

WICHITA-SEDGWICK COUNTY

DATE

September 28, 1983

**METROPOLITAN AREA PLANNING DEPARTMENT**

*Planned  
Area II*

✓  
TO Mike Lindebak, City Engineer  
Robert B. Feldner, Superintendent of Central Inspection

FROM Jack H. Galbraith, Chief Planner

SUBJECT CU-263 - Conditional Use Permit to establish a Mobile Home Park. Generally located at the southwest corner of 47th Street South and Meridian.

Attached is a plan for developing a 150 acre mobile home park at the southwest corner of 47th Street South and Meridian. This has been filed as a County Conditional Use Request. I believe there are major drainage problems in this area that have not been taken into consideration on this plan. Our aeriels indicate drainage coming from the northwest and the slight drainage swale indicated on the west would not appear to be able to accommodate future drainage from the north. I briefly mentioned this proposal last week to M. S. Mitchell and he too believed there to be drainage problems from the north.

Although this is being processed as a County Conditional Use request, I wanted you both to be aware that after this area is platted, we intend to annex the property immediately and it will be brought into the City as "G" Mobile Home zoning. Permits would then be obtained through Central Inspection.

As this is the Haysville 3-mile ring, their Planning Commission will consider the request on October 13, 1983. MAPC will consider this case on October 20, 1983.

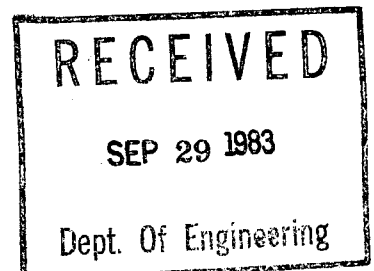
If you have any comments on this proposal, I would appreciate you advising me so that I can prepare our staff comments next Monday.



Jack H. Galbraith  
Chief Planner

JHG:el

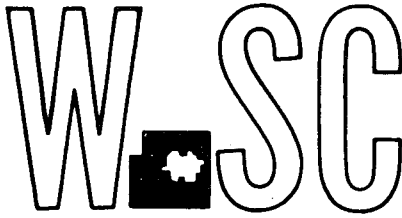
Attachment



*mf*

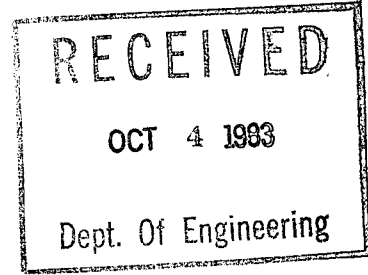
*Dean Bass II*

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561



October 3, 1983

Harold Orindgreff  
2900 Oriole Drive  
Wichita, Kansas 67204

Re: CU-263 - Conditional Use Permit  
to establish a Mobile Home Park.  
Southwest corner of 47th Street  
South and Meridian.

Dear Mr. Orindgreff:

As I discussed with you prior to your filing the request for a Mobile Home Park, there are serious drainage problems associated with this property. Attached is a letter with attachments from the Sedgwick County Department of Public Works. I believe this information is self explanatory, however, it also emphasizes the drainage problems associated with this site. You may want to begin reviewing this information with your engineer.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:el

Attachments

✓ cc Mike Lindebak, City Engineer

*ms*



# SEDGWICK COUNTY, KANSAS

## DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA  
WICHITA, KANSAS 67213-4498  
(316) 268-7901

Claud S. Shelor, P.E.  
Director of Public Works/County Engineer

RECEIVED

SEP 30 1983

METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

TO: Jack Galbraith, Chief Planner  
Metropolitan Area Planning Department

FROM: James Weber *JW*

DATE: September 30, 1983

SUBJ: CU-263 - Conditional Use Permit to establish  
a Mobile Home Park generally located at the  
Southwest Corner of 47th Street South and  
Meridian

Per your request dated September 28, 1983, we have reviewed the development plan for the above referenced Conditional Use Permit. We have the following comments:

The Green Acres II site lies astride two left bank tributaries of Cowskin Creek which drain approximately 400 acres and a one-half mile long reach of the Protection Drainage District channel which originally relocated a portion of Cowskin Creek. The extreme southwest corner of the site (approximately 3½ acres) is occupied by a meander of old Cowskin Creek. The development plan shows the intent to preserve the 130 foot wide right-of-way for the Protection District Channel but generally ignores the 300 acre Duling Tributary which runs south from 47th to enter the Protection District Channel south of 55th Street and makes no provision at all for the 100 acre tributary which crosses Meridian one-half mile south of 47th Street.

