

Planning Agenda Item # _____

City of Wichita
City Council Meeting
September 9, 1997

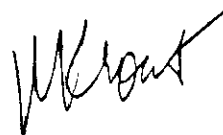
Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3233 - BILL SIMMONS & KAREN WARD (APPLICANTS); TERRY SMYTHE, BAUGHMAN COMPANY (AGENT) REQUEST ZONE CHANGE FROM "SF-6" SINGLE FAMILY RESIDENTIAL TO "MH" MANUFACTURED HOUSING, LOCATED NORTH OF 55TH STREET, ONE-HALF MILE WEST OF SENECA.

(DISTRICT #4)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting within 1 year, and to the conditions of a Protective Overlay (10-3).

CPO Recommendation: Deny (7-1).

Staff Recommendation: Approve, subject to platting within 1 year, and to conditions.

Background: The applicant requests a zone change from "SF-6" Single-Family Residential to "MH" Manufactured Housing on an unplatted 20 acre site located north of 55th Street South, one-half mile west of Seneca for the development of a mobile home park. The site has been used for agricultural purposes.

The site plan submitted for this case (attached) shows access to the proposed Eagles Nest mobile home park from 55th Street South. The plan shows a 35 foot private loop street serving 75 total spaces averaging 8,700 square feet. There is an area located at the northeast corner of the park shown as an open space and recreation site with two buffer strips located along the eastern and western edges of the development. The office and storm shelter are located near the entrance of the proposed development. The density for the site would be approximately 3.75 dwelling units per acre.

Areas immediately to the east and north of the proposed park, zoned "SF-6" and owned by the Board of Park Commissioners of the City of Wichita, are currently undeveloped, heavily wooded, and contain several ponds. There is a single-family subdivision located approximately 700 feet northeast of the application area. There is a single-family residence on unplatted property zoned "SF-20"

Single-Family Residential located to the south of the application area. Campus High School is located on property zoned "SF-20" approximately 1,200 feet west of the proposed mobile home park, with the land in between the school and the proposed mobile home park currently undeveloped and owned by the Board of Education of USD #261.

This case was first heard by the MAPC on June 12, 1997, and approved (11-1) subject to staff recommendations. The case was then sent to the CPO(4) on the evening of June 12, 1997, where the request was recommended (7-1) for denial, based on the assumption that the mobile home park would negatively impact the Haysville school district, as well as increase traffic along 55th Street. The matter then went before the City Council on July 8, 1997, where it was determined that there was insufficient information on which to base a final decision. The case was returned to the MAPC for further consideration of the request.

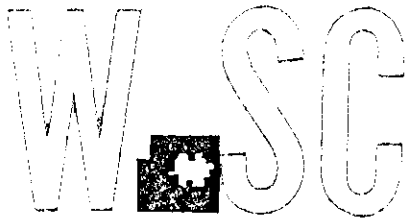
Prior to the MAPC hearing, planning staff prepared a short staff report (copy attached) concerning the supply of Manufactured Housing zoning, both developed and undeveloped, in the southwest section of Wichita. This study was intended to determine whether requests for "MH" zoning are in line with the Comprehensive Plan's estimated annual supply, as well as to find locations where logical extensions of existing "MH" districts may exist. The study found an abundance of available land zoned for manufactured housing in this quadrant of the City with regard to the Plan's projected demand. However, the subject property was included in the calculations of the total supply of "MH" zoning.

During the Planning Commission's discussion of this matter on July 31, 1997, questions concerning the landscaping and buffering of the proposed mobile home park were raised by the MAPC. Unlike the prior meeting, several area property owners were present to oppose the request, stating that development at this location, coupled with Campus High School's traffic, would create severe overloading of 55th Street South. One CPO(4) council member expressed his opinion during the hearing that the area was being plagued by manufactured housing and various "bad uses" and that other sections of Wichita should be receiving their share of these uses. After the discussion, a motion to deny the request failed (10-3), after which the MAPC voted (10-3) to approve the request, subject to platting as recommended by staff, and subject to a Protective Overlay requiring the submission of a landscape plan showing a 35 foot landscape area along the north property line, and a 15 foot landscape area with a masonry wall along the 55th Street frontage.

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. Override the recommendations of the MAPC and deny the zone change (citing appropriate findings in support of this motion).

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
TEL 316/258-4421
FAX 316/258-4390

October 22, 1997

Bill Simmons and Karen Ward
903 W. 58th Street South
Wichita, KS 67217

RE: Z-3233 - Zone change from "SF-6" Single-Family Residential to "MH" Manufactured Housing on 20 acres generally located north of 55th Street, one-half mile west of Seneca

Dear Mr. Simmons and Ms. Ward:

On October 21, 1997, the City Council considered the above-referenced request. The action of the Council was to DENY the request.

If you have any further questions concerning this matter, please contact the Planning Department office at 268-4421.

Sincerely,



Russ Ewy
Senior Planner

RE/sh

cc: Baughman, P.A., c/o Terry Smythe, 315 Ellis, Wichita, KS 67212
Elizabeth Slade McCabe, 1815 W. 55th St. S., Wichita, KS 67217
Alice Tate, 718 W. Maywood, Wichita, KS 67217
Deborah E. McClure, 1939 W. 55th St. S., Wichita, KS 67217
Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection