

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

August 27, 1987

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

FROM: Barbara R. Harris, Senior Planner *B Harris*

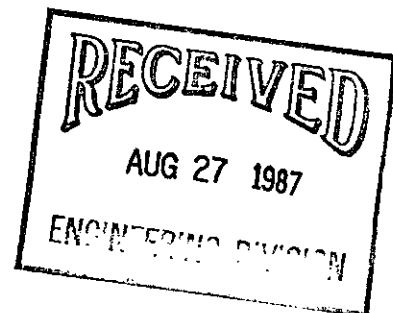
RE: Sterling Farms Residential Community Unit Plan - Located north
of 21st Street North and west of Tyler Road.

Attached for your review and comments is a copy of the proposed development plan for the above-referenced property. We will discuss this single-family C.U.P. proposal at the Development Review Meeting on Friday, August 28, 1987. In particular, we would like to discuss the acceptability of the residential collector not being proposed through the entire section.

I would appreciate your comments regarding this development proposal by September 4, 1987, so that it can be scheduled for MAPC review.

Thank you.

BRH:blw
Attachments



PL/3076/4

**STERLING FARMS RESIDENTIAL C.U.P.
GENERAL PROVISIONS**

- 1) THIS PROJECT IS PROPOSED TO CONTAIN 126.08 GROSS ACRES OR 107.84 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING INTERNAL PUBLIC STREETS FROM THE GROSS ACRES.
- 2) THE PROPOSED DEVELOPMENT CONTAINS SIX (6) PARCELS ILLUSTRATING SINGLE FAMILY HOMES. FOR ALTERNATE USES, AND DENSITIES, SEE PARCEL DESCRIPTIONS BELOW.
- 3) IF THE PROJECT IS DEVELOPED AS ILLUSTRATED, THE OVERALL DENSITY OF THE SITE WOULD BE 2.64 D.U.S. PER ACRE. IF THE SITE IS DEVELOPED WITH THE MAXIMUM NUMBER OF UNITS PERMITTED (647), THE OVERALL DENSITY WOULD BE 5.99 D.U.S. PER ACRE.
- 4) SETBACKS ARE TO BE DETERMINED AT THE TIME OF PLATTING DEPENDING ON LAND USE OR GENERALLY THE MINIMUM SETBACKS SHALL BE AS SHOWN ON CHART BELOW.

FRONT YARD

DIMENSION FROM ROW LINE

	50' ROW 21' BB	32' ROW(1) 29' BB	58' ROW 29' BB	64'-70' ROW 35'-41' BB	PRIVATE(3) STREET FROM CL
SINGLE FAMILY	20'	20'	20'	25'	32'
ZERO LOT LINE	20'	20'	20'	25'	32'
PATIO HOME	20'	20'	20'	25'	32'
2-PLEX	20'	20'	20'	25'	32'

CUL-DE-SAC

@BULB 50'(ROW)58'	CORNER LOT	REAR(4) YARD	SIDE YARD	SB GARAGE FACE ALL STREET ROW
20'	15'	20'	6'	20'
20'	15'	20'	0' & 12'(2)	20
20'	15'	20'	6'	20'
20'	15'	20'	6'	20'

FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 25'.

- (1) ON STREETS HAVING A 32' ROW WITH 29' BB PAVEMENT, THERE SHALL ALSO BE PLATTED A 15' STREET, DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF R.O.W. LINE, WHERE PARKING SHALL BE PERMITTED BUT LANDSCAPING LIMITED TO TURF AND STREET TREES APPROVED BY CITY FORESTER.

- (2) SIDE YARD SETBACKS MAY BE REDUCED TO 10' FOR GARAGES ONLY. THERE SHALL BE 12' SEPARATING ALL OTHER PORTIONS OF THE DWELLING UNITS. IF GARAGES ARE SIDE LOADED, THEY MUST BE A MINIMUM OF 20' FROM BACK OF CURB.
- (3) ON CORNER LOTS ON PRIVATE STREETS, THE SIDE YARD SETBACK CAN BE REDUCED FROM 32' TO 27' PROVIDING THAT THE GARAGE FACE SHALL BE SETBACK A MINIMUM OF 20' FROM BACK OF CURB.
- 5) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 6) SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED PARCELS IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA.
- 7) A HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PLAT OF EACH PARCEL TO PROVIDE FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, WALLS, BUFFER AREAS, LAKES, DRAINAGE CHANNELS, SWALES, ETC. TWO OR MORE OF THE HOMEOWNERS ASSOCIATIONS MAY JOIN TOGETHER TO FORM A MASTER HOMEOWNERS ASSOCIATION.

