

B.C.C.B. CO. C. Returned to 11-16-83  
MAPC <sup>FW</sup>  
FOILED 10-12-83

MAPC Denial 5-4 12-1-83  
Bdy G. Com Withdrawn 12-25-83  
by the applicant

Closed

advised  
Oct 2, 1983

CU-263 - Norma Cox requests a Conditional Use Permit to establish a Mobile Home Park on property zoned "R-1" Suburban Residential. Generally located at the southwest corner of 47th Street South and Meridian.

# ACTION

		DATE
W.P.M.) Hayville <sup>P.C.</sup> COMMITTEE	<u>Denied</u>	<u>10-13-83</u>
M.A.P.C.	<u>Denied</u>	<u>10-20-83</u>
B.C.C./B. CO. C.	<u>Returned to MAPC</u>	<u>11-16-83</u>
		FILED - 12-12-83
MAPC	<u>Denied</u>	<u>12-1-83</u>
		5241
Bdy Co Com	<u>Withdrawn</u>	<u>12-25-83</u>
	<u>by the applicant</u>	

Closed

Advised  
Oct 3, 1983

CU-263 - Norma Cox requests a Conditional Use Permit to establish a Mobile Home Park on property zoned "R-1" Suburban Residential. Generally located at the southwest corner of 47th Street South and Herdian.

Map No. 5241A  
Sec. \_\_\_\_\_  
Twp. \_\_\_\_\_  
Range \_\_\_\_\_

DATA SHEET  
~~CONV. &~~ CONDITIONAL USE)

Z- \_\_\_\_\_  
SCZ- \_\_\_\_\_  
CU- 263  
Filed 9-27-83

ASSOCIATED CASE: \_\_\_\_\_

APPLICATION DATA: From \_\_\_\_\_ to \_\_\_\_\_

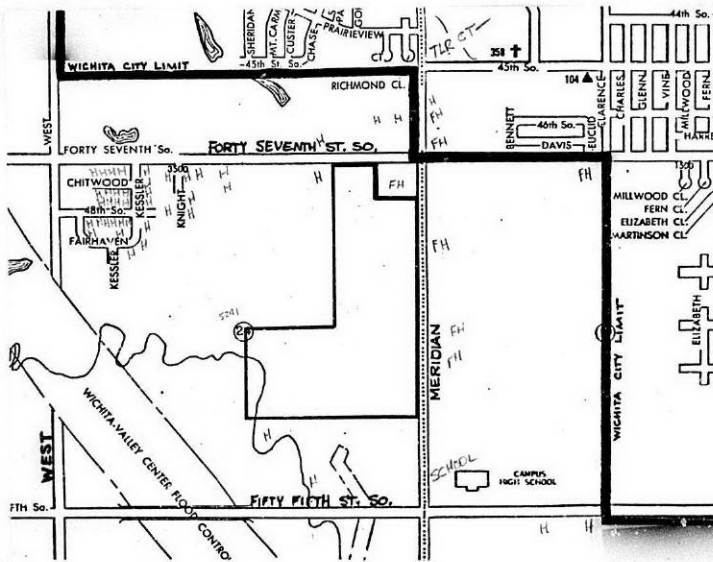
1. Applicant: Norma Cox  
Address 5018 S. Meridian, Wichita 67217 Phone 622-5613
2. Agent: Harold Orindgroff  
Address 2900 Oriole Drive, Wichita 67204 Phone 622-6454
3. General Location: southwest corner of 47th St. South and Meridian.
4. Proposed Use: Conditional Use Permit to establish a Mobile Home Park on Property zoned "R-1" Suburban Residential District.

AREA DATA:

1. Acres: 150 ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Adjoining Zoning: E "R-1" S "R-1" W "R-1" N "R-1" & "LC"
3. Land Use: East Farm Homes & Undeveloped South Single Family & Undeveloped,  
West Single Family & Undeveloped North Single Family & Undeveloped.
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use is for: \_\_\_\_\_
6. Area (is) (is not) platted. \_\_\_\_\_

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



66. x  
3. =  
198. \*

0. \*  
0. \*

APR  
APR  
2,610. x  
1,320. =  
3,445,200. \*

2,010. x  
1,310. =  
2,633,100. \*

720. x  
570. =  
410,400. \*

3,445,200.00 +  
2,633,100.00 +  
410,400.00 +  
6,488,700.00 \*

0. \*

ST  
R/W  
2,335.00 +  
760.00 +  
3,095.00 \*

3,095. x  
80. =  
247,600. \*

4,800.00 +  
795.00 +  
5,595.00 \*

5,595. x  
60. =  
335,700. \*

247,600.00 +  
335,700.00 +  
583,300.00 \*

785,000. x  
4. =  
3,140,000. \*

720. x  
1,000. =  
720,000. \*

1,620. x  
1,000. =  
1,620,000. \*

1,320. x  
1,000. =  
1,320,000. \*

2,610. x  
1,000. =  
2,610,000. \*

2,330. x  
1,000. =  
2,330,000. \*

1,320. x  
1,000. =  
1,320,000. \*

1,020. x  
1,000. =  
1,020,000. \*

3,300.00 +  
3,281.00 +  
3,288.00 +  
9,869.00 \*

9,869. ÷  
3. =  
3,289.67 \*

3,290. x  
517.96 =  
1,704,088.40 \*

3,140,000.00 +  
720,000.00 +  
1,620,000.00 +  
1,320,000.00 +  
2,610,000.00 +  
2,330,000.00 +  
1,320,000.00 +  
1,020,000.00 +  
1,704,088.00 +  
15,784,088.00 \*

