

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

August 31, 1987

TO: Marvin Krout, Director of Planning
Walt Campbell, Deputy Chief of Operations
Bill McKinley, Traffic Engineer
X Mike Lindebak, City Engineer

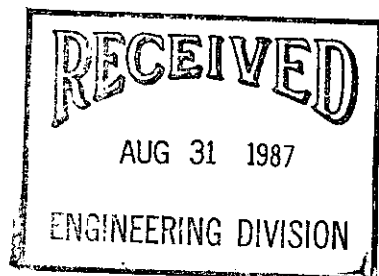
FROM: Barbara R. Harris, Senior Planner

RE: Sterling Farms Commercial Community Unit Plan. Located at
the at the northwest corner of 21st Street North and Tyler
Road.

Attached for your review and comments is a copy of the proposed develop-
ment plan for the above-referenced property. A traffic study drawing has
also been submitted with this proposal. Do you have any comments regard-
ing the traffic plan, Mike and Bill?

I would appreciate your comments regarding this development proposal by
September 3, 1987, so that it can be scheduled for MAPC review. Thank
you.

BRH:blw
Attachments



STERLING FARMS COMMERCIAL C.U.P. GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 33.38 GROSS ACRES OR 29.36 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING PUBLIC STREET R.O.W. FROM GROSS ACRES. THERE ARE 4.02 ACRES OF ARTERIAL R.O.W.
2. THE PROPOSED DEVELOPMENT CONTAINS FIVE (5) PARCELS PERMITTING LIGHT COMMERCIAL AND OFFICE USES WITH THE OPTION ON PARCEL NO.1 TO PERMIT APARTMENTS, TOWNHOUSES OR DUPLEXES. HOWEVER, THESE RESIDENTIAL USES MAY NOT BE COMBINED WITH THE OFFICE USE. FOR SPECIFIC USES, SEE PARCEL DESCRIPTIONS.
3. SETBACKS ARE AS INDICATED ON THE PLAN VIEW OR IN GENERAL ARE AS FOLLOWS:

- 25' SETBACK ALONG 21ST STREET NORTH FOR PARCEL NO.1
- 70' SETBACK ALONG 21ST STREET NORTH FOR PARCEL NO.2
- 35' SETBACK ALONG 21ST STREET NORTH FOR PARCELS 3, 4, & 5
- 35' SETBACK ALONG TYLER ROAD FOR PARCEL NO.5
- 70' SETBACK ALONG TYLER ROAD FOR PARCEL NO.2
- 35' SETBACK ALONG THE NORTH & WEST PROPERTY LINES OF PARCEL NO.2
- 30' SETBACK BETWEEN PARCEL NO.2 AND PARCELS 3, 4, & 5
- 10' SETBACK ALONG THE EAST PROPERTY LINE OF PARCEL NO.3 AND WEST PROPERTY LINE OF PARCEL NO.4

IN THE EVENT THAT CONTIGIOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS SHALL NOT BE REQUIRED. IF PARCEL NO.1 IS DEVELOPED WITH RESIDENTIAL USES THE SETBACKS WILL BE DETERMINED AT THE TIME OF PLATTING.

4. A. ACCESS CONTROL: ACCESS TO 21ST STREET NORTH SHALL BE LIMITED TO ONE OPENING EACH FOR PARCELS 1, 3, 4, & 5 AND 3 OPENINGS TO PARCEL NO. 2 WITH ONE BEING CONSTRUCTED TO MAJOR ENTRANCE STANDARDS.

B. ACCESS TO TYLER ROAD SHALL BE LIMITED TO ONE OPENING TO PARCEL NO. 5 AND 3 OPENINGS TO PARCEL NO. 2 WITH ONE OF THESE BEING CONSTRUCTED TO MAJOR ENTRANCE STANDARDS.

C. THOSE PORTIONS OF THE MAJOR ENTRANCES TO 21ST STREET NORTH AND TYLER ROAD, ON PUBLIC R.O.W., SHALL BE GUARANTEED AT THE TIME OF PLATTING. THOSE PORTIONS OF THE MAJOR ENTRANCES ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME ANY MAJOR BUILDING PERMIT(S) ARE REQUESTED FOR PARCEL NO. 2.
5. A. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE RECONSTRUCTION OF THE TRAFFIC MEDIAL ON 21ST STREET NORTH IN ORDER TO PROVIDE A LEFT TURN BAY OR A FIFTH LANE PROVIDING FOR LEFT TURN STORAGE TO SERVE PARCEL NO. 2 AT THE MAJOR ENTRANCE AND PARCELS 3, 4, & 5.

- B. MAJOR STREET IMPROVEMENTS FOR TYLER ROAD AND 21ST STREET NORTH SHALL BE IN CONFORMANCE WITH THE PRE-DETERMINED "STERLING FARMS COMMERCIAL TRAFFIC STUDY" DRAWINGS, ILLUSTRATING THE PROPOSED IMPROVEMENTS AS AGREED UPON BY THE OWNER, AND BY THE CITY ENGINEER.**
- 6. A. AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, NON-PUBLIC OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE AREA.**
- B. ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).**
- 7. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.**
- 8. SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA, EXCEPT THAT NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.**
- 9. ALL DRAINAGE WAYS AND DRAINAGE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.**
- 10. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.**
- 11. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA, UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS.**
- 12. A. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OF SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE NORTH PROPERTY LINE OF PARCEL NO. 2.**
- B. SAID WALL SHALL ALSO BE CONSTRUCTED ALONG THE PROPERTY LINE WHEN ADJACENT TO A RESIDENTIAL DISTRICT AND SEPARATED BY A PUBLIC WAY, STREET OR ALLEY, IF THE STORAGE AREA, SERVICE AREA OR REAR OF THE BUILDING FACES THE RESIDENTIAL DISTRICT.**
- C. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT, AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY WALL.**

- D. IF PARCEL NO. 1 IS DEVELOPED WITH RESIDENTIAL USES THEN SAID WALL SHALL BE CONSTRUCTED ALONG THE WEST PROPERTY LINE OF PARCEL NO. 2.
- E. A TEN (10) FOOT LANDSCAPE BUFFER CONSISTING OF TREES, GRASS, AND LOW SHRUBS SHALL BE REQUIRED ALONG THE SOUTH & EAST PROPERTY LINES OF PARCEL NO. 2 AS INDICATED ON PLAN VIEW WHERE ACROSS FROM RESIDENTIALLY ZONED AREAS WHERE THE WALL IS NOT CONSTRUCTED AS PER 12B ABOVE. THE LANDSCAPE BUFFER SHALL NOT BE LESS THEN TEN FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE BUFFERS SHALL BE CONSIDERED A VIOLATION OF THE C.U.P., AFTER JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
13. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE LANDSCAPE BUFFERS ALONG 21ST STREET NORTH, AND TYLER ROAD INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIAL AND METHOD OF PROVIDING WATER SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) ON PARCEL INVOLVED. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
14. A. A FIRE LANE, HARD SURFACED, CONSTRUCTED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, TWENTY (20) FEET MINIMUM IN WIDTH SHALL BE PROVIDED TO WITHIN ONE HUNDRED FIFTY (150) FEET OF ALL MAIN BUILDINGS HEREAFTER CONSTRUCTED. SAID FIRE LANE WHEN CONSTRUCTED OF ASPHALT MATERIALS SHALL BE A MINIMUM 3 1/2 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE CAP. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
- B. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- C. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
15. SHOULD AN ALTERNATE LAND USE, PERMITTED UNDER PARCEL DESCRIPTIONS BELOW BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING. THE APPROVAL OF THIS CONCEPTUAL PLAN SHALL BE SUBJECT TO THE CONDITIONS OF PLATTING.

16. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLANS SHALL RUN WITH THE LAND FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
17. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
18. ACCEL/DECEL LANES ALONG THE SOUTH AND EAST LINES OF THIS C.U.P. SHALL BE GUARANTEED AT THE TIME OF PLATTING, IF DETERMINED NECESSARY BY THE STERLING FARMS COMMERCIAL TRAFFIC STUDY AS SET FORTH UNDER GENERAL PROVISION 5B.

19. PARCEL DESCRIPTIONS:

PARCEL NO. 1

PROPOSED USES: OFFICE OR APARTMENTS, TOWNHOUSES AND DUPLEXES. RESIDENTIAL AND OFFICE USES MAY NOT BE COMBINED.

GROSS AREA - 9.25 ACRES

NET AREA - 7.82 ACRES

MAXIMUM BUILDING COVERAGE - 120,937 SQ. FT. (30% MAXIMUM)

MAXIMUM GROSS FLOOR AREA - 120,937 SQ. FT.

FLOOR AREA RATIO - 0.30

MAXIMUM BUILDING HEIGHT - 35'

MAXIMUM DWELLING UNITS PERMITTED (RESIDENTIAL USES)

APARTMENTS - 185 (20 DU/AC)

TOWNHOUSES - 115 (12.5 DU/AC)

DUPLEXES - 46 (5.88 DU/NET AC)

PARKING OFFICE USES: AS PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.