PARCEL 6 CONTAINS THE CLUBHOUSE AREA AND SHALL ALSO PERMIT A SWIMMING POOL AND BATHHOUSE, TENNIS COURTS, LANDSCAPING, GAZEBOS, LIGHTING, CONCRETE WALK-WAYS, SIGNAGE, LAKES, DRAINAGE FACILITIES AND UTILITIES IN DESIGNATED EASEMENTS AND OTHER SIMILAR FEATURES. THESE FACILITIES WILL BE OPERATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION(S).

FAILURE OF THE HOMEOWNERS ASSOCIATION(S) TO PROPERLY MAINTAIN THE PRIVATE SPACES/FACILITIES/SYSTEMS, AND AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPINTENDENT OF CENTRAL INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT, AND SHALL GIVE THE CITY THE RIGHT TO PROPERLY MAINTAIN THE AREAS PREVIOUSLY LISTED AND TO ASSESS THE COST OF MAINTENANCE TO THE PROPERTY OWNER.

- 8) MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 6,000 SQ. FT. EXCEPT FOR ZERO LOT LINE AND PATIO HOME UNITS WHICH SHALL BE 4,500 SQ. FT.. MINIMUM LOT SIZES FOR DUPLEXES SHALL BE 8,000 SQ. FT.. MINIMUM LOT FRONTAGES SHALL BE 60' FOR SINGLE FAMILY, 45' FOR PATIO HOME AND ZERO LOT LINE UNITS AND 70' FOR DUPLEXES; MEASURED AT THE SETBACK LINE.

- 9) ANY PROPOSED DRAINAGE FACILITIES, LAKES, DETENTION FACILITIES, DRAINAGE WAYS, SWALES, ETC. SHALL BE DESIGNED IN CONFORMANCE WITH THE HYDROLOGY STUDY AS PREPARED INDEPENDENTLY FROM THIS DOCUMENT. RESULTS OF THIS STUDY AND PROPOSED DRAINAGE FACILITIES SHALL BE SUBMITTED FOR APPROVAL AT THE TIME OF PLATTING. THE OWNERSHIP AND MAINTENANCE OF SAID FACILITIES SHALL BE DETERMINED AT THE TIME OF PLATTING.
- 10) FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS WILL BE RESOLVED AT THE TIME OF PLATTING.
- 11) 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.
- 12) A. 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.

B. APPROPRIATE TURN AROUNDS FOR DEAD END STREETS WILL BE DETERMINED AT THE TIME OF PLATTING.
- 13) OFF-STREET PARKING: ALL USES SHALL PROVIDE 2.0 SPACES PER DWELLING UNIT. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA. IF THE STREET IS DESIGNED WITH PARKING RESTRICTIONS, A RESTRICTIVE COVENANT REQUIRING 4 SPACES PER DWELLING UNIT WILL BE SUBMITTED AT THE TIME OF PLATTING.
- 14) IF STREETS ARE CONSTRUCTED HAVING A 32' R.O.W. WITH A 29' BACK TO BACK PAVEMENT, THERE SHALL ALSO BE PLATTED A 15' STREET, DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF THE R.O.W. WHERE PARKING SHALL BE PERMITTED BUT LANDSCAPING LIMITED TO TURF AND STREET TREES APPROVED BY THE CITY FORESTER.
- 15) BACK OUT PARKING SHALL BE PERMITTED IN PATIO HOME, ZERO LOT LINE AND DUPLEX AREAS SUBJECT TO THE CONDITIONS AS LISTED IN POLICY STATEMENT NO. 13. THE EXACT LOCATION OF PARKING AREAS SHALL BE DETERMINED AT THE TIME OF PLATTING AS PARKING ESM'TS.
- 16) WALLS ARE PERMITTED IN ALL PARCELS ON PLATTED WALL EASEMENTS ONLY. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO THE CONSTRUCTION OF ANY WALL.

17) 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 PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.

18) A SIDEWALK PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL AT THE TIME OF PLATTING.

19) PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, A SITE DEVELOPMENT PLAN FOR THE CLUBHOUSE AND RELATED RECREATIONAL FACILITIES ON PARCEL 6 SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DIRECTOR OF PLANNING WHICH INDICATES THE LOCATION OF BUILDINGS, PARKING AND ACTIVITY AREAS, PRIVATE SIDEWALKS IN CONFORMANCE WITH APPROVED SIDEWALK PLAN, AND ALSO IDENTIFIES SETBACKS, SCREENING AND LANDSCAPING TO ADJACENT RESIDENTIAL LOTS IN THE AREA, AS APPLICABLE.

20) PLATTING CONSIDERATIONS:

STREET IMPROVEMENTS TO 21ST STREET NORTH AND TYLER SHALL BE ADDRESSED AT THE TIME OF PLATTING.

21) PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES; SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE HOMES, AND DUPLEX.

GROSS ACRES - 11.28

NET ACRES - 8.64

NUMBER OF DWELLING UNITS - SINGLE FAMILY----- 34
ZERO LOT LINE OR PATIO HOME 43
DUPLEX ----- 51

NET DENSITY - SINGLE FAMILY - 4 DU/ACRE

ZERO LOT LINE OR PATIO HOME - 5 DU/ACRE

DUPLEX - 6 DU/ACRE

MAXIMUM BUILDING HEIGHT - 35'

SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 4

PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 13, 14, 15

PARCEL NUMBER 2:

PROPOSED USES; SINGLE FAMILY

GROSS ACRES - 34.30

NET ACRES - 30.63

NUMBER OF DWELLING UNITS - SINGLE FAMILY - 122

NET DENSITY - SINGLE FAMILY - 4 DU/ACRE

MAXIMUM BUILDING HEIGHT - 35'

SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 4

PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 13, 14, 15

PARCEL NUMBER 3:

PROPOSED USES; SINGLE FAMILY

GROSS ACRES - 28.70

NET ACRES - 22.69

NUMBER OF DWELLING UNITS - SINGLE FAMILY - 90

NET DENSITY - SINGLE FAMILY - 4 DU/ACRE

MAXIMUM BUILDING HEIGHT - 35'

SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 4

PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 13, 14, 15

PARCEL NUMBER 4:

PROPOSED USES; SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, DUPLEX.

GROSS ACRES - 11.48

NET ACRES - 9.33

NUMBER OF DWELLING UNITS - SINGLE FAMILY----- 37

ZERO LOT LINE OR PATIO HOME 46

DUPLEX----- 55

NET DENSITY - SINGLE FAMILY - 4 DU/ACRE

ZERO LOT LINE OR PATIO HOME - 5 DU/ACRE

DUPLEX - 6 DU/ACRE

MAXIMUM BUILDING HEIGHT - 35'

SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 4

PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 13, 14, 15

PARCEL NUMBER 5:

PROPOSED USES; SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, DUPLEX

GROSS ACRES - 19.03

NET ACRES - 15.26

NUMBER OF DWELLING UNITS - SINGLE FAMILY ----- 61
ZERO LOT LINE OR PATIO HOME 76
DUPLEX----- 91

NET DENSITY - SINGLE FAMILY - 4 DU/ACRE

ZERO LOT LINE OR PATIO HOME - 5 DU/ACRE

DUPLEX - 6 DU/ACRE

MAXIMUM BUILDING HEIGHT - 35'

SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 4

PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 13,14,15

PARCEL NUMBER 6:

PROPOSED USES; CLUBHOUSE, SWIMMING POOL AND BATHHOUSE, TENNIS COURTS, LANDSCAPING, GAZEBOS, LIGHTING, CONCRETE WALK-WAYS, LAKES, SIGNAGE, PLAYGROUND AREAS, DRAINAGE FACILITIES AND UTILITIES IN DESIGNATED EASEMENTS AND SIMILAR FACILITIES/DEVELOPMENT.

GROSS ACRES - 21.29

NET ACRES - 21.29

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

April 29, 1988

TO: Marvin S. Krout, Director of Planning
Bill McKinley, Traffic Engineer
x Mike Lindebak, City Engineer
Monty H. Robson, Superintendent of Central Inspection

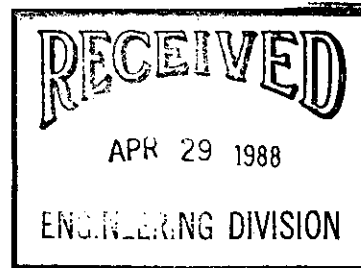
FROM: Robert L. Young, Principal Planner, Current Plans Division *R.L.Y.*

SUBJECT: DP-178 - Proposed amendment to the Sterling Farms Residential Community Unit Plan. Generally located on the northwest corner of 21st Street North and Tyler Road.

Attached for your review and comments, is a copy of a proposed development plan amendment for the above-referenced property. The applicant proposed to redesign the C.U.P. and combine what is presently approved as six parcels into three parcels and an open space reserve. In addition, it is proposed to increase the maximum number of dwelling units permitted on the site from 406 to 710 dwelling units and to reduce the number of access points from 3 to 2 along Tyler Road and retain one opening to 21st Street. The suggested amendment also retains access points to the adjoining properties on the north and west.

We will discuss this proposed C.U.P. amendment during the development review meeting on Friday, May 6, 1988, in the Planning Department, beginning at 8:30 a.m. I would appreciate any comments you may have prior to or during the development review meeting. If you have questions, please call me at extension 4421.

Thank you.



RLY:blw
Attachment

STERLING FARMS RESIDENTIAL C.U.P.
4-7-88

- 1) THIS PROJECT IS PROPOSED TO CONTAIN 122.2 GROSS ACRES OR 93.6/97.8* NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING INTERNAL PUBLIC STREETS FROM THE GROSS ACRES.
*THIS FIGURE REPRESENTS PARCEL 3 WITH USES NOT USING PUBLIC STREETS.
- 2) THE PROPOSED DEVELOPMENT CONTAINS THREE (3) PARCELS ILLUSTRATING SINGLE FAMILY HOMES. FOR ALTERNATE USES, AND DENSITIES, SEE PARCEL DESCRIPTIONS BELOW.
- 3) IF THE PROJECT IS DEVELOPED AS ILLUSTRATED, THE OVERALL DENSITY OF THE SITE WOULD BE 3.51 D.U.S. PER ACRE. IF THE SITE IS DEVELOPED WITH THE MAXIMUM NUMBER OF UNITS PERMITTED (666), THE OVERALL DENSITY WOULD BE 6.81 D.U.S. PER ACRE.
- 4) SETBACKS ARE TO BE DETERMINED AT THE TIME OF PLATTING DEPENDING ON LAND USE OR GENERALLY THE MINIMUM SETBACKS SHALL BE AS SHOWN ON CHART BELOW.

FRONT YARD

DIMENSION FROM ROW LINE

	50'ROW 21'BB	32'ROW(1) 29'BB	58'ROW 29'BB	64'-70'ROW 35'-41'BB	PRIVATE(3) STREET FROM CL
SINGLE FAMILY	20'	20'	20'	25'	32'
ZERO LOT LINE	20'	20'	20'	25'	32'
PATIO HOME	20'	20'	20'	25'	32'
2-PLEX	20'	20'	20'	25'	32'
TOWNHOUSE	20'	20'	20'	25'	32'
APARTMENTS					42'

CUL-DE-SAC

@BULB 50'(ROW)58'	CORNER LOT	REAR(4) YARD	SIDE YARD	SB GARAGE FACE ALL STREET ROW
20'	15'	20'	6'	20'
20'	15'	20'	0' & 12'(2)	20
20'	15'	20'	6'	20'
20'	15'	20'	6'	20'
20'	15'	20'	6'	20'
	20'	20'	10'	20'

FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 25'.

