

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

PROPOSED AGENDA ITEM: **SCZ-0794** Zone change from "SF-20" Single-Family Residential to "MF" Manufactured Housing on 39.5 acres of property located one-half mile west of Broadway, south of 55th Street South.

PRESENTED BY: Marvin S. Krout, Director of Planning



PROPOSED AGENDA DATE: January 5, 2000

COMMISSION DISTRICT #2

MAPC Recommendation: Deny (7-5) (MAPC, November 29, 1999)

Staff Recommendation: Deny.

Background/Discussion: This case was referred back to MAPC for reconsideration by the Board of County Commissioners on October 27, 1999. The original hearing before MAPC was held September 30, 1999. The recommended action at that hearing also was for denial (11-3).

The applicant is requesting a zone change from "SF-20" Single Family to "MH" Manufactured Home for a proposed manufactured home park with 214 spaces. The application area is 39.5 acres in size. The tract includes the area extending from 55th Street South to 59th Street South, approximately one-half mile west of Broadway. The western boundary is the UP-SP Railroad right-of-way. The application area is currently vacant except for two homes. The property had been used as an orchard.

The application area is located in an area with a range of housing types and conditions. The total number of housing units in the area extending eastward to Broadway is estimated at 150 units, with an average lot size of one-half to one acre. Old mobile homes, including two small mobile home parks near 59th and Broadway, and some single-wide manufactured homes comprise about 25 percent of the housing. These uses would be considered non-conforming uses. There is a sprinkling of residential-designed manufactured homes. The main housing type is site-built houses (65 %), most of which were constructed prior to 1974. The area extending to the southwest of the application area to Seneca is similar in character, age, and condition to the area extending to the east to Broadway. However, the railroad tracks serve as a barrier disconnecting the two areas from interaction, and the tornado last May destroyed the many of the houses. These houses are being replaced with new site-built housing and residential-designed manufactured homes.

The subdivisions to the north of 55th Street South are typical single-family developments built since 1980, with lots ranging in size from 6,500 to 10,000 square feet. Robbins-Farm Addition, directly to the north of the application area, has 140 lots. Stoneborough completes the area between Robbins Farm and Broadway. South Seneca Gardens occupies the majority of the quarter-section northwest of the application area between Gold Coast Condominiums and Seneca. Gold Coast has 45 townhouses located along a lake and the railroad right-of-way immediately northwest of the application area.

The land south of the application area to 63rd Street South is in agricultural use.

The applicant had submitted a revised site plan that addressed the technical requirements for the site plan, and added a second point of access to the park along 59th Street South. This additional point of access would serve to reduce the traffic volume channeled to 55th Street South near the railroad tracks, but would increase the volume of traffic from the manufactured home park traversing the southern edge of the existing single-family area.

The 15-foot buffer shown between the residences to the east meets the minimum requirements of the Unified Zoning Code. However, it was pointed out by Marvin Krout, Director of Planning, the buffer does not meet the intent of the Comprehensive Plan to provide a substantial buffer between single-family development and manufactured home parks.

At the MAPC meeting held September 30, 1999, MAPC voted (11-3) to deny the request. The main concerns expressed by Commissioners were: (1) that there is a disproportionate concentration of manufactured home parks in the south and southwestern quadrant of the metropolitan area, (2) reliance on one point of access to 55th Street South for 224 dwelling units, and (3) effect of the zone change on character in the neighborhood. Other issues raised by Commissioners included: (1) additional traffic might generate the need for left-turn lanes, (2) possible use of 59th Street as a second point of access, (3) 59th Street South is not improved to collector standards and traffic from the manufactured home park should not exit through the residential area to the east via 59th Street, and (4) the effect of the pipeline easement on pad site arrangements.

There were 13 citizens present in opposition to the case, of which nine expressed their concerns during the public hearing. One spoke on behalf of the Gold Coast Homeowners Association, and one spoke on behalf of the Riverside Well-Water Homeowners Association. Those who spoke addressed concerns about traffic on 55th Street, the heavy use of 55th for school buses and Vulcan chemical trucks, the nearness of the access from the manufactured home park to the railroad tracts, which would back up traffic more and be a threat for emergency service. Another issue was that residents have been investing in the general upgrading of the residential character of the area with new subdivisions and the townhouses north of 55th Street, and in upgrading the quality of housing in the areas south of 55th where there was damage from the tornado. They felt this project would have a negative impact on future investment in the area of

South Wichita. Other concerns highlighted were drainage and flooding problems in the area, the presence of the pipeline easement through the site, and the danger to the children of residents posed by trains travelling on the tracts adjacent to the site. In addition, several citizens were unable to attend the hearing but called to express opposition. Written comments received have been attached.

The application area is north of the boundary of the Haysville Area of Influence; therefore it was not referred for official action. However, the Haysville Planning Commission has submitted an informal response expressing their concerns; this response is attached.

At the Sedgwick County Commission hearing held October 27, 1999, Commissioners expressed concerns about the difficulty of finding an appropriate alternative use for this tract of land. Single-family use was seen as the most logical alternative, however, the site configuration and surrounding land uses were viewed as deterring single-family use. The Commission requested the Metropolitan Area Planning Commission consider appropriate zoning patterns for the entire square mile.

The Commission discussed whether "MH" Manufactured Housing was a desired use in this general vicinity. It was noted that 60 % of the mobile home parks in the metropolitan area are concentrated in the District 2. A concern was that approval of this application would generate pressure for additional manufactured housing parks nearby, which was seen as undesirable.

Other concerns included increased traffic anticipated by the development and drainage problems.

At the MAPC hearing held November 29, 1999, the Planning Commission again voted to recommend denial (7-5). The Commission discussed the potential uses for the property. The applicant indicated he intends to develop the property as a manufactured home park, if the application for rezoning is approved, or as a residential-design single-family subdivision if it is denied. Commissioners noted that the applicant had an alternative use for the land to a manufactured home park. They expressed concern that approval of "MH" zoning would have a detrimental effect on future development in the surrounding area. Commissioners in favor of the proposed rezoning expressed a preference for having a MH park in a single ownership, rather than having 161 individual property owners without unified control of the development.

At the November 29th meeting, 13 citizens were present to speak in opposition. Petitions were presented with a total of approximately 225 signatures of neighbors in opposition to the proposed "MH" zoning. Concerns included increased traffic, need to alter drainage to avoid damage to adjacent properties, and the negative impact on future development of the area. Citizens reiterated that they have been improving the quality of housing in the area south of 55th Street South, also that citizens have invested in quality, single-family housing north of 55th Street South, and that single-family development was feasible for this site.

Recommended Action:

1. Concur with the findings of the MAPC and deny the application; or
2. Approve the application.

Applicants:

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PEC PA % Gary Wiley 303 S Topeka Wichita KS 67202

Protestors:

David Bowmaker 5831 S Minnie Wichita KS 67217
Lila Hollingsworth 5520 South Gold Wichita KS 67217
Bob Helsby 715 W Maywood Wichita 67217
Michael Bowmaker 5832 South Minnie Wichita KS 67217
Dorman Blake 835 S Wallingford Wichita KS 67213
Pam Doffing 5919 Jones Wichita KS 67217
Wayne Hancock 418 West 59 Street South Wichita KS 67217
Anna Kostecki 506 West 54th Street South Wichita KS 67217
Robin Knifley 605 West 55th South Wichita KS 67217
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Charlene Cahail 902 Wallingford Wichita KS 67217
Ann Merritt 2209 East Mona Lane Wichita KS 67216
Donnah Taylor 514 West 34th Street South Wichita KS 67217
Guy Corry 5550 South Gold #100 Wichita KS 67217
Sue Smith 5544 South Gold #400 Wichita KS 67217
(And see attached lists)

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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January 11, 2000

FILE COPY

Ruth C. Crowl Revocable Trust
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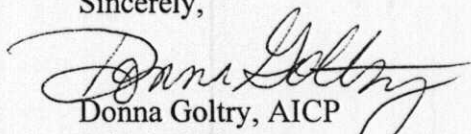
**RE: SCZ-0794 – Zone change to “MF” Manufactured Housing from “SF-20”
Single Family Residential. Generally located One-half mile west of
Broadway, south of 55th Street South.**

Dear Ladies and Gentlemen:

On January 5, 2000, the Board of County Commissioners considered the above-referenced request. The Commission failed to approve the request, therefore the action is equivalent to a DENIAL.

If you have any further questions concerning this case, please contact our office at 268-4421.

Sincerely,


Donna Goltry, AICP
Principal Planner

DG/rs

Cc: David A. Morris, With Power of Attorney, 100 N. Broadway, Ste. 500, Wichita, KS 67202
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