15,784,088.00 +  
6,488,700.00 +  
22,272,788.00 \*

0. \*

22,272,788.00 +  
583,300.00 -  
21,689,488.00 \*

21,689,488.00 +  
6,488,700.00 -  
15,200,788.00 \*

204%  
15,200,788. x  
0.20 =  
3,040,157.60 \*

2,610. x  
1,000. =  
2,610,000. \*

1,610. x  
1,000. =  
1,610,000. \*

1,020. x  
1,000. =  
1,020,000. \*

785,000.00 +  
80,000.00 -  
705,000.00 \*

~~920. x~~  
~~- 13,000. =~~  
~~11,960,000. \*~~

140. x  
450. =  
63,000. \*

63,000. ÷  
2. =  
31,500.00 \*

762.00 +  
771.00 +  
756.00 +  
2,289.00 \*

2,289. ÷  
3. =  
763.00 \*

763. x  
297.28 =  
226,824.64 \*

~~226,824.60 +~~  
~~2,610,000.00 +~~  
~~660,000.00 +~~  
~~1,610,000.00 +~~  
~~1,020,000.00 +~~  
~~705,000.00 +~~  
~~11,960,000.00 +~~  
~~11,960,000.00 -~~  
~~6,831,824.60 \*~~

920. x  
1,300. =  
1,196,000. \*

226,824.00 +  
2,610,000.00 +  
660,000.00 +  
1,610,000.00 +  
1,020,000.00 +  
705,000.00 +  
1,960,000.00 +  
31,500.00 -  
8,760,324.00 \*

N.P.A.

8,760,324. ÷  
15,200,788. =  
0.58 \*

1/10 →

Total Over

N & Over

Protest Over

Law Offices  
of  
Jerry L. Berg, P.A.

Attorneys At Law  
Jerry L. Berg  
Michael B. Brewer



Kellogg and Topcka  
608 South Topcka  
Wichita, Kansas 67202  
(316) 262-3458

October 19, 1983

Metropolitan Planning Commission  
City of Wichita  
10th Floor  
455 North Main  
Wichita, Kansas 67202

CU 263

Re: Mobile Home Development at 47th Street South  
and Meridian

Dear Sirs:

I have been directed by the Board of Education of Unified School District No. 261 to request that the Metropolitan Area Planning Commission include in their considerations of the above-referenced matter, the educational impact of the requested change for land utilization. Although the Board is not taking an official stand as a land owner within 1,000 feet of the subject property in opposition or in favor of the requested change; they are specifically requesting the Metropolitan Planning Commission to include in their final recommendation, considerations of the educational impact of a proposed land use change.

Being fully aware that there are numerous other considerations to be included in the decision as to the nature of the final recommendation made by the Metropolitan Area Planning Commission, it is vital to the concerns of the affected school district that the Metropolitan Planning Commission also consider the effects on this governmental entity and on our function of providing the best possible education for the students within our jurisdiction.

As a direct result of our belief in the foregoing position the Board of Education of Unified School District No. 261 has directed the Superintendent of Schools as their representative to prepare an educational impact statement for your consideration. You will find that impact statement hereto attached.

On behalf of the Board of Education and as attorney for that governmental entity, it is our specific request and desire that we be notified of any substantial land use changes within our

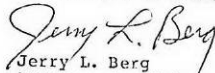
Metropolitan Planning Commission  
October 19, 1983  
Page 2

district in order that we can prepare, as necessary, impact statements  
in the future for your consideration. We are more than willing  
to make our experience and concerns available to you in the future.  
If we can be of any further assistance please contact us.

Kindest regards.

Very truly yours,

LAW OFFICES OF JERRY L. BERG, P.A.



Jerry L. Berg  
Attorney for U.S.D. 261

JIB:kld

cc: Gary Johanning  
Virgil Coombs



*Haysville U.S.D. 261*

1745 W. Grand Haysville, Kansas 67060  
Telephone: 1-524-0831

TO: Metropolitan Planning Commission  
FROM: The Board of Education, Haysville USD #261  
DATE: October 19, 1983  
SUBJECT: Mobile Home Development 47th & Meridian

The development of this project will have a serious impact on the Haysville educational system.

We agree the school age population created by this completed project will be around six-hundred students. Our statistics on previous mobile home parks would indicate something over three hundred kindergarten to sixth grade students. This population would necessitate, early in the development, the opening of an elementary school unit. The clerical, custodial, health and administrative costs as well as a classroom teacher for each twenty-five students would create a difficult budgetary problem for the district particularly for the first year.

The district would need to transport all students out of the area. Food services would have to be provided. While these costs have some reimbursement factors, the initial outlay of buses and food service equipment would need to be absorbed up front. Even though the district has a school building that could be opened for service, there would be considerable expense involved. The utilities costs and maintenance upkeep costs would be much higher than what we are now spending for the building as a storage and standby facility.

The anticipated three hundred seventh to twelfth grades students could be absorbed in present facilities. It would require additional staff at both the junior high and senior high levels. The trend of more science and mathematics course offerings and the additional students would require the creation of additional science laboratories.

Our recent experience with mobile home courts is that they fill up much more rapidly than the developer's guidelines. Should this development fill up in three years, the start up year would cost the district between one-half and three-quarters of a million dollars. This kind of expense could only be handled by heavy local tax increase as well as emergency measures at the state level to allow for budget expansion. Please, recognize these problems in your consideration of this project.

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

November 22, 1983

TO Jack H. Galbraith, Chief Planner  
FROM Robert L. Young, Principal Planner  
SUBJECT Green Acres II - Mobile Home Park Proposal (CU-263)

The Planning Department Transportation Planners have furnished the following traffic generation rates from a manual prepared by the National Institute of Transportation Engineers entitled "Trip Generation Report No. 6".

<u>Type of Development</u>	<u>Trips Per Dwelling Unit</u>
Mobile Home Parks	5.5
Single Family Detached at density rate of:	
1 Dwelling Unit/acre	9.3
3 Dwelling Unit/acre	10.2
5 Dwelling Unit/acre	9.1
Apartments	6.0
Duplexes and Townhouses	7.0
Planned Unit Developments	7.9
Retirement Community	3.5

The Transportation Planners indicate the optimum traffic capacity of the two lane roadways paved to County Standards bordering the proposed mobile home park site would be 7,000 vehicles per day (ADT). The latest traffic counts conducted by the Sedgwick County Department of Public Works indicate that 47th Street South is experiencing 1,186 ADT and Meridian is experiencing 2,824 ADT adjacent to the site in question.

When the site is fully developed, the proposed 920 mobile home units would generate 5,060 additional trips per day. On the basis of the proposed layout of the mobile home park, it is estimated that 20% of the additional traffic would seek access to 47th Street and the remaining 80% would use Meridian.

The additional trips would result in traffic loads of 2,198 ADT on 47th Street South and 6,873 ADT on Meridian. These projections are within the optimum capacity limitations of 7,000 ADT although the figure is being closely approached on Meridian.

For the purposes of comparison, trip generation figures were

November 22, 1983

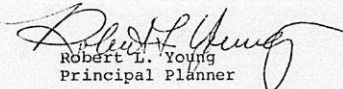
applied to the site under the assumption it was developed for typical detached single family purposes.

A review of recently platted single family subdivisions reveals an average development density of 2.96 DU's/gross acre in the Wichita area. Applying this figure to the 150 acres available in the proposed mobile home park site and the trip generation rate projected for this type and density of development results in a projection of 4,534 additional trips from the site when fully developed for single family residential purposes.

This is 526 (10%) fewer average daily trips than were projected on the basis of the property being developed as proposed with mobile home units. Using this projection and the previous estimation of a 20%/80% split, 47th Street South would experience an 2,093 ADT load and Meridian would carry 6,452 ADT.

On the basis of these figures, there are no significant differences in the projected traffic loads that would be generated from the site developed with either mobile homes or single family housing.

This is partially due to the fact that as a residential traffic generator, mobile homes rank next to last in trip generation rates of those types of residential uses specified by the Institute of Transportation Engineers.

  
Robert L. Young  
Principal Planner

RLY:jps

FROM                      DATE                     

**ADMINISTRATION      ADVANCE PLANS      CURRENT PLANS      GRAPHICS**

- |   |                                    |                                    |                                  |
|---|------------------------------------|------------------------------------|----------------------------------|
| <input type="checkbox"/> Lakin                | <input type="checkbox"/> Stockwell | <input type="checkbox"/> Galbraith | <input type="checkbox"/> Pierce  |
| <input type="checkbox"/> Waller               | <input type="checkbox"/> Schwartz  | <input type="checkbox"/> Lytle     | <input type="checkbox"/> Commer  |
| <input type="checkbox"/> Doramus              | <input type="checkbox"/> Leivo     | <input type="checkbox"/> Young     | <input type="checkbox"/> Crook   |
| <input type="checkbox"/> Eubanks              | <input type="checkbox"/> Bechtel   | <input type="checkbox"/> Chambers  | <input type="checkbox"/> Jones   |
| <input type="checkbox"/> Hanson               | <input type="checkbox"/> Clark     | <input type="checkbox"/> Daniels   | <input type="checkbox"/> Whitney |
| <input type="checkbox"/> Henderson            | <input type="checkbox"/> Dudark    | <input type="checkbox"/> Lahey     | <input type="checkbox"/>         |
| <input checked="" type="checkbox"/> Lakin, E. | <input type="checkbox"/> Flynn     | <input type="checkbox"/> Nagley    |                                  |
| <input type="checkbox"/> Scott                | <input type="checkbox"/> Hart      | <input type="checkbox"/> Olivarez  |                                  |
| <input type="checkbox"/> —                    | <input type="checkbox"/> Losew     | <input type="checkbox"/> Shirkey   |                                  |
|   | <input type="checkbox"/> Shen      |                                    |                                  |
|   | <input type="checkbox"/> Vinson    |                                    |                                  |
|   | <input type="checkbox"/> —         |                                    |                                  |

