

CU-169

MOBILE HOME PARK

East side of 135th St. West  
 $\frac{1}{4}$  mile north of U.S. 54

February 14, 1975

Mr. Alan McHenry, Architect  
318 Century Plaza  
Wichita, Kansas 67202

Re: CU-169 - Conditional use Re-  
quest for Mobile Home Park -  
East side of 135th Street West  
and 1/4 mile north of U.S.54

Dear Mr. McHenry:

At the regular meeting of the Metropolitan Area Planning Commission on February 13, 1975, the above-captioned application was reconsidered, including your request for deferral. Inasmuch as there was considerable opposition to a deferral, the action of the Commission was to deny that request. After further discussion, however, it was your action to withdraw the application and, therefore this is to advise you that the case is now considered closed. At such time as you desire to amend the other two applications which have previously been filed, please contact us and we will review them to see what is still needed prior to our advertising them for public hearing.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Carl Wettig, Attorney, 701 Petroleum Building 67202  
Elwood and Alice Jones, 825 East Lincoln, Derby 67037  
Dale W. and Judith K. Esmond, 825 Morningview, Derby 67037  
Calre, Inc., 262 North Waco 67202  
John Callahan, 262 North Waco 67202  
Paul V. Dugan, City Attorney of City of Goddard,  
2707 West Douglas 67213  
Wilbur D. Lyon, 1407 Reece Road, Goddard 67052  
Alvin C. Elliott, Supt. of Schools, Unified School  
District No. 265, Goddard 67052

Page 2 - Mr. Alan McHenry  
February 14, 1975

cc: (Continued)

Robert L. Tonsing, 1657 Arkansas 67203  
Robert Freeman, 1305 South 135th Street West 67235  
Homer L. Shults, 14431 Maple, R.R. #9 67235  
Edward T. Neville, 9625 West Maple 67209  
Bob L. Weber, 1403 South 135th Street West 67235  
Lowell Dean Loesch, 1349 South 135th St. West 67235  
Syd Werbin, County Zoning Administrator,  
1015 Stillwell 67213

Map No. G-3W-C  
Sec. 25  
Twp. 27S  
Range 2W

DATA SHEET  
(ZONING & CONDITIONAL USE)

12-12-74  
Z- \_\_\_\_\_  
SCZ- \_\_\_\_\_  
CU- 169  
Filed 11-20-74

APPLICATION DATA: From mobile home park to \_\_\_\_\_

1. Applicant: Elwood Jones, et.al.  
Address 825 E. Lincoln, Derby, Ks. 67037 Phone 788-0552
2. Agent: Alan M. McHenry  
Address 318 Century Plaza Bldg. Phone 265-1872
3. General Location: East side of 135th St. West and 1/4 mile north of U.S. 54  
Address \_\_\_\_\_
4. Proposed Use: mobile home park

AREA DATA:

1. Acres: \_\_\_\_\_ ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East \_\_\_\_\_ South \_\_\_\_\_  
West \_\_\_\_\_ North \_\_\_\_\_
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use is for: \_\_\_\_\_
6. Area (is) (~~is not~~) platted.

PROCEDURE DATA:

1. Zoning Committee \_\_\_\_\_ by \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_
2. MAPC Meeting:

Date	Action
<u>12-12-74</u>	<u>denied</u>
<u>2-13-75</u>	<u>withdrawn by applicant</u>

3. Governing Body ~~City Commissioners~~ Bd. County Commissioners)

Date	Action	Resolution
<u>1-8-75</u>	<u>Return to MAPC</u>	

NOTES:

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

DATE February 12, 1975

TO Jack Galbraith, Chief Planner

FROM Jim Aiken, Environmental Health Director

SUBJECT C-169 Request to Establish a  
Mobile Home Park



There is an existing waste stabilization pond complex located on the subject property which was originally designed and constructed to serve Frontier Village. This system has been evaluated on a preliminary basis by this Division and the Division of Environment of the Kansas State Department of Health and Environment along with the consulting engineer of the developer and it has been tentatively agreed that this existing system could be used to its capacity in relation to partial development of the proposed mobile home park. Such utilization of the existing facility would be on a nondischarging basis.

Full development of the proposed mobile home park would necessitate other arrangements. The location is within the City of Wichita projected growth area and sewage service area contained in the sewage facilities plan of the report entitled, "The Next Thirty Years". As location is within the Wichita sewage drainage area future development would be predicated upon eventual elimination of any interim sewage treatment facilities and being made a part of the Wichita sewage system. Providing sewer service on an interim basis would appear to be feasible without involving or affecting the City of Goddard in relation to their immediate environment and/or their sewage system. If the mobile home park is in fact developed it will necessitate a decision in regard to the interim sewage facilities being accomplished on the basis of petition to the City of Wichita, creation of a county sewer district or private ownership and operation of the facility.

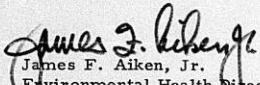
In order to develop the site as a mobile home park it will necessitate providing a public water supply. The alternatives would appear to include extending City of Wichita water to the location on a contractual basis, contracting with the City of Goddard or providing a separate on-site public water supply system. It would be up to the developer to provide a public water supply in a manner which would be acceptable and approvable by this department's Environmental Health Division and the Division of Environment of the State Department of Health and Environment.

Page Two

Again, it would appear to be feasible to provide a public water supply for the proposed mobile home park without involving or affecting the City of Goddard.

Unless this area were annexed by the City of Goddard, which appears unlikely, the City of Goddard would have no responsibility and would not be affected by the solid waste system. It would be the responsibility of Sedgwick County in cooperation with the developer to provide a satisfactory and adequate solid waste system.

It appears to me that any objections to the proposed mobile home park by the City of Goddard should be based on environmental or factors other than those related to water supply, sewage system and solid waste system.

  
James F. Aiken, Jr.  
Environmental Health Director

JFA:pp

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This CU File

Has a Large Drawing

On 35mm Microfilm.

Roll # 1

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