONS ARE EMERGENCY FIXTURES
8. DASHED LINE INDICATES ROOF LINE BEYOND
9. BRICK - COLOR #3
10. PATIO CANOPY WITH METALLIC SILVER STANDING SEAM ROOF
11. ROOF LADDER WITH SECURITY GATE
12. DASHED LINES INDICATE ROOF MOUNTED EQUIPMENT - BEYOND
13. ALUCOBOND GRAPHIC PANEL
14. ELECTRICAL SERVICE - PAINT TO MATCH COLOR #2
15. LED SIGN OVER WINDOW, "FULL MENU ALL DAY" AND "FRESH EVERY TIME".
16. POSTER DISPLAY BOARD WITH BLUE DISK
17. GAS SERVICE - PAINT TO MATCH COLOR #2

COLOR SCHEDULE

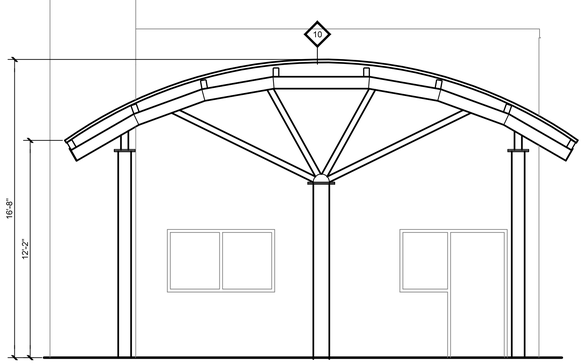
COLOR #1
WINDOW AND STOREFRONT DOOR FRAMES
COLOR: DARK BRONZE ANODIZED
MANUF: US ALUMINUM CORP.

COLOR #2
PREFINISHED METAL SILL/CAP FLASHING
COLOR: PAINT DOVETAIL GRAY SW7018

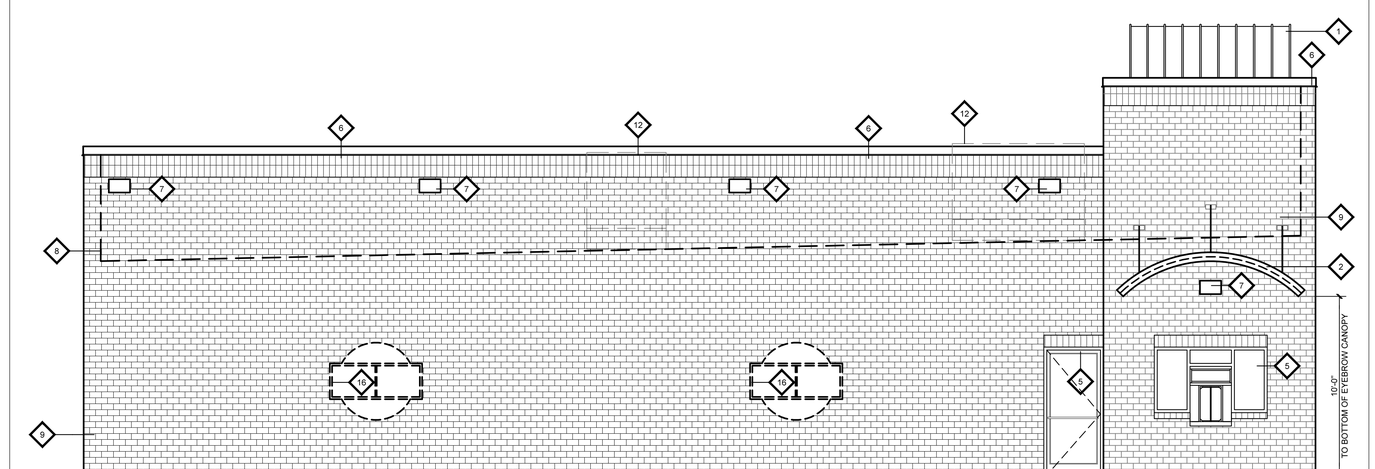
COLOR #3
MAIN BUILDING FINISH
MANUF: ACME BRICK
COLOR: SUMMER VINEYARD
MORTAR: GRAY
2 SOLIDER COURSES @ PARAPET
1 SOLIDER COURSE ABOVE WINDOWS & DOORS
ROWLOCK SILL BELOW WINDOW OPENINGS EXCEPT DRIVE-THRU WINDOW

RECEIVED THIS 9TH DAY OF FEBRUARY 2016
HUTCHINSON PLANNING & DEVELOPMENT DEPARTMENT
16-SUP-01: SONIC SPECIAL USE PERMIT

r



PATIO CANOPY ELEVATION
5 / A1
1/4" = 1'-0"



DRIVE-THRU ELEVATION
1 / A1
1/4" = 1'-0"

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CONSULTANT:

WILKUS ARCHITECTS
15 Ninth Aveune North, Hopkins, MN 55343
Phone: 952.941.8660/ www.wilkusarch.com

CLIENT:

SONIC CORP.
300 JOHNNY BENCH DR
OKLAHOMA CITY, OK 73104
OFFICES: 405-225-5000
FAX: 405-225-5991

PROJECT INFORMATION:

SONIC DRIVE-IN RESTAURANT
HUTCHINSON, KS 2145

SEAL:

MICHAEL J. WILKUS, ARCHITECT
LICENSE NUMBER: 3106
EXPIRATION DATE: 06-30-17

PROJECT NO.: 2015-1606
DRAWN BY: J.A.K.
CHECKED BY: M.J.W.

ISSUE:	DATE:
EXTERIOR ELEVATIONS	02-08-16

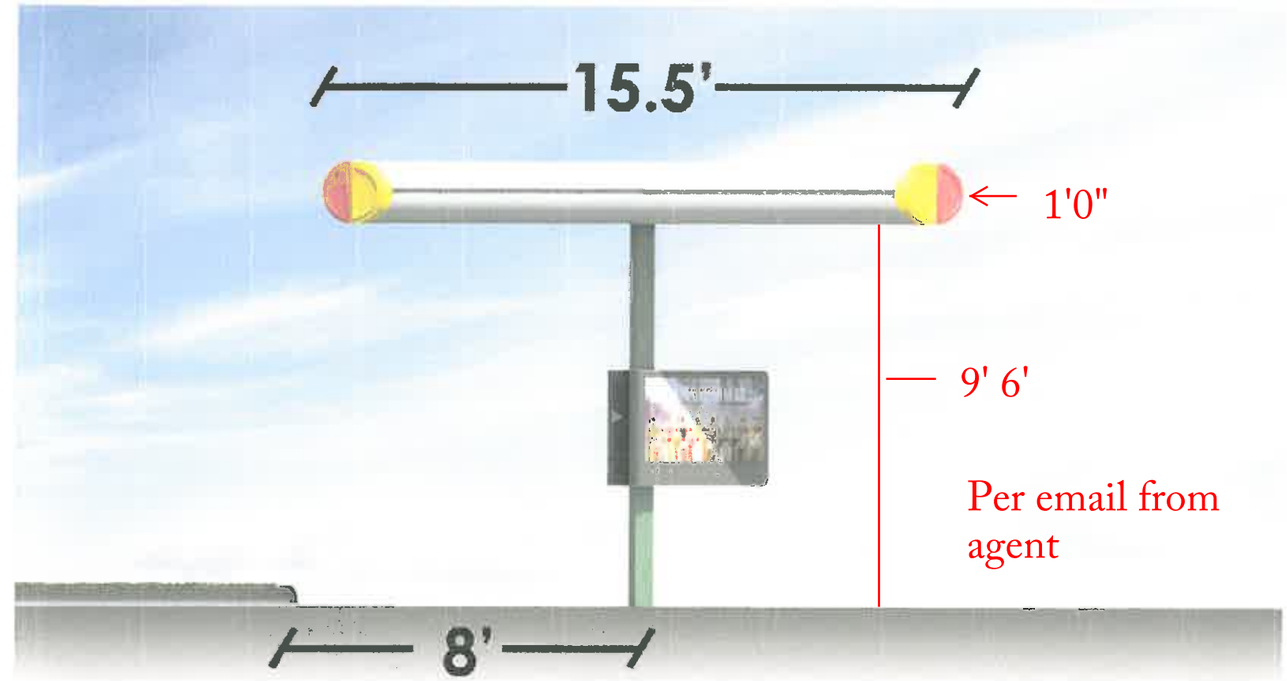
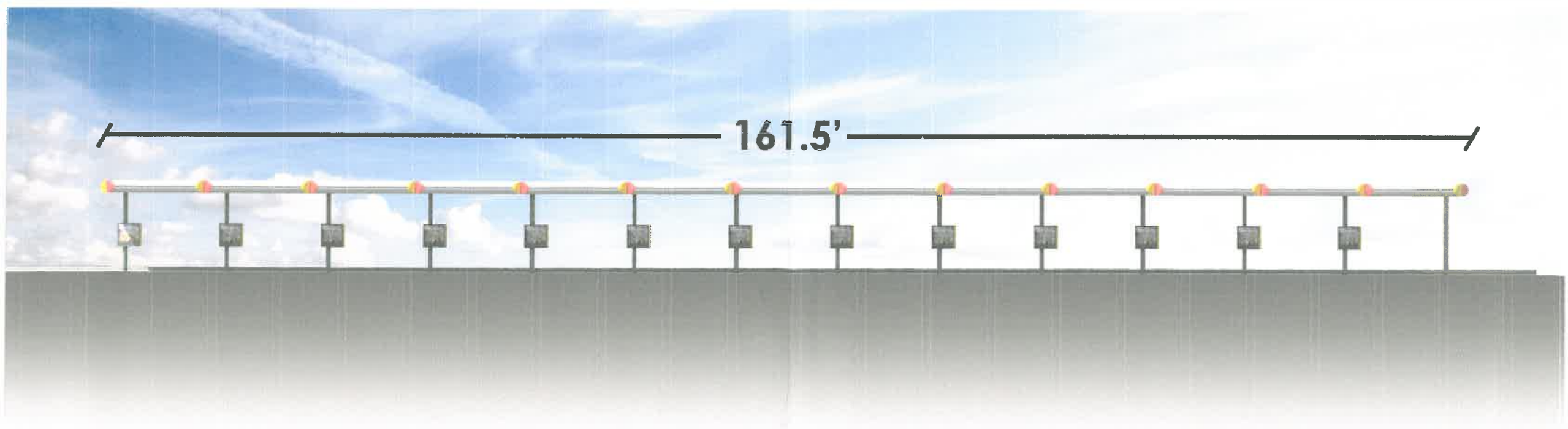
REVISION:	DATE:

PROJECT LOCATION:
HUTCHINSON, KS

SHEET NUMBER / TITLE:
A1
EXTERIOR ELEVATIONS

EXHIBIT 5

RECEIVED
MAR - 4 2016

Sonic - Pouslbo, WA

CANOPY ELEVATIONS