The Development Plan also fails to address the presence of a part of Corps of Engineers Ponding Area "F" which is shaded yellow on the attached copy of a portion of PLATE 18 of the O & M Manual for the Flood Control Project. Notice that the ponding area is confined by the Protection District Channel spoil banks and that if those banks are cut down as indicated by the "Typical Ditch Section" the ponding limits may increase.

The other point which should be considered when evaluating the proximity of mobile home sites to the Protection District Channel is that the drainage structure outlet at the Flood Control Channel levee (72"x44" CMPA highlighted on a copy of Plate 3 of the O & M Manual) permanently impounds about 5 feet of water in the Protection District Channel. At times the presence of this stagnant pool has been a source of

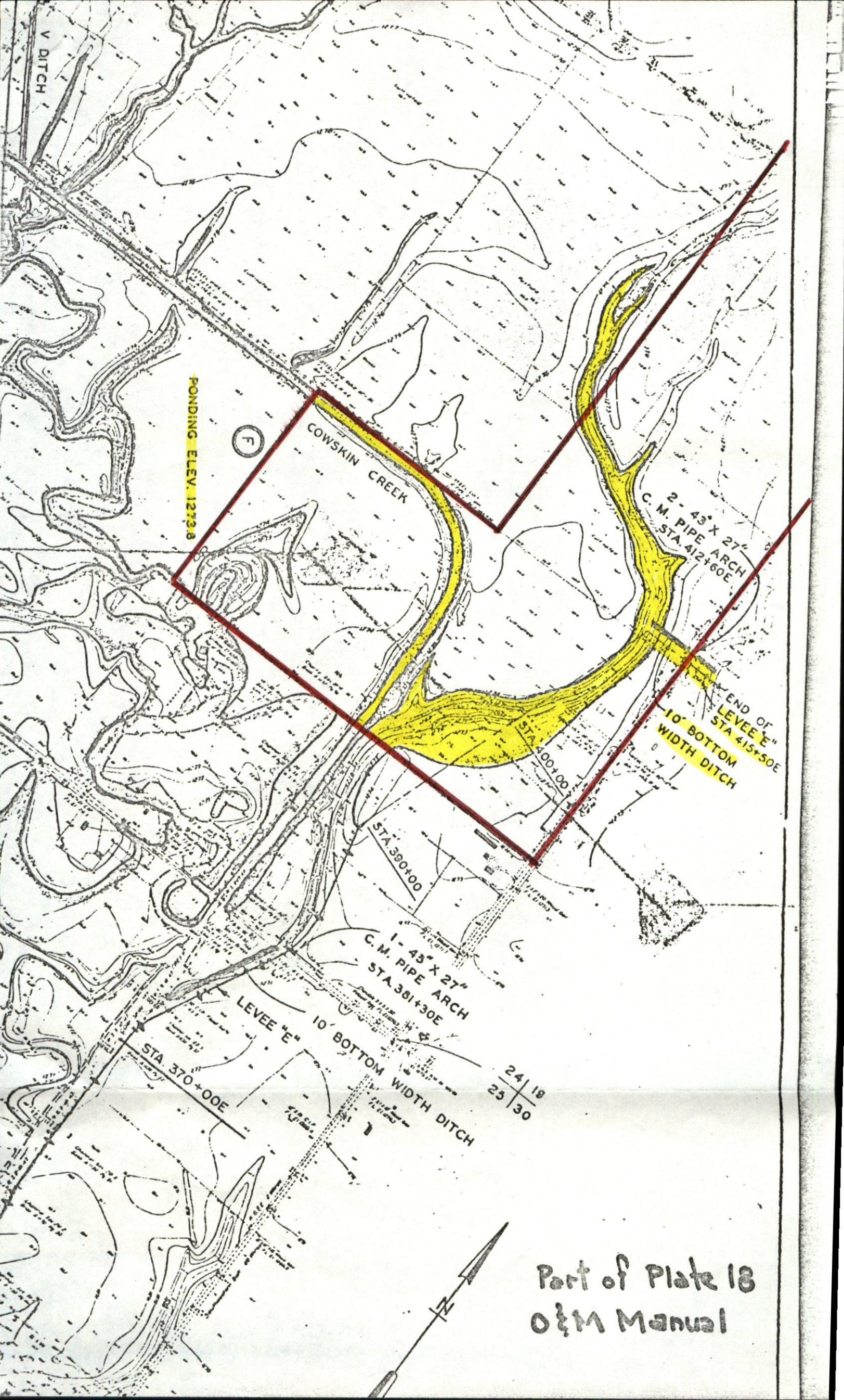
Jack Galbraith  
Page Two  
CU-263

