Planning Agenda Item #_____

City of Wichita
City Council Meeting
March 15, 1988

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-2897 - ZONE CHANGE FROM THE "R-5" GENERAL RESIDENCE DISTRICT TO THE "G" MANUFACTURED HOME DISTRICT. (District #4)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

- -

MAPC Recommendation: Approve (7-0).

Staff Recommendation: Approve.

CPO Recommendation: Council 4B recommended approval of the request (7-0).

Background: On February 18, 1988, the MAPC held a public hearing to consider a zone change from "R-5" to "G" for a 14-acre platted lot located on the east side of Hydraulic approximately ¼-mile south of MacArthur. The property was platted into one lot in 1982 after "R-5" zoning was approved. Based on the density permitted in the "R-5" district, 255 apartment units could have been developed on this lot. Under "G" zoning, only 117 mobile homes can occupy the property. The developer is proposing only 86 mobile home spaces which is 5.85 dwelling units per acre. A large area is reserved for drainage within this lot and the owner still has on file with the City a letter of credit guaranteeing certain drainage improvements prior to development of this lot.

The preliminary mobile home park site plan submitted with this rezoning application shows one interior private street 29 feet wide and approximately 1,800 feet long. The street will function as a dead-end street until such time as Minnesota Avenue is opened. The setback lines shown on the plan are platted. Title 26 of the City Code requires the setback area adjacent to an arterial street to be planted with a landscape buffer of coniferous and deciduous plant material. Since there is a platted 10-foot utility easement adjacent to Hydraulic, the bulk of the landscape buffer should be east of this utility easement. A landscape planting plan will be required to be submitted to CID when final development plans are submitted. One neighborhood property owner appeared at the public hearing to ask questions.

Recommendations/Actions:

1. Concur with the findings of the MAPC and approve the zone change; place the ordinance establishing the zone change on first reading; or
2. Return the application to the MAPC for reconsideration stating reasons.

PL/8285/5

(425) Published in The Daily Reporter on April 1, 1988

ORDINANCE NO. 40-168

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.210, THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of Section 28.04.210, The Code of the City of Wichita, Kansas, the zoning classification or districts of the lands legally described hereby are changed as follows:

CASE NO. Z-2897

Zone Change from the "R-5" General Residence District to the "C" Manufactured Home District

Lot 1, Block A, Camelot Addition to Wichita, Sedgwick County, Kansas.

Generally located on the east side of Hydraulic approximately ¼-mile south of MacArthur.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning changes shall be entered and shown on the the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Zoning Ordinance as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, March 29, 1988

ATTEST:

_____
Mayor

_____
City Clerk

(SEAL)

_____
Approved as to form City Attorney

PL/8286/5