- |  |                                      |
|--|--------------------------------------|
| <input type="checkbox"/> Note & Return | <input type="checkbox"/> Signature   |
| <input type="checkbox"/> Handle        | <input type="checkbox"/> Library     |
| <input type="checkbox"/> All Staff     | <input type="checkbox"/> Information |
| <input type="checkbox"/> Comment       | <input type="checkbox"/> Files       |

REMARKS File loose in C4 263

Law Offices  
of  
Jerry L. Berg, P.A.

Attorneys At Law  
Jerry L. Berg  
Michael B. Brewer



Kellogg and Topeka  
608 South Topeka  
Wichita, Kansas 67202  
(316) 262-5458

October 19, 1983

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10th Floor  
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Wichita, Kansas 67202

*CU 263*

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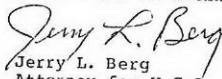
Metropolitan Planning Commission  
October 19, 1983  
Page 2

district in order that we can prepare, as necessary, impact statements in the future for your consideration. We are more than willing to make our experience and concerns available to you in the future. If we can be of any further assistance please contact us.

Kindest regards.

Very truly yours,

LAW OFFICES OF JERRY L. BERG, P.A.



Jerry L. Berg  
Attorney for U.S.D. 261

JLB:kld

cc: Gary Johanning  
Virgil Coombs



*Haysville U.S.D. 261*

1745 W. Grand                      Haysville, Kansas 67060  
Telephone: 1-524-0831

TO:            Metropolitan Planning Commission  
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RECEIVED

BOARD OF SEDGWICK COUNTY COMMISSIONERS  
PROCEEDINGS

FLG  
JH

NOV 14 1983

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

MEETING OF THE BOARD OF COUNTY COMMISSIONERS

REGULAR MEETING

NOVEMBER 16, 1983

(Welcome to Channel 8 viewing audience and an overview of agenda items that will be considered)

- A. Call Meeting to Order at 9:00 a.m.
- B. Invocation of the Christian Businessmen's Committee
- C. Flag Salute
- D. Roll Call
- E. Approval of Minutes, Regular Meeting, October 12, 1983, <sup>2-0</sup>  
Special Meeting, October 27, 1983, <sup>2</sup>and <sup>3-0</sup>  
Special Meeting, October 31, 1983 <sup>3</sup>
- F. Certification as to the availability of funds - County Controller's Office.  
*I. J. K. L. M. R. W.*
- G. Vacation Hearing #3000.450 - In the matter of the vacation of an alley in Block 2, Maize Academy Addition to Maize, Sedgwick County, Kansas. District #1. *Bud Rustin - 3-0*
- H. Proclamation declaring the week of November 20 - 26, 1983 as National Adoption Week. Presented by Louanna Honeycutt, Public Affairs Officer.  
*Scott - Prop - 3-0*
- ACTION:** Take such action as the Board deems to be in the best interest of the general public
- I. Resolution authorizing construction by County forces of shelving for the Records Division of the Sheriff's Office. Presented by Sandy Roberts, County Architect.  
**ACTION:** 1. Adopt the resolution. *3-0*  
2. Deny the resolution
- J. Resolution authorizing bidding for new carpet in certain portions of the Sedgwick County Sheriff's Offices. Presented by Sandy Roberts, County Architect.  
**ACTION:** 1. Adopt the resolution. *3-0*  
2. Deny the resolution
- K. Resolution authorizing bidding for new ceilings and repair of the heating units in three of the Sheriff's Offices. Presented by Sandy Roberts, County Architect.  
**ACTION:** 1. Adopt the resolution. *3-0*  
2. Deny the resolution
- L. Resolution authorizing preliminary plans for remodeling portion of the third floor of the original courthouse. Presented by Sandy Roberts, County Architect.  
**ACTION:** 1. Adopt the resolution. *Grass Scott 2-1 Scott*  
2. Deny the resolution
- M. Resolution authorizing construction of a six foot fence and gate at the Andale Yard. Presented by Sandy Roberts, County Architect.

Cu 263 - Harold Christoff

- Address traffic on Seward
- School - number of children -

Don Allison - President of Park Alliance M.A.

Mobile Home Park applications are emotional  
Whenever hasn't land use issues been emotional  
M.H. have changed since 1976.  
Metal siding & roofed - Now they are wood roofed  
and sided -

Occupants are not nomads.

1987 - Taxes are levied the same way.

Arthur Danilson -

Presented a spot map indicating the location  
of M.H. parks in the City County

Walter Davidson - Concerned that too many M.H. are  
in their area. Believed that if  
there is a need, M.H. parks should  
be spread around.

Roger Boulton - <sup>11 of 47 th & east of Seward</sup>  
Site in the City of Wichita.  
Concerned with the quality of life -

Clint Remick - Built a number of homes in the  
area -

Judy - 415 Union

Norma Cox - owner of the land -

Spratt - Gregg - Return to MAPC  
for reconsideration for new information -  
Report on a capacity of the adjacent  
street - 47th & Seward

BOARD OF SEDGWICK COUNTY COMMISSIONERS  
PROCEEDINGS

Agenda - Page 2  
November 16, 1983

- ACTION:** 1. Adopt the resolution; or 3-0  
2. Deny the resolution
- N. Resolution authorizing construction of a storage room in the range house at the Sheriff's Pistol Range. Presented by Sandy Roberts, County Architect.
- ACTION:** 1. Adopt the resolution; or 3-0  
2. Deny the resolution
- O. Resolutions appointing certain persons to the Data Processing User Committee. Presented by Forest Tim Witsman, County Administrator.
- ACTION:** 1. Adopt the resolutions; or  
2. Deny the resolutions 2-1 *Scott appointed.* *4 persons need to be appointed.*
- P. Resolutions appointing certain persons to the Data Processing Review Committee. Presented by William D. Rustin, County Counselor.
- ACTION:** 1. Adopt the resolutions; or  
2. Deny the resolutions *Tim Witsman* ←
- Q. Agreement between Sedgwick County and WKRA, Inc. to hold the Lake Afton Enduro Kart Races on the following dates: April 14, 15 and 16, 1984; May 12, and 13, 1984; and September 8 and 9, 1984. Presented by William D. Rustin, County Counselor.
- ACTION:** 1. Approve the agreement; or  
2. Disapprove the agreement *Gary Allen Scott*  
*Jim Holt* 3-2
- R. Request for approval of reclassification of certain positions in the Community Corrections, Mental Health, and Public Affairs departments. Presented by Mary Ann Mamoth, Director of Personnel.
- ACTION:** 1. Approve the request; or  
2. Disapprove the request
- S. Request from KWCH-TV Channel 12 to use the County parking lots for lineup for the Christmas Parade at 3:00 p.m. on Saturday, November 26, 1983. Presented by Kenneth W. Arnold, Department of Administration.
- ACTION:** 1. Approve the request; or  
2. Disapprove the request
- T. Presentation of a reference report detailing Sedgwick County revenues. Presented by Kim C. Dewey, Intergovernmental Coordinator.
- ACTION** Take such action as the Board deems to be in the best interest of the general public
- U. Metropolitan Area Planning Department. Presented by Robert A. Lakin, Director.
1. Request for Conditional Use Permit:
- CU-263 - Conditional use permit to establish a mobile home park located on the west side of Meridian and south of 47th Street South.

BOARD OF SEDGWICK COUNTY COMMISSIONERS  
PROCEEDINGS

Agenda - Page 3  
November 16, 1983

- ACTION:** 1. Concur in the findings of fact of the Metropolitan Area Planning Commission and deny the application; or  
2. Take such action as the County Commission deems appropriate *Returned to MAPC*

2. Request for Zoning:

- a. SCZ-0519 - Zone change from the "R" Rural Residential District to the "R-1" Suburban Residential District. Generally located on the east side of Lori Lane in an area south of 103rd Street South. (10640 Lori Lane).

- ACTION:** 1. Concur in the findings of fact of the Metropolitan Area Planning Commission and deny the application; or *Deny*  
2. Take such action as the County Commission deems appropriate

- b. SCZ-0521 - Zone change from the "R-1" Suburban Residential District to the "E" Light Industrial District. Generally located on the north side of 37th Street North approximately  $\frac{1}{4}$  mile west of Hoover. *Requested that application be returned so that application area can be enlarged.*

- ACTION:** 1. Concur with the findings of fact of the Metropolitan Area Planning Commission and approve the application subject to the condition of platting, adopt a resolution establishing the zone change and instruct the Planning Department to withhold publication of the resolution until the plat has been recorded with the Register of Deeds; or  
2. *Deny* the application

- c. SCZ-0523 - Zone change from the "R-1" Suburban Residential District and "C" Commercial to the "E" Light Industrial District. Generally located on the north side of U.S. Highway 54, in an area approximately  $\frac{1}{4}$  mile east of 135th Street West.

- ACTION:** 1. Concur with the findings of fact of the Metropolitan Area Planning Commission, approve the application in part as recommended and deny the balance subject to the condition of platting, adopt a resolution establishing the zone change and instruct the Planning Department to withhold publication of the resolution until the plat has been recorded with the Register of Deeds; or  
2. Take such action as the County Commission deems appropriate *Deny the request*

V. Department of Public Works. Presented by Claud Shelor, Director.

1. Right-of-Way Applications:

- a. Southwestern Bell Telephone is submitting this application requesting permission to bury cable starting approximately  $\frac{1}{4}$  mile east of 143rd Street East and 53rd Street North, bury east to the County line. Permit #0133-83. Payne Township. District #1.