- (1) ON STREETS HAVING A 32' ROW WITH 29' BB PAVEMENT, THERE SHALL ALSO BE PLATTED A 15' STREET, DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF R.O.W. LINE, WHERE PARKING SHALL BE PERMITTED BUT LANDSCAPING LIMITED TO TURF AND STREET TREES APPROVED BY CITY FORESTER.
 - (2) SIDE YARD SETBACKS MAY BE REDUCED TO 10' FOR GARAGES ONLY. THERE SHALL BE 12' SEPARATING ALL OTHER PORTIONS OF THE DWELLING UNITS. IF GARAGES ARE SIDE LOADED, THEY MUST BE A MINIMUM OF 20' FROM BACK OF CURB.
 - (3) ON CORNER LOTS ON PRIVATE STREETS, THE SIDE YARD SETBACK CAN BE REDUCED FROM 32' TO 27' PROVIDING THAT THE GARAGE FACE SHALL BE SETBACK A MINIMUM OF 20' FROM BACK OF CURB.
- 5) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - 6) SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED PARCELS IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA.
 - 7) A HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PLAT OF EACH PARCEL TO PROVIDE FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, WALLS, BUFFER AREAS, LAKES, DRAINAGE CHANNELS, SWALES, ETC. TWO OR MORE OF THE HOMEOWNERS ASSOCIATIONS MAY JOIN TOGETHER TO FORM A MASTER HOMEOWNERS ASSOCIATION.

FAILURE OF THE HOMEOWNERS ASSOCIATION(S) TO PROPERLY MAINTAIN THE PRIVATE SPACES/FACILITIES/SYSTEMS, AND AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT, AND SHALL GIVE THE CITY THE RIGHT TO PROPERLY MAINTAIN THE AREAS PREVIOUSLY LISTED AND TO ASSESS THE COST OF MAINTENANCE TO THE PROPERTY OWNER.

- 8) MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 6,000 SQ. FT. EXCEPT FOR ZERO LOT LINE AND PATIO HOME UNITS WHICH SHALL BE 4,500 SQ. FT.. MINIMUM LOT SIZES FOR DUPLEXES SHALL BE 8,000 SQ. FT.. MINIMUM LOT FRONTAGES SHALL BE 60' FOR SINGLE FAMILY, 45' FOR PATIO HOME AND ZERO LOT LINE UNITS AND 70' FOR DUPLEXES; MEASURED AT THE SETBACK LINE.

- 9) ANY PROPOSED DRAINAGE FACILITIES, LAKES, DETENTION FACILITIES, DRAINAGE WAYS, SWALES, ETC. SHALL BE DESIGNED IN CONFORMANCE WITH THE HYDROLOGY STUDY AS PREPARED INDEPENDENTLY FROM THIS DOCUMENT. RESULTS OF THIS STUDY AND PROPOSED DRAINAGE FACILITIES SHALL BE SUBMITTED FOR APPROVAL AT THE TIME OF PLATTING. THE OWNERSHIP AND MAINTENANCE OF SAID FACILITIES SHALL BE DETERMINED AT THE TIME OF PLATTING.
- 10) FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS WILL BE RESOLVED AT THE TIME OF PLATTING.
- 11) 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.
- 12) A. 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.

B. APPROPRIATE TURN AROUNDS FOR DEAD END STREETS WILL BE DETERMINED AT THE TIME OF PLATTING.
- 13) OFF-STREET PARKING: APARTMENT USES SHALL PROVIDE FOR 1.5 SPACES PER DWELLING UNIT WHILE ALL OTHER USES SHALL PROVIDE 2.0 SPACES PER DWELLING UNIT. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA. IF THE STREET IS DESIGNED WITH PARKING RESTRICTIONS, A RESTRICTIVE COVENANT REQUIRING 4 SPACES PER DWELLING UNIT WILL BE SUBMITTED AT THE TIME OF PLATTING.
- 14) BACK OUT PARKING SHALL BE PERMITTED IN PATIO HOME, ZERO LOT LINE AND DUPLEX AREAS SUBJECT TO THE CONDITIONS AS LISTED IN POLICY STATEMENT NO. 13. THE EXACT LOCATION OF PARKING AREAS SHALL BE DETERMINED AT THE TIME OF PLATTING AS PARKING ESM'TS.
- 15) WALLS ARE PERMITTED IN ALL PARCELS IN PLATTED WALL EASEMENTS ONLY. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO THE CONSTRUCTION OF ANY WALL.
- 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 PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.

17) A SIDEWALK PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL AT THE TIME OF PLATTING.

18) PLATTING CONSIDERATIONS:

STREET IMPROVEMENTS TO 21ST STREET NORTH AND TYLER SHALL BE ADDRESSED AT THE TIME OF PLATTING.

19) THE OPEN SPACE (RESERVE) IN PARCEL NUMBER 1 SHALL ALSO PERMIT LANDSCAPING, GAZEBOS, LIGHTING WALK WAYS, SIGNAGE, LAKES, DRAINAGE FACILITIES, PEDESTRIAN BRIDGES, AND UTILITIES IN DESIGNATED EASEMENTS AND OTHER SIMILIAR FEATURES. THESE FACILITIES WILL BE OWNED AND OPERATED BY A HOMEOWNERS ASSOCIATION.

20) PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES: SINGLE FAMILY (ALSO SEE GENERAL PROVISION NO. 19).

GROSS ACRES - 89.6

NET ACRES - 70.1

MAXIMUM NUMBER OF DWELLING UNITS - SINGLE FAMILY----315

NET DENSITY - SINGLE FAMILY - 4.5 DU/ACRE

MAXIMUM BUILDING HEIGHT - 35'

SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 4

PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 13

PARCEL NUMBER 2:

PROPOSED USES; SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE & DUPLEX.

GROSS ACRES - 14.8

NET ACRES - 10.3

MAXIMUM NUMBER OF DWELLING UNITS - SINGLE FAMILY - 45

PATIO HOME OR ZERO LOT LINE-51

DUPLEX----- 62

NET DENSITY - SINGLE FAMILY - 4.5 DU/ACRE

ZERO LOT LINE OR PATIO HOME - 5 DU/ACRE

DUPLEX - 6 DU/ACRE

MAXIMUM BUILDING HEIGHT - 35'

SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 4

PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 13, 14

PARCEL NUMBER 3:

PROPOSED USES; SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, DUPLEX, TOWNHOUSE OR APARTMENT.

GROSS ACRES - 17.8

NET ACRES - 13.2 (S.F. OR D.P.) 17.4 PATIO HOMES, Z.L.L., TOWNHOUSE, OR APARTMENT

**MAXIMUM NUMBER OF DWELLING UNITS - SINGLE FAMILY - 59
PATIO HOME OR ZERO LOT LINE-87
D U P L E X----- 78
TOWNHOUSE----- 218
A P A R T M E N T----- 348**

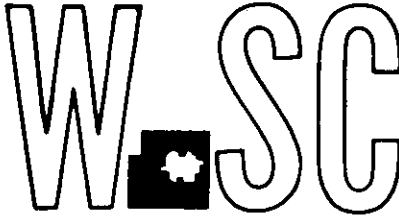
**NET DENSITY - SINGLE FAMILY - 4.5 DU/ACRE
PATIO HOME OR ZERO LOT LINE - 5 DU/ACRE
DUPLEX - 6 DU/ACRE
TOWNHOUSE - 12.5 DU-ACRE
APARTMENTS - 20 DU/ACRE**

MAXIMUM BUILDING HEIGHT - 35'

SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 4

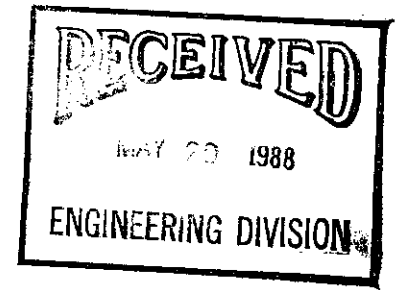
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 13, 14

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



May 18, 1988

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

RE: Development Plan Proposal for DP-178 - Sterling Farms Residential C.U.P.,
Amendment No. 1. Generally located north of 21st Street North on the west
side of Tyler Road.

Dear Bill:

We have reviewed the above-referenced development plan amendment proposal with operating departments of the City. The following are our comments in regard to your proposal.

1. Comment No. 3 should be changed to reflect the same maximum number of dwelling units proposed as shown on each parcel on the plan. The total number of 725 dwelling units presently proposed on the plan (Parcel No. 1: 315 d.u.'s; Parcel No. 2: 62 d.u.'s; and Parcel No. 3: 348 d.u.'s = total of 725 d.u.'s) exceeds the maximum density permitted on the 97.8 net acres. The maximum number of units permitted on 97.8 net acres would be $7.26 \text{ d.u./acre} \times 97.8 \text{ acres} = 710 \text{ d.u.'s}$. The maximum number of dwelling units proposed should be adjusted to fall within the 7.26 d.u./acre density of the "AA" One-family dwelling district.
2. Under General Provision No. 4, it appears that a footnote relating to the reduction of the rear yard setbacks on lots adjacent to open space has been omitted from the setback table.
3. The previously approved Sterling Farms C.U.P. contained the following General Provision:

"14. If streets are constructed having a 32' R.O.W. with a 29' back to back pavement, there shall also be platted a 15' street, drainage and utility easement on either side of the R.O.W. where parking shall be permitted but landscaping shall be limited to turf and street trees approved by the City Forester."

C
O
P
Y

Bill G. Yung RE: DP-178
May 18, 1988
Page 2

The range of dwelling unit types proposed on the revised C.U.P. would seem to indicate that this comment is still appropriate and should be retained as a general condition on the C.U.P. drawing.

4. Due to the fact that "apartments" are now listed as a proposed dwelling type, the opportunity exists for the establishment of commercial-sized trash recepticals. The text should contain a general provision stating that:
"Trash recepticals shall be screened from view at ground level."
5. If Parcel No. 3 on the revised C.U.P. is developed for apartment purposes, buffering the single-family residential areas to the east would be appropriate. Please provide a comment or a schematic drawing of Parcel No. 3 that indicates the landscape buffering to be provided in the event apartments are constructed on the parcel.
6. Modify General Provision No. 18 to read as follows:

"Platting considerations:

Street improvements to 21st Street North shall be addressed at the time of platting. The applicant shall guarantee the construction of Tyler Road to a two-lane standard at the time of platting.

In the event Parcel No. 3 is developed for apartment purposes, guarantees shall be required for the construction of a northbound left turn storage lane along Tyler Road and a southbound right turn deceleration lane along Tyler Road for access into Parcel No. 3. The access point into Parcel No. 3 shall be aligned with the entryway into the residential area east of Tyler Road or shall be offset a minimum of 150 feet north or south from said entryway."

We would be happy to discuss these comments with you and your client. Please contact us if you have questions or comments. The revised C.U.P. proposal can be scheduled for Metropolitan Area Planning Commission review on June 23, 1988, with the submission prior to May 25, 1988, of 14 copies of the plan with the above-indicated changes.

Sincerely,

Robert L. Young
Principal Planner

RLY:blw

cc: Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer
Sterling Farms, Inc., 1901 West 13th Street North, Wichita, KS. 67203

file

THE CITY OF WICHITA



June 17, 1988

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

Sandi Denner
7931 Suncrest
Wichita, Kansas 67212

Thank you for your letter of June 14, 1988. Your letter was recently brought to my attention and I agree that the beautification of our city is a positive step.

In addressing your concern of the rusting bridge railings, let me inform you that this has been a topic of discussion. I appreciate your suggestion of painting the railings and think it is a very good idea. In our efforts to move forward with the beautification process, I am sure that this concern as well as others will be addressed.

Again, we appreciate input from concerned citizens like yourself.

Sincerely,

Mike Lindebak, P.E.
City Engineer

ML:cp/7000p
cc: Steve Lackey, Director of Public Works

Office of the City Manager	
<input checked="" type="checkbox"/> CEC _____	<input type="checkbox"/> SH _____
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JUN 15 1988	
<input checked="" type="checkbox"/> Copies To	<i>STEVE LARRY</i>
<input type="checkbox"/> Send To	_____
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June 14, 1988

Chris Cherches
 City Manager
 City of Wichita
 455 N. Main
 Wichita, Kansas 67202

*Can you
 look into
 [Signature] ?*

Dear Mr. Cherches:

I'm thrilled that you have undertaken to beautify the city and clean up things

I noticed on the CIP you have some plans for landscaping the area of Ridge Road and Kellogg.

One thing that would help is for the bridge railings etc to be painted. Maybe this was suppose to be done by the contractor.

The railings have already rusted the concrete and made everthing look very tacky.

Sincerely,

Sandi Denner

Sandi Denner
 7931 Suncrest
 Wichita, Kansas 67212

JUL 17 1988