Planning Agenda Item #_____

City of Wichita
City Council Meeting
March 3, 1998

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: Z-3260 - MOBILE MANOR, INC. C/O RICHARD J. PECKHAM (PROPERTY OWNER/APPLICANT); MARK SAVOY, SAVOY, RUGGLES & BOHM (AGENT), REQUEST ZONE CHANGE FROM "SF-6" SINGLE-FAMILY RESIDENTIAL AND "LC" LIMITED COMMERCIAL, TO "MH" MANUFACTURED HOUSING AND "GC" GENERAL COMMERCIAL, LOCATED SOUTH OF MACARTHUR, EAST OF MERIDIAN.

(DISTRICT #4)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting within one year and the additional provisions of a (P-O) Protective Overlay (12-0).

CPO Recommendation: Approve, subject to platting within one year and the additional provisions of a (P-O) Protective Overlay (8-0).

Staff Recommendation: Approve, subject to platting within one year and the additional provisions of a (P-O) Protective Overlay.

Background: The applicant requests a zone change from "LC" Limited Commercial and "SF-6" Single-Family Residential to "MH" Manufactured Housing and "GC" General Commercial on an unplatted 16.46± acre site (9.62± acres of "MH" zoning and 6.84± acres of "GC" zoning) located east of Meridian and south of MacArthur for the expansion of the Mobile Manor mobile home park and the development of a self-storage/open storage facility.

The preliminary layout plan submitted for this case (attached) shows access to the proposed mobile home park expansion from an existing internal collector street serving the Mobile Manor site. The plan shows three streets (two ending with hammerhead turnarounds) serving 54 spaces averaging approximately 5,400± square feet. The illustration shows one of the streets stubbing out to the west in order to provide an emergency access point along Meridian, with no direct access to the park. There is an area at the northeast corner of the application area for the location of a storm shelter and open space.

The concept plan (copy attached) shows several enclosed storage buildings arranged in the east and north portion of the commercial site, and a semi-enclosed storage building along the west property line with open storage in the center. There is a 35 foot building setback line along the MacArthur frontage and the Meridian frontage. There will be a 6 to 8 foot tall masonry screening wall around the commercial development. Access to the storage area is also from the existing park's street system.

To the east is the Mobile Manor South Park (Mobile Manor South Addition zoned in October of 1982 and platted in March of 1984), currently zoned "MH" Manufactured Housing. There are two single-family homes located south of the application area on property zoned "SF-6", with the balance of that 40 acres remaining undeveloped. There is a single-family residence located across Meridian to the west at the southwest corner of the intersection on property zoned "LC" Limited Commercial (typical 600' by 600' "LC" corner). The balance of 20 acres across Meridian is undeveloped, and is zoned "SF-20". To the north of the subject property is a Quiktrip zoned "LC", and across MacArthur are two mobile home parks zoned "MH".

After limited discussion during the January 29, 1998 MAPC meeting, the commission voted (12-0) to approve the request subject to the conditions of a Protective Overlay regulating the development of the storage use, as recommended by staff. Due to minor changes in the P-O this matter was returned to CPO(4) for further consideration, however there were no additional comments offered. There have been no protest petitions filed for this case.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change, subject to the additional recommended provisions of a Protective Overlay District and subject to the condition of platting; 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 reconsideration.

   (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 CITY OF WICHITA CODE SEC. 28.04.010.

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 City of Wichita Code Sec 28.04.010, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3260

Zone change request from "SF-6" Single-Family District and "LC" Limited Commercial to "GC" General Commercial District, described as:

Lot 1, Mobile Manor South Second Addition, Wichita, Sedgwick County Kansas; AND

Zone change request from "SF-6" Single-Family District to "MH" Manufactured Housing, described as:

Lot 2, Mobile Manor South Second Addition, Wichita, Sedgwick County, Kansas.

Generally located at on the east side of Meridian and on the south side of MacArthur Road.

SUBJECT TO THE FOLLOWING PROTECTIVE OVERLAY RESTRICTIONS:

1. If developed as a self-storage facility, the applicant shall develop the site according to the site plan. The landscape plan shall also provide for a landscaped front yard with a minimum depth of 20 feet along both Meridian and MacArthur.

2. If developed as a self-storage facility, the applicant shall construct a masonry wall six (6) to eight (8) feet in height around that portion of the application area proposed for commercial zoning, as indicated on the site plan. Buildings located along the perimeter of the site may substitute for said masonry wall, provided the exterior of the building facing a street be at least 30% brick.

3. Off-street parking shall be required on the basis of one (1) space for each 8,000 square feet of floor area in the storage facility, plus one (1) space for each employee, but in no case shall the number be less than five (5) spaces.

4. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt, or asphaltic concrete.

5. All lights shall be shielded to direct light onto the uses established and away from adjacent property, but it may be of sufficient intensity to discourage vandalism and theft. All lights shall be limited to 14 feet in height.

6. No activities such as miscellaneous or garage sale shall be constructed on the premises.

7. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises of a self-storage facility.

8. Signs shall be limited to one (1) along the MacArthur frontage, not exceeding 20 feet in height nor exceed 50 feet in gross surface area.

9. The area shall be properly policed by the owner or operator for removal of trash and debris.

10. The operation of this facility shall in no way be deemed to included a transfer and storage business, where the use of vehicles are part of such business.

11. No individual or business shall lease more than 3,000 square feet of storage space.

12. The property shall be limited to the following uses: self-storage warehouse, including outdoor storage of motor vehicles, boats, and trailers as a part of that use, and all uses permitted in the "LC' Limited Commercial District.

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.

ADOPTED AT WICHITA, KANSAS, _____

ATTEST:

_____
Pat Burnett, City Clerk

_____
Bob Knight, Mayor

(SEAL)

Approved as to form:

_____
Gary E. Rebenstorf, City Attorney