

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

March 4, 1993

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 93-9 - STERLING FARMS 2ND ADDITION

OWNER/APPLICANT: Kessler Enterprises, a Trust, c/o William J. Walsh, Jr., 1440 Gatewood, Wichita, KS 67206

SURVEYOR/ENGINEER: P.E.C., c/o Gary Wiley, 303 South Topeka, Wichita, KS 67202

LOCATION: West of Tyler Road and north of 21st Street North

SITE SIZE: 18.8 Acres

NUMBER OF LOTS

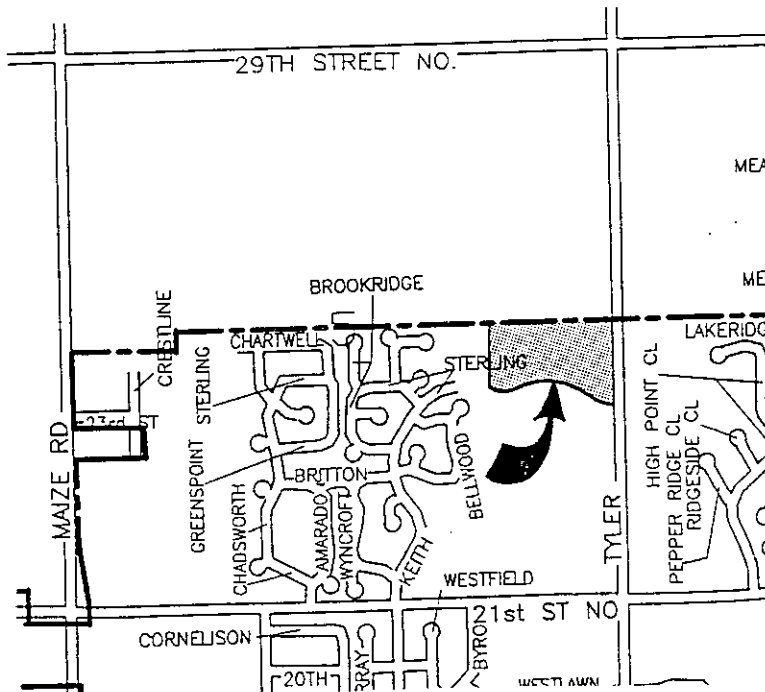
Residential:	53
Office:	
Commercial:	
Industrial:	
Total:	53

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



NOTE: This plat is the second final portion of an overall preliminary plat for the Sterling Farms Addition approved in 1988. The Sterling Farms Addition is also covered by a Community Unit Plan, DP 178. The portion now being platted corresponds to Parcel 6 of the CUP, with this parcel allowing for up to 72 single-family lots. The present plat is indicating only 53 single-family lots.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. Based upon an overall sidewalk plan submitted by the applicant, sidewalk needs to be guaranteed along Sterling. This sidewalk was intended to extend from Tyler Road along the south side of Sterling until reaching a system of Reserves planned to the south. At that point, the sidewalk was to branch southward into the Reserves and northward across to the north side of Sterling and then continuing westward along Sterling until it connected up with the sidewalk to be installed with the first Sterling Farm Addition.
- G. As provided for in general provision 18 of CUP, DP 178 at the time of platting, the applicant shall submit a guarantee that provides for this plattor to pay for his proportionate share of the construction costs for the paving of adjacent Tyler Road to a two lane arterial street standard. A similar guarantee was required for the 1st Sterling Farm Addition, and involved Tyler Road just north of 21st Street North.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. As indicated by this plat, the street Sterling is being extended beyond the western edge of the plat in order to connect up with the portion of Sterling platted in the 1st Addition. This, however, will result in a portion of unplatted property between these two additions, north of Sterling, which would or should be expected to have been platted. The applicant or his agent should

- Q. Prior to this plat being released for recording, the applicant should provide proof that all applicable property taxes have been paid.
- R. On the final plat tracing, the building setback lines should be clearly labeled and dimensioned. As shown, it is not clear if a 20 or 25-foot front yard setback is intended. Although a reference to the CUP is provided, the plat should clearly label and establish setbacks for this residential plat.
- S. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- T. 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.
- U. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- W. Recording of the plat within 30 days after approval by the City Council.
- X. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Y. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate if the minimum building pad elevations are adequate.

