

all of the applicant's ownership. He added that CPO Council Area "O" recommended approval of the application based on the owner's intention for expansion of the business on the north.

GAYLON W. NETT, applicant, was present.

There was no opposition.

MOTION: That the Planning Commission recommend to the City Commission that this application be approved subject to the replatting of subject property and the four lots adjacent on the north into one lot within one year from the date of approval by the City Commission in order to provide appropriate street right-of-way, access control and building setbacks; or the case be considered denied and closed. Bell moved, May seconded and it carried unanimously. Bayouth, Hennessy and Hartstein were absent.

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12. Case No. Z-1975 - N. H. Sinclair, et al, requests zone change from "AA" & "LC" to "LC" for Lot 50, except South Half thereof, Westfield Acres. Generally located on the west side of Tyler Road, in an area north of Maple Street.

GALBRAITH stated that the applicant requested that this item be deferred until December 22, 1977.

MOTION: That this application be deferred until December 23, 1977. May moved, Savnina seconded and it carried unanimously. Bayouth, Hennessy and Hartstein were absent.

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NEW CASES:

13. Case No. CU-184 - Conditional Use Request to Permit expansion of a Mobile Home Park in the "R-1" Suburban Residential Dwelling District on the south 285 feet of the following described tract of land, to-wit: All that portion of Government Lot 1, Section 14, Township 28, Range 1 East, lying West of the following described line: Beginning at a point on the North line of Government Lot 1, in said Section 14, which is 375 feet West of the Westerly right-of-way line of the A.T. & S.F. RR., said point being 757.7 feet West of the Northeast corner of said Government

Lot 1, in Section 14; thence South parallel with the East line of said Government Lot 1, in Section 14; to the South line of said Government Lot 1, Section 14; and also that portion of a triangular piece of ground lying in Government Lot 1, Section 14, Township 28, Range 1 East, lying adjacent to and West of said Government Lot 1, Section 14. Generally located in an area south of MacArthur Road, between the Arkansas River and the Atchison, Topeka and Santa Fe Railway.

GALBRAITH showed slides of the subject area and surrounding area and reviewed the following staff report:

Comments:

1. The applicant is requesting a conditional use permit on property zoned "R-1" Suburban Residential in order to permit the expansion of an existing mobile home park located to the north of subject property.
2. In compliance with the requirements of the County Trailer Code, the applicant has submitted two copies of a site design plan detailing the number, location and size of all trailer spaces, proposed building locations, street layouts, and topography. The site plan depicts 34 individual mobile home sites on 7.2 net acres (4.7 units per net acre) with approximately 2 acres or 27% of the gross site devoted to recreational area (this figure may be reduced when the site is platted and drainage dedications made).
3. The Wichita Sedgwick County Health Department has approved the site plans subject to the provision of sewer service from the Sunview/Oaklawn Improvement District and the proper location of water lines at a 10 foot minimum from the sewers.
4. Subject property has frontage on Englewood, a publicly dedicated, paved street maintained by the County. The site design plan depicts four of the mobile home sites as having direct access to Englewood; however, the plan should be redesigned so that no individual home sites have direct access to a public street, but rather the sites have access to the private road systems. The private road system depicted on the site plan is 20 foot in width in some areas; however, Section IV G of the County Trailer Code requires that all mobile homes shall abut on a roadway of not less than thirty (30) feet. The plan should be amended to reflect this requirement.
5. If the Planning Commission determines that this is a logical site for a mobile home park, then the following conditions would be consistent with other approved conditional use permits for mobile home parks:

- a. Platting of the property within one year from the date of approval by the Board of County Commissioners; or the application be considered denied and closed. Said plat shall be recorded with the Register of Deeds prior to the publication of the resolution effectuating the conditional use.
- b. The applicant shall meet all the applicable conditions established in the County Trailer Code.
- c. Provision for the extension of sewer service from the Sunview/Oaklawn Improvement Districts.
- d. Proper location of water lines, 10 foot minimum from the sewer lines.
- e. The site design plan shall be revised to depict 30 foot minimum roadways and no individual mobile home space shall have direct access to a public street. Six copies of the revised plan shall be submitted to the Planning Department for review and approval prior to or at the time of platting.
- f. An off-street parking slab constructed of asphalt or other hard surface material and sufficient in size to accommodate two automobiles shall be provided for each mobile home space.
- g. All private roads within the mobile home park shall be paved with concrete, asphaltic concrete or asphalt, to the minimum standard for flexible or rigid pavement as included in the "Guide for Mobile Home Court Improvements" as published in the Federal Housing Administration.
- h. There shall be no open storage and each mobile home space shall be provided with a storage locker.
- i. The density of the mobile home park shall not exceed 7 units per acres.
- j. All mobile homes shall comply with the anchorage to the ground provisions as required by State statutes.
- k. The mobile home park shall devote at least eight percent of its gross area to recreation space for the use and enjoyment of the occupants of the park. Each such recreational space shall not be less than 10,000 square feet of land area.

GALBRAITH stated that he was advised that the applicant had no problems with any of the conditions of approval. He recommended approval of the application subject to the conditions listed in the staff report.

LAKIN commented that he had received a call from the Director of the Sunset Improvement District inquiring whether this case should have been heard by that District. Lakin responded that at the time of platting the developer would have to contact the Improvement District relative to sewer and water.

DAVID WOOD, attorney, representing the applicant, stated that they had no problems with the staff report and have agreed to furnish the preliminary site plan to comply.

There was no one present in opposition.

MOTION: That the Planning Commission recommend to the City Commission that this Conditional Use request be approved subject to:

- a. Platting of the property within one year from the date of approval by the Board of County Commissioners; or the application be considered denied and closed. Said plat shall be recorded with the Register of Deeds prior to the publication of the resolution effectuating the conditional use.
- b. The applicant shall meet all the applicable conditions established in the County Trailer Code.
- c. Provision for the extension of sewer service from the Sunview/Oaklawn Improvement Districts.
- d. Proper location of water lines, 10 foot minimum from the sewer lines.
- e. The site design plan shall be revised to depict 30 foot minimum roadways and no individual mobile home space shall have direct access to a public street. Six copies of the revised plan shall be submitted to the Planning Department for review and approval prior to or at the time of platting.
- f. An off-street parking slab constructed of asphalt or other hard surface material and sufficient in size to accommodate two automobiles shall be provided for each mobile home space.
- g. All private roads within the mobile home park shall be paved with concrete, asphaltic concrete or asphalt, to the minimum standard for flexible or rigid pavement as included in the "Guide for Mobile Home Court Improvements" as published in the Federal Housing Administration.
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- i. The density of the mobile home park shall not exceed 7 units per acres.
- j. All mobile homes shall comply with the anchorage to the ground provisions as required by State statutes.
- k. The mobile home park shall devote at least eight percent of its gross area to recreation space for the use and enjoyment of the occupants of the park. Each such recreational space shall not be less than 10,000 square feet of land area.

May moved, Barrier seconded and it carried unanimously. Bayouth, Hennessy and Hartstein were absent.

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14. Case No. Z-1988 - Ernest R. Parson requests zone change from "A" to "LC" for Lots 4 and 5, Block D, Patterson Gardens, Sedgwick County, Kansas. Generally located at the northeast corner of Flora and Central.

GALBRAITH showed slides of the subject area and surrounding area and reviewed the following staff report:

Comments:

1. The applicant is requesting a change of zoning from "A" Two Family to "LC" Light Commercial for a tract of land located on a major street (Central) and provides for only 40 feet of half-street right-of-way whereas 50 feet is required.
2. Subject property lies within an area where the Planning Commission and City Commission have an adopted policy of looking with favor on requests for "LC" zoning.
3. A recommendation of approval by the Planning Commission should be subject to replatting within one year from the date of approval by the Board of City Commissioners to provide for appropriate street right-of-way, building setbacks and access control; or the case be considered denied and closed.

GALBRAITH stated that CPO Council "N" considered this application but no action was taken. He recommended approval of the application subject to platting.

CHAIRMAN TAYLOR asked if light commercial zoning was necessary. GALBRAITH stated that the attorney for the applicant could not respond on why the applicant applied for light commercial zoning.