complaints from the few people who have reason to be near it. Because of the relationship of the outlet structure to the Protection District Channel bed, there is little that can be done to correct the stagnation problem other than build a new outlet at a lower elevation. If it is likely that the proposed land use would generate a great number of complaints, the allocation of at least a portion of the cost of building the new outlet structure to this development might be appropriate.

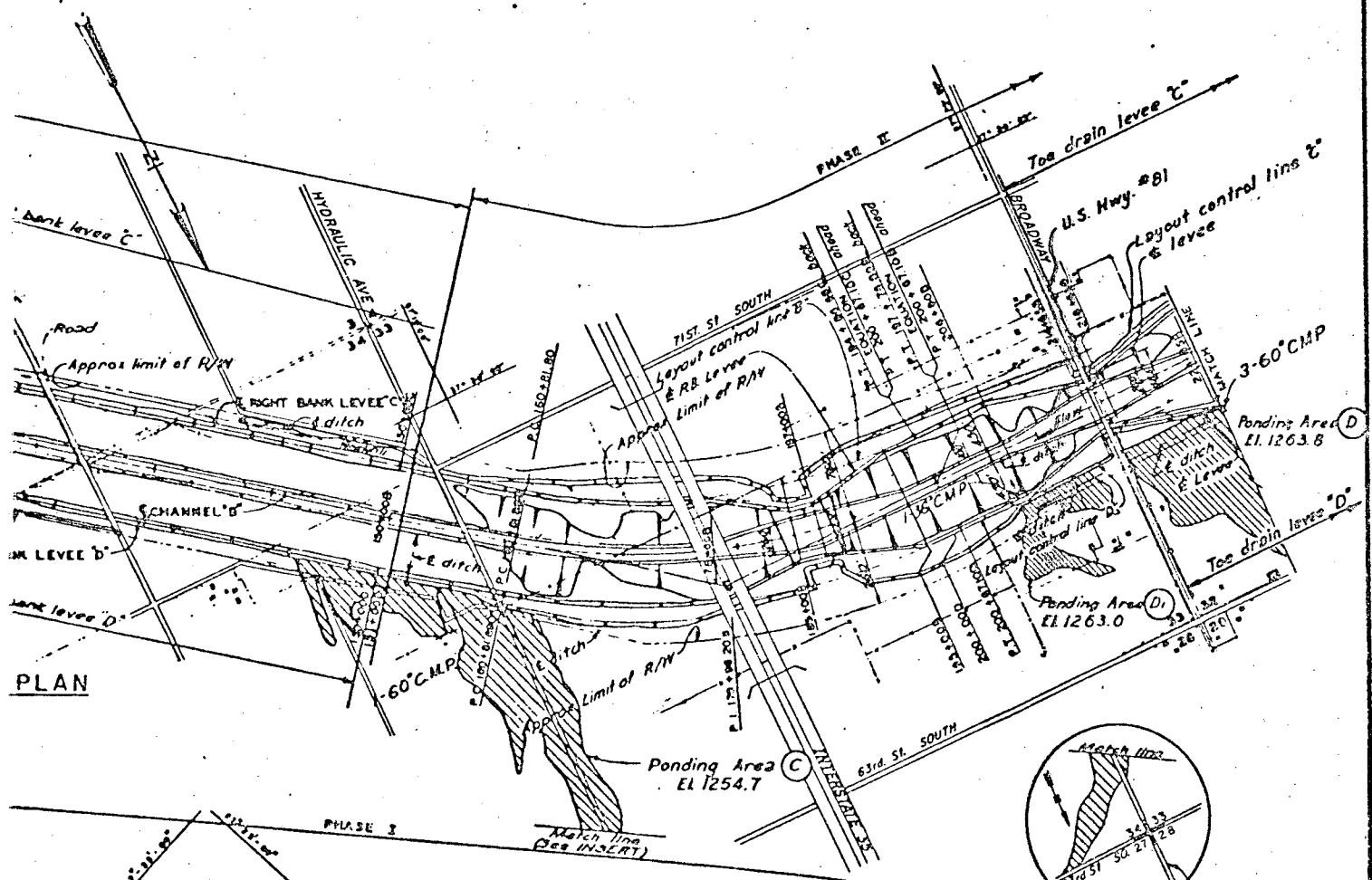
Also enclosed are parts of Tables 9-1 and 9-2 from the O & M Manual showing the drainage area contributing to Ponding Area "F" (2004 acres), its 25 year frequency ponding elevation (1273.8), the number of surface acres inundated (137) and the flowline elevation of the 72"x44" outlet structure (1262.0). Not enclosed, but pertinent to the proposed use is right-of-way Tract Map for the levee and ditch shown on Plate 18.

JW/yls

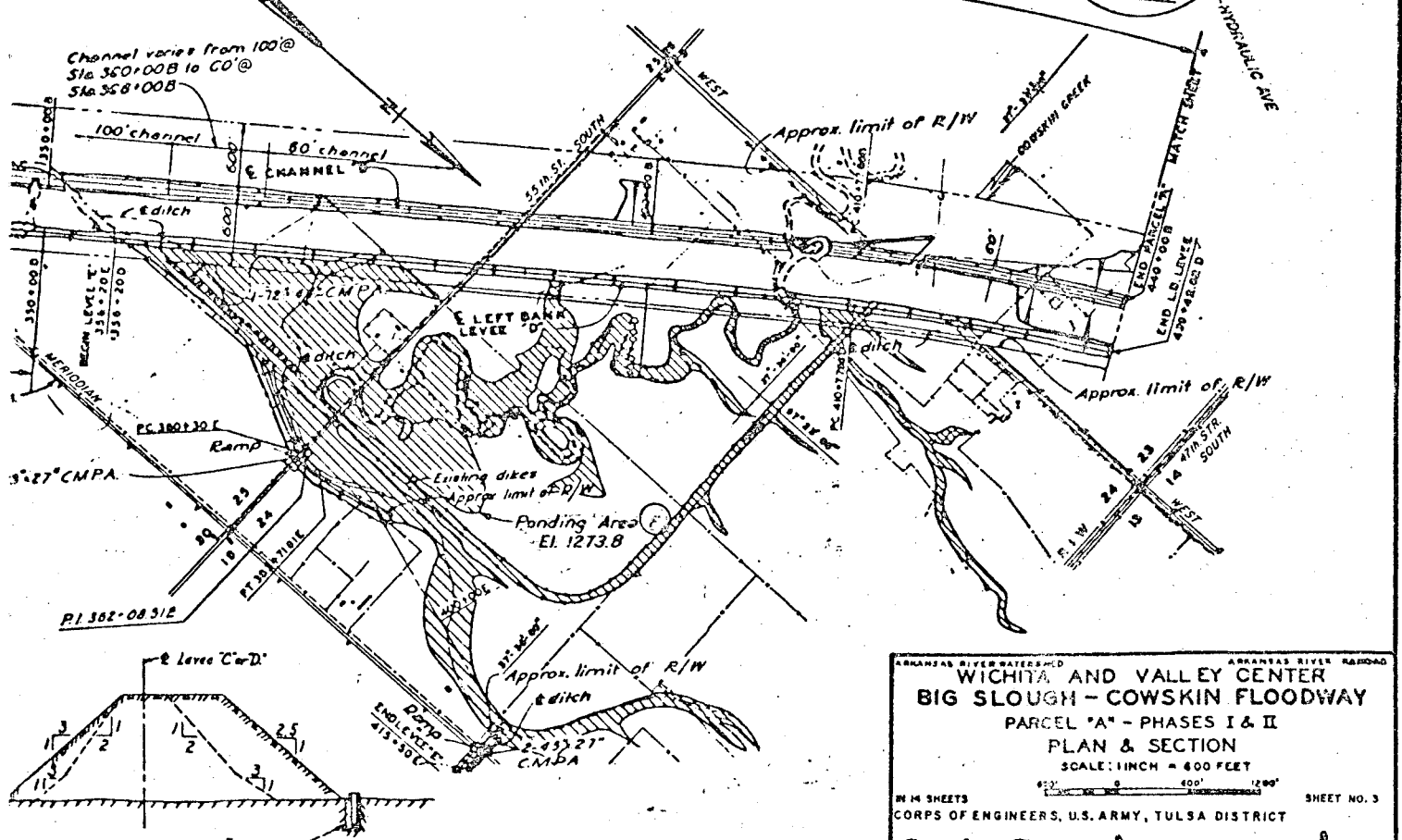
enclosures



Part of Plate 18  
O & M Manual



PLAN



ARIZONA RIVER WATERSHED ARIZONA RIVER RAILROAD  
**WICHITA AND VALLEY CENTER**  
**BIG SLOUGH - COWSKIN FLOODWAY**  
 PARCEL "A" - PHASES I & II  
 PLAN & SECTION  
 SCALE: 1 INCH = 400 FEET  
 0 400' 800' 1200'  
 11 12 SHEETS CORPS OF ENGINEERS, U.S. ARMY, TULSA DISTRICT SHEET NO. 3

Plate 3 - O&M Manual

TABLE 9-1

DRAINAGE STRUCTURE DATA AND INTERIOR PONDING REQUIREMENTS

Structure	Type of Gate	Drainage	25-Year Pondage	Area Covered	Remarks			
Levee Station	Size	Manual	Automatic	Area (Acres)	Area No.	Elevation	Area (Acres)	
C	64+90	1-24"	x	114	A	1244.5	20	
	430+50	1-36"	x	66	K	78.3	13	
	528+00	4-36"	x	527	M	90.0	18	
	602+45	4-60"	x	2,955	N	95.1	105	
	691+50	1-48"	x	280	O	1302.0	11	
	976+40	3-48"		2,220	U	18.0	31	
	1085+40	2-36"		525	V	Minor	-	:Areas V,
	1116+17	3-36"		755	X	Minor	-	:X and J
	1237+00	1-36"		140	J	Minor	-	:Overflows
								:40
								:976+40
	1374+50	1-36"		226	I	Minor	-	
D	82+00	1-72"x44"	x	564	B	1248.5	32	
	152+60	1-60"	x	584	C	54.7	41	
	208+50	1-36"	x	65	D <sub>1</sub>	63.0	6	
	225+00	3-60"	x	930	D	63.8	125	
	278+20	2-60"	x	2,850	E	63.8	90	
	359+85	1-72"x44"	x	2,004	F	73.8	137	
	624+50	3-36"	x	271	Q	95.5	9	
	690+40	2-36"	x	180	R	1301.3	10	
	727+50	2-48"	x	442	S	04.5	21	
	1082+70	1-18"		Minor	-	-	-	
	1135+89	1-30"		30	12	20.4	5	
E	381+30	1-43"x27"		80				:E-Minor,
								:Levee
								:outside
								:Floodway
								:Levee
F	1091+50	2-36"		142	W	28.6	6	
	1162+00	3-48"	x	757	Y	34.2	31	
	1223+50	2-48"	x	888	Z	41.7	26	
J	1295+80	3-48"		1,536	1	51.8	218	
	1355+00	2-48"		598	2	Minor		:Areas 2,
	1391+60	2-48"		748	3	Minor		:3 and 4
	1442+00	3-48"		901	4	Minor		:Overflow
								:to
								:1295+80

referenced by elevation to a nearby stream gage as shown in the table.  
 These gage locations are shown on plate 15.

TABLE 9-2

ORDER OF SUBMERGENCE OF AUTOMATIC GATED STRUCTURES

Order:	Station	Bank	Structure	Size	Levee: or Bank	Man- ual Gate	Outlet Invert Elev.	Feet Above Zero	Gage No.	Corresponding: Gage Stage Stream Affecting Operation
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**I BIG SLOUGH - COWSKIN FLOODWAY**

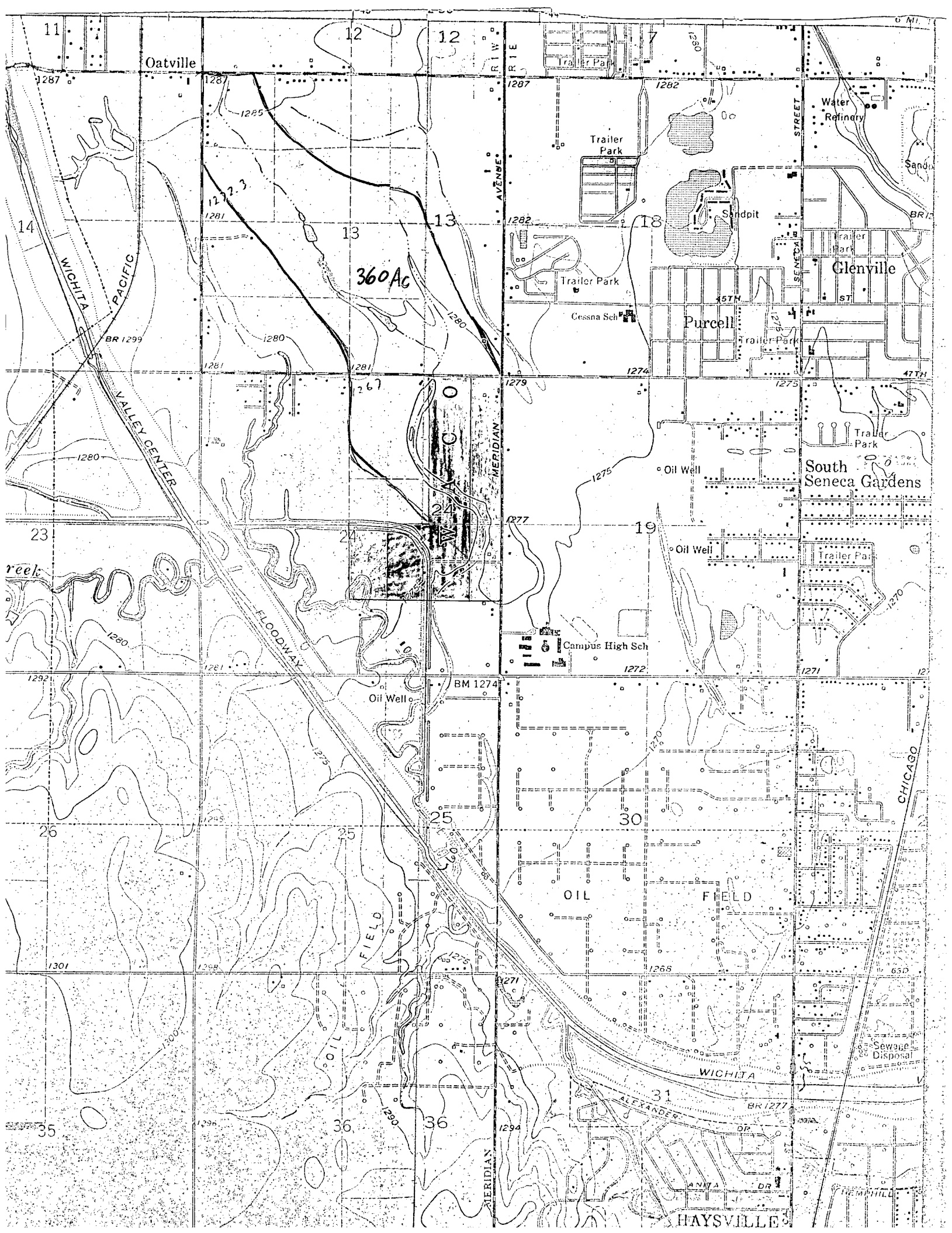
1	278+20	D	2-60"	Yes	1256.1	7.0	1	1	Big Slough, Cowskin
2	430+50	C	1-36"	No	1273.8	8.3	1	1	Big Slough
3	602+10	C	4-60"	Yes	1288.0	8.4	1	1	Big Slough
4	624+50	D	3-36"	Yes	1290.2	9.1	1	1	Big Slough
5	152+60	D	1-60"	Yes	1247.5	8.8	1	1	Big Slough, Cowskin
6	81+00	D	1-72"x44"	Yes	1241.5	9.0	1	1	Big Slough, Cowskin
7	225+00	D	3-60"	Yes	1254.0	9.0	1	1	Big Slough, Cowskin
8	528+00	C	4-36"	Yes	1248.8	10.0	1	1	Big Slough
9	691+50	C	1-48"	Yes	1295.8	10.3	1	1	Big Slough
10	727+50	D	2-48"	Yes	1298.4	10.7	1	1	Big Slough
11	64+90	C	1-24"	No	1241.5	10.6	1	1	Big Slough, Cowskin
12	693+40	D	2-36"	Yes	1296.5	10.9	1	1	Big Slough
13	359+85	D	1-72"x44"	Yes	1262.0	12.4	1	1	Big Slough, Cowskin
14	206+50	D	1-36"	No	1259.0	17.8	1	1	Big Slough, Cowskin
15	381+30	E	1-43"x27"	No	1268.4	-	-	-	Ponding Area "F"

**II ARKANSAS RIVER TRAINING LEVEES**

1	1295+80	J	3-48"	No	1342.2	2.3	4	4	Ark., Little Ark.
2	1162+00	F	3-48"	Yes	1329.3	2.3	4	4	Ark., Little Ark.
3	976+40	C	3-48"	No	1311.4	2.4	4	4	Ark., Little Ark.
4	1116+17	C	3-36"	No	1327.9	2.7	4	4	Ark., Little Ark.
5	1085+40	C	2-36"	No	1324.4	2.8	4	4	Ark., Little Ark.
6	1223+50	F	2-48"	Yes	1335.5	3.1	4	4	Ark., Little Ark.
7	1237+00	C	1-36"	No	1339.5	4.3	4	4	Ark., Little Ark.
8	1091+50	F	2-36"	No	1325.2	4.5	4	4	Ark., Little Ark.
9	1374+50	C	1-36"	No	1352.0	7.0	5	5	Arkansas

**III LITTLE ARKANSAS RIVER FLOODWAY**

1	1442+00	J	3-48"	No	1345.9	5.9	10	10	Little Arkansas
2	1391+60	J	2-48"	No	1345.5	6.4	10	10	Little Arkansas
3	1355+00	J	2-48"	No	1344.6	7.4	10	10	Little Arkansas



Oatville

360 Ac

Glenville

South Seneca Gardens

Campus High Sch

Purcell

Oil Well

Oil Well

OIL FIELD

WICHITA

HAYSVILLE

MERIDIAN

CHICAGO

WICHITA PACIFIC VALLEY CENTER

FLOODWAY

FIELD

BR 1277

ANITA DR

MERIDIAN

11

12

12

7

14

13

13

18

23

24

19

26

25

30

35

36

36

31

0 MI

BR 1275

47TH ST

1271

650

WICHITA