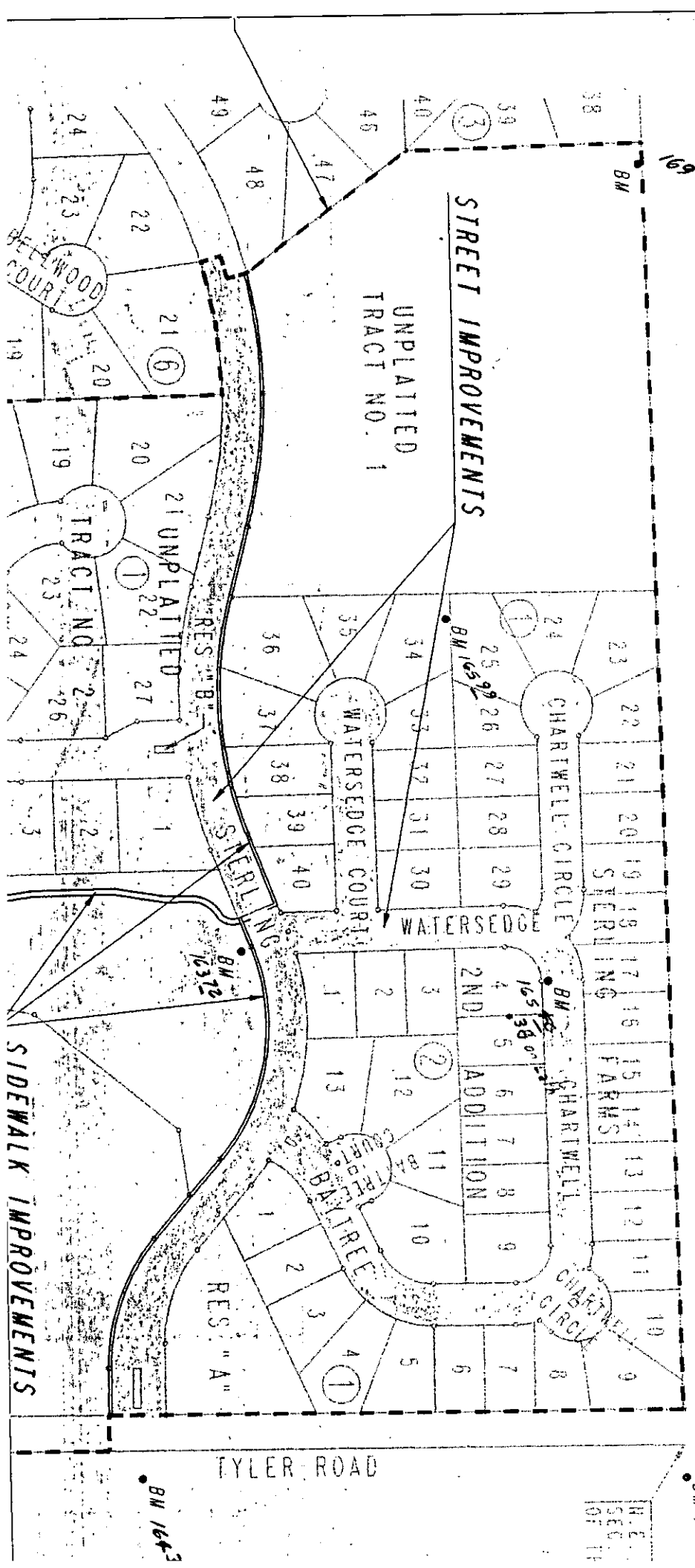
be prepared to indicate why this area is not being platted at this time.

- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- L. The above covenant shall also provide that the home owners association will maintain the "parking strip" or open space area between Tyler Road's pavement and this plat's east line.
- M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- N. Although Sterling is platted with a 58-foot right-of-way, it is being considered as functioning as a collector since residential lots are being platted so as not to front on or have access directly on to this street. As with the previous Sterling Farm Addition, however, this is conditioned on parking not occurring on this street. As with the previous Addition, the applicant shall submit a covenant that obligates the Homeowners' Association to install no parking signs if conditions occur which warrant such an action.
- O. Although the plattor's text indicates that utilities can be installed in each Reserve, within easements, none of the Reserves indicate an easement. The final plat tracing should either indicate easements within the Reserves as appropriate, or the plattor's text should be amended, i.e., drop references to utilities within the Reserves or make the Reserves blanket easements.
- P. Although this plat is basically reflecting the street names shown on the approved CUP, Windrose is a new name. A similar street name "Wild Rose" has been created in an addition located not too far east of this site. The City Fire Department needs to indicate if the similarity of these street names is too close for safety purposes and consequently, if a different street name should be used.

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K 1

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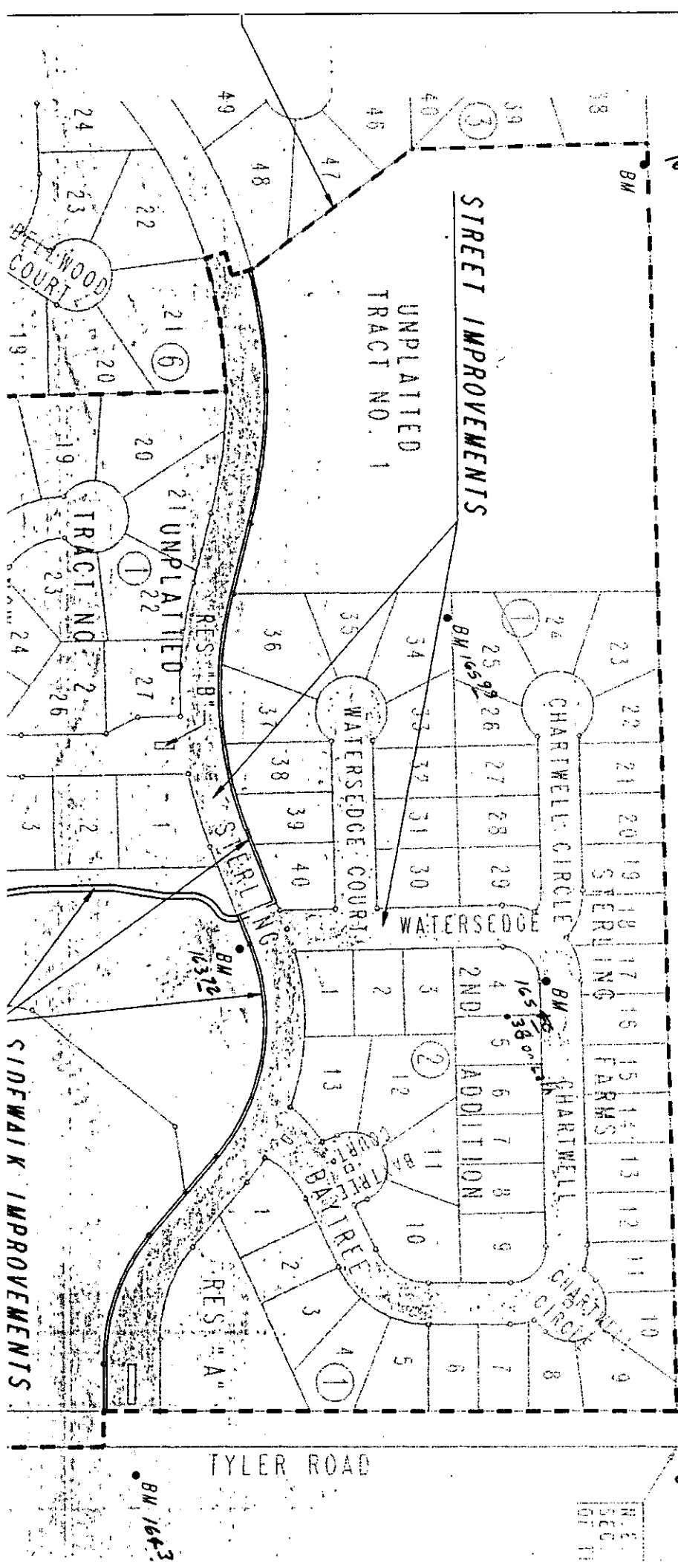
STERLING FARMS 2ND ADDITION ICHITA PROJECT NO. 472-76-245-82337-0 INDEX NO. 761916



AND INCLUDING CUL-DE-SAC
K 1

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STERLING FARMS 2ND ADDITION IN CHITTA PROJECT NO. 472-76-245-82337-0 INDEX NO. 761916



WILLOW
COURTS

RES. "B"

UNPLATTED

TRACT NO. 1

RES. "A"

WATERSEGE

WATERSEGE COURTS

STERLING

UNPLATTED

TRACT NO. 1

RES. "A"

WATERSEGE

WATERSEGE

CHARTWELL

CHARTWELL CIRCLE

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