

Planning Agenda Item # \_\_\_\_\_

City of Wichita  
City Council Meeting  
March 8, 1994

Agenda Report # \_\_\_\_\_

**TO:** Mayor and City Council Members

**SUBJECT:** Z-3117 - ZONE CHANGE FROM THE "AA" ONE FAMILY DWELLING DISTRICT TO THE "G" MANUFACTURED HOME DISTRICT, LOCATED AT THE NORTHWEST CORNER OF 47TH STREET SOUTH AND THE KANSAS TURNPIKE. (District #3)

**INITIATED BY:** Metropolitan Area Planning Department



**AGENDA ACTION:** Planning

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MAPC Recommendation: Approve, subject to platting (12-1).

Staff Recommendation: Approve.

CPO Recommendation: CPO Council Southeast "3" voted 7-1 to recommend approval of the request.

Background: On February 10, 1994, the MAPC considered a zone change from the "AA" One-Family Dwelling District to the "G" Mobile Home District for a 9.31-acre tract at the northwest corner of 47th Street South and the Turnpike. The property owner proposes an expansion of the existing mobile home park located to the west of the site. The site is currently undeveloped. Minimum lot area requirements are 5 acres for mobile home parks in the "G" zoning district.

Surrounding property to the west is zoned "G" Mobile Home District and is currently developed as the Sherwood Acres Mobile Home Park. The property to the north is zoned "G" Mobile Home District and is currently developed as the Riverside Mobile Home Park. The Kansas Turnpike bounds this property to the east with industrial uses located on "E" Light Industrial zoned land on the east side of the Turnpike. Single family homes are located to the south of this property and are zoned "AA" Single Family.

Access to the site is currently available only from the south off of 47th Street South. Access from the west, north, and east is currently not available. However, it would be desirable to gain access from the Sherwood Acres Mobile Home Park located to the west if the proposed project is to be developed under single ownership. As a part of the platting procedure, the applicant will be required to submit a preliminary development plan.

Recommendations/Actions:

1. Concur with the findings of the MAPC and approve the zone change, 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. Return the application to the MAPC for reconsideration.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on first reading).

( ) Published in The Daily Reporter on \_\_\_\_\_

ORDINANCE NO. 42-563

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.210, THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS.

**SECTION 1.** That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of Section 28.04.210, The Code of the City of Wichita, Kansas, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3117

Zone change from the "AA" One-Family Dwelling District to the "G" Mobile Home Dwelling District

Sherwood Acres Mobile Home Park Second Addition, Wichita, Sedgwick County, Kansas

Generally located at the Northwest corner of 47th Street South and the Kansas Turnpike.

**SECTION 2.** That upon the taking effect of the Ordinance, the above zoning change shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Zoning Ordinance as amended.

**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, \_\_\_\_\_.

ATTEST:

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(SEAL) Pat Burnett, Deputy City Clerk

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Elma Broadfoot, Mayor

Approved as to form:

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Gary E. Rebenstorf, City Attorney