Planning Agenda Item #_____

City of Wichita
City Council Meeting
October 29, 1996

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3209 - NAJIB T. SHABSHAB (OWNER/APPLICANT); WILLOWOOD MOBILE HOME PARK, INC. c/o STANLEY WEILERT (APPLICANT); GARY WILEY, P.E.C. (AGENT) REQUESTS ZONE CHANGE FROM 'SF-6' SINGLE FAMILY, 'LC' LIMITED COMMERCIAL, AND 'LI' LIMITED INDUSTRIAL TO 'MH' MANUFACTURED HOUSING, LOCATED ON THE SOUTHEAST CORNER OF MACARTHUR AND MINNESOTA. **(DISTRICT #3)**

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to replatting within 1 year and submittal of Development Plan (9-3).

Staff Recommendation: Approve, subject to replatting within 1 year and submittal of Development Plan.

CPO Recommendation: Approve (9-0).

Background: The applicant requests a zone change from "SF-6" Single-Family, "LC Limited Commercial, and "LI" Limited Industrial to "MH" Manufactured Housing on a platted 35.9 acres site located at the southeast corner of MacArthur and Minnesota (which is not built) for the development of a mobile home park.

The site plan submitted for this case shows access to the proposed mobile home park from MacArthur Road. The plan shows 192 total spaces; 100 spaces between 5,000 and 5,500 square feet, and 92 spaces between 5,500 and 6,000 square feet. The total density for the site is approximately 5.35 dwelling units per acre. There are two areas along MacArthur shown as open space and recreation sites with a drainage area located along the eastern edge of the development. The site plan also shows access to the park from the mobile home park. There is an office and storm shelter located in the north central part of the proposed development.

The Landmark Twin Drive-in theater and the Lamplighter Mobile Home Park are located across MacArthur to the north. There is an unplatted tract zoned "SF-6" Single-Family Residential, and the Willowood Mobile Home Park zoned "MH" Manufactured Housing, located to the west of the application area. Emery Park, zoned "SF-6", is to the south of the proposed mobile home park with its access road located between the Kansas Turnpike and the application area.

Staff recommended approval, subject to the same number of units and amount of open space being provided in the Development Plan submitted per Chapter 26 of the City Code as shown in the site plan submitted with the zoning application, to a masonry wall constructed along the site's MacArthur Road frontage, and to the addition of a pedestrian walkway system to provide protected access to the city park adjoining on the south.

During the Planning Commission's discussion of this matter, questions concerning the construction of the masonry wall were asked by several Commissioners. The agent for the applicant stated that they were willing to construct the wall as long it did not interfere with a utility easement located on site. After discussion, the MAPC voted (9-3) to approve the request, subject to replatting the property within 1 year and the submittal of a development plan at the time of replatting. The three members voting no had wanted an assurance that a masonry wall would be constructed along the entire frontage.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of replatting; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council; or

2. Return the application to the MAPC for consideration.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on the first hearing.)

(_____) Published in The Daily Reporter on _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY ORDINANCE NO. 43-014.

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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 The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Ordinance No. 43-014, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3209

Zone change request from 'SF-6' Single Family District, 'LC' Limited Commercial District, and 'LI' Limited Industrial District, to 'MH' Manufactured Housing District, described as:

Lots 1-39, Block 1, and Lots 1-27, Block 2, and Reserve A, Emery Park Addition to Wichita, Sedgwick County, Kansas.

Generally located on the southeast corner of MacArthur and Minnesota.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code 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.