APARTMENTS USES: 1.5 SPACES/DU

TOWNHOUSES & DUPLEXES: 2 SPACES/DU

SETBACKS:

OFFICES: 25' SETBACK ALONG 21ST STREET NORTH

FRONT YARD SETBACK - 20'

REAR YARD SETBACK - 20'

SIDE YARD SETBACK - 5'

RESIDENTIAL USES: 25' SETBACK ALONG 21ST STREET NORTH

FRONT YARD SETBACK FROM PUBLIC STREET - 25'

REAR YARD SETBACK - 20'

SIDE YARD SETBACK - 10' TOWNHOUSE & APARTMENT
6' DUPLEXES

PARCEL NUMBER 2:

PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER USES INCLUDING GROCERY, FURNITURE, THEATERS, RESTAURANTS, RETAIL SHOPS, OFFICES, MEDICAL AND DENTAL CLINICS, CLOTHING STORES, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, HARDWARE AND APPLIANCE STORES, SMALL ANIMAL CLINICS, TIRE, BATTERY AND ACCESSORY STORE AND FITNESS CENTERS.

GROSS AREA - 17.47 ACRES (760,993 SQ. FT.)

MAXIMUM BUILDING COVERAGE - 228,298 SQ. FT. (30% MAXIMUM)

MAXIMUM GROSS FLOOR AREA - 250,000 SQ. FT.

FLOOR AREA RATIO - 0.329

MAXIMUM BUILDING HEIGHT - 35'

PARKING - AS PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.

SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NO. 3

PARCEL NUMBER 3:

PROPOSED USES: FINANCIAL INSTITUTIONS, CONVENIENCE STORES, RESTAURANTS, RETAIL SHOPS, PHARMACIES, MEDICAL AND DENTAL OFFICES OR CLINICS, OFFICES, TIRE, BATTERY AND ACCESSORY STORES.

GROSS AREA - 0.69 ACRES (30,000 SQ. FT.)

MAXIMUM BUILDING COVERAGE - 9,000 SQ. FT. (30% MAXIMUM)

MAXIMUM GROSS FLOOR AREA - 11,000 SQ. FT.

FLOOR AREA RATIO - 0.367

MAXIMUM BUILDING HEIGHT - 35'

MAXIMUM NUMBER OF BUILDINGS - 1

PARKING - AS PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.

SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NO. 3

PARCEL NUMBER 4:

PROPOSED USES: FINANCIAL INSTITUTIONS, CONVENIENCE STORES, RESTAURANTS, RETAIL SHOPS, PHARMACIES, MEDICAL AND DENTAL OFFICES OR CLINICS, OFFICES, TIRE, BATTERY AND ACCESSORY STORES.

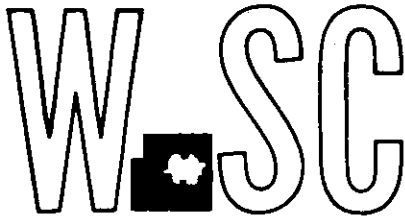
**GROSS AREA - 0.93 ACRES (40,700 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 12,210 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 14,000 SQ. FT.
FLOOR AREA RATIO - 0.344
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKINGS - AS PROVIDED IN ACCORDANCE WITH SECTION 20.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA
SETBACKS - AS PROVIDED UNDER GENERAL PROVISION NUMBER 3**

PARCEL NUMBER 5:

PROPOSED USES: FINANCIAL INSTITUTIONS, CONVENIENCE STORES, RESTAURANTS, RETAIL SHOPS, PHARMACIES, MEDICAL AND DENTAL OFFICES OR CLINICS, OFFICES, TIRE, BATTERY AND ACCESSORY STORES AND SERVICE STATION WITH CAR WASH AS ACCESSORY USE WITH B.Z.A. APPROVAL.

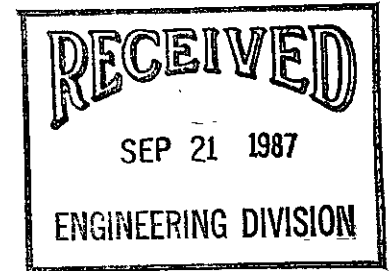
**GROSS AREA - 1.02 ACRES (44,312.5 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 13,293.75 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 15,000 SQ. FT.
FLOOR AREA RATIO - 0.339
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PROVIDED IN ACCORDANCE WITH SECTION 20.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.
SETBACKS - AS SET PROVIDED UNDER GENERAL PROVISION NUMBER 3**

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



September 18, 1987

Bill G. Yung
Bill G. Yung Design
4912 East 29th Street North
Suite One
Wichita, Kansas 67220

RE: Development plan proposals for Sterling Farms Commercial C.U.P.
and Sterling Farms Residential C.U.P. Generally located at the
northwest corner of 21st Street North and Tyler Road.

Dear Bill:

We have reviewed the above-referenced development plan proposals with the Fire and Engineering Departments. Two associated zone cases have also been submitted for the commercial C.U.P. - one case requests the change from the "AA" Single-family Dwelling District to the "BB" Office District and the other cases request "AA" Single-family Dwelling District to "LC" Light Commercial. The following are our comments on the residential C.U.P.:

STERLING FARMS RESIDENTIAL C.U.P.

1. Street Layout and Widths:

As we discussed with you last Friday, September 11, 1987, the residential street system in this quarter section of land should be designed to connect into the adjacent quarter sections to the north and to the west. Our department recommends the streets connect through to the north in Parcel 4 and to the west in Parcel 1. As per the Subdivision Regulations, the street width for the main residential collector should be 66' and not 64' as indicated on the proposal; the widths of the main residential streets in Parcels 2, 3, and 5 should be 64' and not 58' as indicated on the plan.

2. Recreational Facilities:

General Provision #19 should include the following standard requirements for recreational facilities:

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a. Parking

Since the Clubhouse/swimming pool complex is designed for use only by residents of this development and their guests, the off-street parking requirements are established on the basis of 1 space per 200 square feet of structure or 1 space per 100 square feet of pool surface, whichever is greater. No parking will be permitted along the street in front of the Clubhouse area to reduce potential traffic conflicts with major entry into development.

b. Screening

The Clubhouse/swimming pool complex shall be landscaped to provide for plant material screening to enhance views into the complex and to screen objectionable views such as pool equipment. Low level (30") screening shall be provided in conjunction with conifers and deciduous trees around parking lot to reduce impact of parking facility.

c. Security Fencing

The swimming pool proper shall be fenced for security purposes with fencing at least 5' high. May be constructed of open wrought iron, wood or masonry or combination thereof.

STERLING FARMS COMMERCIAL C.U.P.

1. Traffic Considerations:

The wording in General Provision #5 should be revised slightly to read as follows:

"Major street improvements for Tyler Road and 21st Street North shall be in conformance with the pre-determined 'Sterling Farms Commercial Traffic Study' drawings, illustrating the proposed improvements as agreed upon by the owner, and by the City Engineer. Specific items agreed to are as follows:

At the time of platting, the applicant shall guarantee:

1. The reconstruction of the traffic medial on 21st Street North in order to provide a left turn bay or a fifth lane providing for left turn storage to serve Parcels 1, 2, and 3.
2. The widening of Tyler Road to five (5) lanes including a two-way left turn lane to serve the major opening to Parcel 2 and the openings to Parcel 2 south of the major opening and a traffic medial north of the major opening.
3. The construction of a temporary third lane in Tyler adjacent to this C.U.P. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs. (Partial development would necessitate partial development of the third lane.)
4. The construction of continuous accel/decel lanes to serve the openings into Parcels 4 and 5 and the major opening into Parcel 2 from 21st Street North including the right turn movement at the intersection of 21st Street North and Tyler, and to serve the major opening into Parcel 2 from Tyler."

General Provision #18 should be omitted since accel/decel lanes are addressed in the revised General Provision #5 listed above.

Some additional changes are necessary on the Traffic Study Drawing. Enclosed is a marked-up copy of the study indicating the changes as suggested by Engineering and listed above.

3. LIGHTS


The standard provision regarding lights should be added to the C.U.P. It is:

All lights shall be shielded to reflect or direct light away from the residential properties adjacent to the subject property.

Bill G. Yung RE: Sterling Farms C.U.P.'s
September 18, 1987
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We would be happy to discuss these comments with you and your client. Please give us a call if you have any questions or comments. These C.U.P. proposals can be scheduled for Metropolitan Area Planning Commission review with the submission of 14 copies of the plans indicating the above-referenced items and submission of the two ownership lists.

Sincerely,



Barbara R. Harris
Senior Planner

BRH:blw
Enclosures

cc: North Tyler Associates, 940 North Tyler Road, Suite #204,
Wichita, KS. 67212
x Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer