

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

**CASE NUMBER:** SUB 2007-39 – RENNICK COMMERCIAL ADDITION

**OWNER/APPLICANT:** Martin Pringle, 100 N. Broadway, Ste. 500, Wichita, KS 67202

**SURVEYOR/AGENT:** Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

**LOCATION:** Northwest corner of 45<sup>th</sup> St. North and Hoover

**SITE SIZE:** 5.74 acres

**NUMBER OF LOTS**

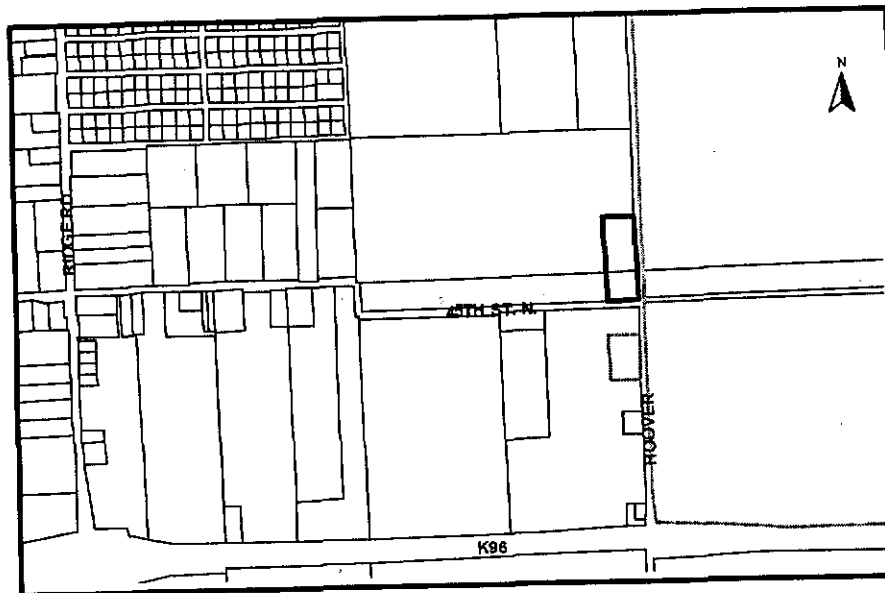
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	<u>3</u>

**MINIMUM LOT AREA:** 1.32 acres

**CURRENT ZONING:** LC, Limited Commercial, SF-5, Single-Family Residential

**PROPOSED ZONING:** LC, Limited Commercial

**VICINITY MAP**



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**NOTE:** This site is located in the County adjoining Wichita's city limits and annexation is required. A zone change (ZON 2006-48) has been approved from SF-5, Single-Family Residential to LC, Limited Commercial for Lot 1.

**STAFF COMMENTS:**

- A. Prior to this plat being forwarded to the City Council, the applicant shall apply for annexation to Wichita.
- B. The applicant shall guarantee the extension of future City water and sanitary sewer (main and lateral) to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. County/City Engineering needs to comment on the status of the applicant's drainage plan. County Engineering requests submittal of a drainage plan.
- E. The plat's text shall note the dedication of the streets to and for the use of the public.
- F. County Engineering has required pavement on 45<sup>th</sup> St. North extending to the west line of the plat.
- G. The plat denotes three openings along Hoover and one opening along 45<sup>th</sup> North. Traffic Engineering has approved the access controls.
- H. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- I. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- J. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- K. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- L. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- M. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

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- O. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- P. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- S. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

CLOSURE

CLOSURE - RENNICK COMMERCIAL ADDITION

PT 01 North: 39465.6097 East : 52938.1180  
Line Course: S 89-06-08 W Length: 311.0000  
PT 02 North: 39460.7368 East : 52627.1562  
Line Course: N 00-41-04 W Length: 288.6500  
PT 03 North: 39749.3662 East : 52623.7081  
Line Course: N 01-01-44 W Length: 516.8400  
PT 04 North: 40266.1228 East : 52614.4275  
Line Course: N 89-15-45 E Length: 311.0000  
PT 05 North: 40270.1258 East : 52925.4017  
Line Course: S 01-01-44 E Length: 516.8400  
PT 06 North: 39753.3692 East : 52934.6824  
Line Course: S 00-41-04 E Length: 287.7800  
PT 01 North: 39465.6097 East : 52938.1201

MISCLOSURE:

Line Course: S 88-46-35 W Length: 0.0020  
North: 39465.6097 East : 52938.1181