- ACTION:** 1. Approve the application; or  
2. Disapprove the application

**BOARD OF SEDGWICK COUNTY COMMISSIONERS  
PROCEEDINGS**

Agenda - Page 4  
November 16, 1983

- b. Southwestern Bell Telephone is submitting this application requesting permission to relocate a buried cable to clear a yard for a swimming pool. They plan to bury on Harry Street, 263 feet west of Tamarisk Street about 30 inches deep. (South of Harry Street, west of 159th Street East). Permit #0135-83, RO 5701089. Minneha Township. District #1.

**ACTION:** 1. Approve the application; or  
2. Disapprove the application

- c. Southwestern Bell Telephone is submitting this application requesting permission to bore under 63rd Street East (Woodlawn) to place buried cable to feed the Hillsdale Addition. To provide services for two houses under construction on 60th Street South. Permit #0134-83, RO 5701135. Riverside Township. District #2.

**ACTION:** 1. Approve the application; or  
2. Disapprove the application

**2. Floodway Reserve Agreement:**

The following tract of land has been granted by a "Floodway Reserve Agreement" at no cost to the County. This was requested by the County Public Works Department prior to the issuance of any building permits on this unplatted tract of land.

Owners: Robert C. Pearson and Addie E. Pearson located in the Northeast Quarter of Section 34, Twp. 26 South, Range 1 East, more specifically located north of 33rd Street North and west of Hillside. Kechi Township. District #1.

**ACTION:** 1. Approve the agreement; or  
2. Disapprove the agreement

**3. Sanitary Sewer Easement:**

Sanitary Sewer Easement for Lot 12, Block 8, Shadybrook Farm Addition. Owners: Stephen D. Russell, Shirley Russell and Jan Siefkes. District #1.

**ACTION:** 1. Approve the easement; or  
2. Disapprove the easement

- W. Report of the Board of Bids and Contracts. Presented by Ronald D. Bouska, County Controller.

**ACTION:** Take such action as the Board deems to be in the best interest of the general public

- X. Summary Agenda. Presented by Forest Tim Witsman, County Administrator.

**ACTION:** 1. Approve the Summary Agenda; or  
2. Disapprove Specific Items

- Y. Other

FORM 29-021

PAYMENT NOTICE  
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	See Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
	5
	Postage 0.00
	12.00 Total
NAME	
ADDRESS	
FUND	DUE DATE
COMMENTS	Nov 7, 1983
DATE	BY

Mr. Orindgriff

you will need  
to either take  
the 2 enclosed receipts  
to the Treasurer's office,  
2nd floor City Hall or  
send a check for \$17.00  
to me and I will take  
it to the City Treasurer.  
This needs to be done by  
Nov 7, 1983

Art Chamber

Case CV-263 Starts  
on side 4 about  
1/2 to 2/3 from start and  
runs through all  
of side 5 and most  
of side 6

Thanks, Art

Herald

Orindgriff

WA 162 / 162-2  
legal ownership

WA - 162

Ownership:

Bigelow, Ralph Waldo, et ux

40 acres (part)

Map, ES 67101

legal:

W $\frac{1}{2}$  NE $\frac{1}{4}$  of N 208 ft E 203 ft, Sec.  
24 28-1W

WA- 162-2

Ownership:

Davidson, Arthur C., et ux

2901 W. 47th St. S.

Debate, Town, 67201

legal:

N 208 ft E 203 ft W $\frac{1}{2}$  NE $\frac{1}{4}$ , Sec.  
24 28-1W

WA-100

Ownership

Legal

WA-993

WA-100:  
N 30 A SE 1/4 SE 1/4  
Sec. 13-28-1W

WA-99-1

Patricia J. Wallis  
4659 S. Meridian  
Wichita 67217

Bag SE cor SE 1/4 N 20  
Rds W 80 Rds S 20  
Rds E to bag  
Sec 13-28-1W

WA-99

Robert H. Wickham  
2910 W. 47th St. S  
Wichita 67217

WA-99-2

CU 263

Request: CU Mobile Home Park.

154 units

920 units

Location: 47th St South, Meridian -

Adjacent to City Limits of Wichita

Hayville 3 mile ring.

Areas of Concern

Drainage

Overall design - Grid Pattern

RV Storage Area

Opposition: Too many Mobile Home Parks in this area

587

: Traffic

: Impact on Schools

: Preference for development with traditional SF homes.

Hayville - October 13,

MAPC " 20,

Bd Co Con Nov 16,

MAPC Dec 1

Denial

Denial (5-2)

Return to MAPC

Denial (5-4)

Memorandum on expected trip generation

Trips per day - 5.5

7,000 trips per day is the optimum for a 2 lane road.

47th - 1,186 Latest Traffic Count.  
Smerdon - 2,824

920 units would generate an additional 5,000 trips per day.

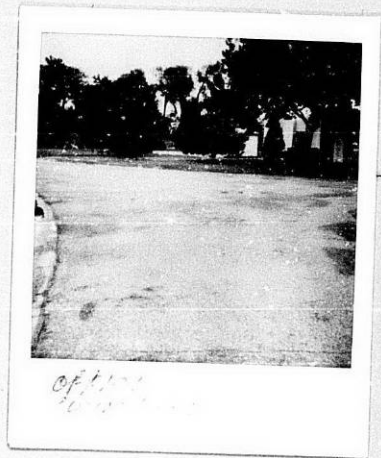
20% set aside to 47th.  
80% to Smerdon.

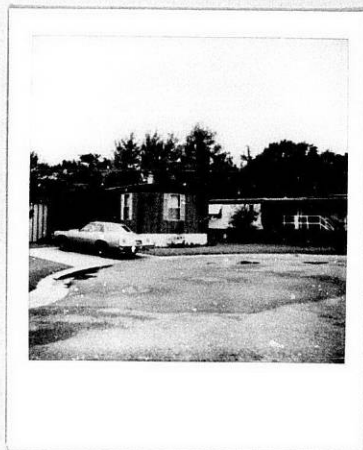
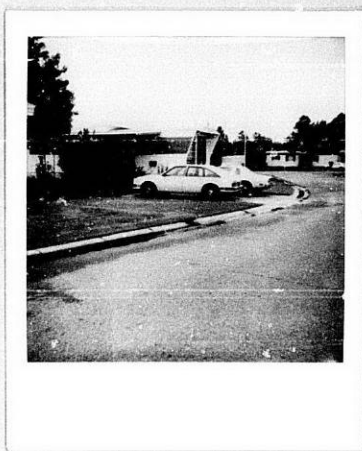
Totals { 2,198 ~~to~~ to 47th  
6,873 to Smerdon.

Y developed with S.F. estimated  
4,534 trips per day compared to  
5,000

Three Main Issues

1. Impact on Schools - .31  
Cross. { Under 18 years of age. .41  
Jerry Berg. 1.16  
1.10
2. Impact of Too many English Homes in this Area of the Co -
3. Over all design.
4. Traffic.





# Mobile Home Park Plans Withdrawn

HAYSVILLE— A request that the Sedgwick County Commission grant a conditional use permit for the development of a 900 pad mobile home park near 47th Street South and Meridian was unexpectedly withdrawn as it came before the county commission for a second time, Dec. 28. But, said the man who brought the request before the county; they have not seen the last of his project.

"I have every intention of considering this project again - on the same property," said Harold Orindgreff, who plans to develop the project. "I'll just need to lay my ground work a little better before I do."

Orindgreff currently

owns and operates the Green Acres mobile home park about a half mile north of the proposed site of Green Acres II. He had planned to purchase, then turn the 154 acre property, on the southwest corner of 47th Street South and Meridian into the county's largest mobile home park.

His preliminary plans called for inclusion of a recreation area and storage facilities, as well as long, straight rows of mobile homes. That "grid pattern" did not please county planning department officials, or some members of the Metropolitan Area Planning Commission, who twice recommended the county commission not grant the conditional use permit.

MAPC members also

cited the opposition of nearby residents and USD 261 officials who said the project would lower the property values of nearby homes, and would grow too quickly, bringing heavy traffic to the roads in the area, and a large number of children very quickly into the Haysville school system.

Neither the schools nor the roads were prepared for that heavy load, opponents argued.

Orindgreff disputed all those claims, saying his Green Acres I has not lowered property values in the area and that Green Acres II would be developed gradually, over 10 years, bringing only a moderate number of children at a time into the

See Park On Page 5

*The Daily Reporter 12/29/83*

## Park

Continued From Page 1

school district. Those claims and counter claims were aired repeatedly during the week of Nov. 22 at the Haysville Planning Commission, and MAPC. It came before the county commission Nov. 22, but the contradictory claims of the effect of the project on the schools led commissioner Jack Spratt to refer the matter back to the MAPC for further study. He thought that study might lead them to vote in favor of the project, something he admitted he was "inclined" to do.

But the commission again voted against recommending the permit. That matter was scheduled for a vote by the commissioners Wednesday.

Before any action was made on the matter, however, Orindgreff withdrew his request. He would not say why he changed his mind. The opponents, however, he added, did not lead him to the action.

He still has plans to purchase the land for the project. But, he said, he will revise his plans for it. He could not say, he added, when he might return the project to the commission for their action.

Planning Agenda

Item #

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION  
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR CONDITIONAL USE PERMIT

CU-263 - CONDITIONAL USE PERMIT TO ESTABLISH A MOBILE HOME PARK  
LOCATED ON THE WEST SIDE OF MERIDIAN AND SOUTH OF 47TH STREET  
SOUTH.

The MAPC recommends that the application be denied.  
(see minutes for full motion)

Hansen moved, Peters seconded and it carried with a vote of 5 in favor  
(Hansen, Peters, Banzer, Goebel and Wilson) and 4 opposed (Bayouth,  
Gardner, Crockett and Moore). Chisholm was absent.

NOTE: A recommendation of denial by the Planning Commission requires  
a unanimous vote of the County Commission in order to approve the appli-  
cation.

NOTE: 58% of the property owners within 1000 feet have filed valid  
protest petitions as provided by law. Therefore, a unanimous vote  
on the part of the County Commission will be required in order to  
approve the application.

ACTION:

1. Concur in the findings of fact of the  
Metropolitan Area Planning Commission  
and deny the application; or
2. Take such action as the County Commission  
deems appropriate.

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DATA AND MINUTES

HCPC Hearing Date: 10-13-83

MAPC Hearing Date: 10-20-83

BCoC Hearing Date: 11-16-83  
and ret'd

MAPC Hearing Date: 12-01-83

BCoC Hearing Date: 12-28-83

AREA DATA:

Acres: 154

Size: 2,640'x3,968' (irregular)

Reason: Establish a mobile home park.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-1"
North	Single-family & undeveloped	"R-1" & "LC"
East	Farm homes & undeveloped	"R-1"
South	Single-family & undeveloped	"R-1"
West	Single-family & undeveloped	"R-1"

History: None

Applicant: Norma Cox, 5018 S. Meridian, Wichita 67217 &  
Harold Orindgreff, 2900 Oriole Drive, Wichita 67204

Protestors: Arthur & Wilma Danielson, 2909 W. 47th Street South;  
Clinton & Shirley Renollet, 3245 W. 47th Street South; Bob Wickham,  
2910 W. 47th Street South; Jerry Berg, Attorney, Unified School  
District #261; Roger Bolton, 2120 W. 46th Street South; Roscoe A.  
Fox, 4825 So. Kessler; Wanda Fedro, 415 Basswood, Haysville, Ks.

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EXCERPT FROM PLANNING COMMISSION MINUTES OF OCTOBER 20, 1983

8. Case No. CU-263 - Norma Cox requests Conditional Use Permit for the E 1/2, NE 1/4 Except the North 600 feet of the East 600 feet and the N 1/2, SE 1/4 in Sec. 24, T28S, R1W. Generally located at the southwest corner of 47th Street South and Meridian.

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting approval of a Conditional Use Permit to establish a mobile home park on an approximate 154 acre unplatted tract of land located on the west side of Meridian and south of 47th Street South.

A site plan submitted with the application proposes a maximum of 920 mobile home pads which would be a density of 6.13 homes per acre. The applicant has indicated on the proposed site plan that each mobile home space will have a minimum of 5,000 square feet. In addition, standards regarding parking areas, streets and drainage ditches are shown on the plan. Access would be one opening to 47th Street South and two openings to Meridian.

2. The major factors to consider in regards to this application are water, sewer and drainage. The City Water Department advises that water could be extended west along 47th Street South from a point one-half mile east of Meridian at the developers expense. Sanitary sewer could be provided by the Southwest Interceptor Sewer which runs along the entire length of subject property in Meridian. There are significant drainage problems associated with subject property, that will have to be resolved at the time of platting. There is a 300 acre tributary which runs south from 47th to enter the Protection District Channel south of 55th Street; and a 100 acre tributary which crosses Meridian one-half mile south of 47th Street. Neither of these drainage areas are indicated on the plan. The County also advises that there is a ponding area that is not indicated as well as a problem of a stagnant pool of water in the existing drainage channel that has been a source of complaints.
3. In reviewing the site plan, it can be noted that the proposed recreational areas are poorly located and inadequate. Generally, eight percent of the site should be useable open space which would be 12.3 acres for this site. However, the proposed site plan only shows 8.5 acres. Another concern of staff is the proposed grid street system. While it may permit the largest number of mobile homes, it is a uniform and sterile design. It would be better to use a curvilinear street system to break up the straight lines of mobile homes. A redesigned site plan taking into consideration a drainage way with more open space and a varied street system would result in a more livable and pleasing mobile home park.
4. While staff recognizes the need for a storage area for recreational vehicles, we feel that it should not be located on the perimeter of the site. Because it will be outside storage, it should be located internally so that the mobile homes will help screen the vehicles from adjacent properties.
5. Should the Commission, determine that this is an appropriate area for a mobile home park, then the following conditions of approval would be consistent with other approved mobile home parks:

- a. The applicant shall plat the entire area including the 600'x600' of "LC" zoning located at the southwest corner of 47th Street South and Meridian within one year from the date of approval of the conditional use by the Board of County Commissioner; 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 establishing the conditional use.
- b. Development of the site shall not commence until municipal sanitary sewer and water services are available.
- c. The applicant shall meet all the applicable conditions established in the County Trailer Code.
- d. Submission of two copies of the "Mobile Home Park Development Plan", approved by the Health Department, to the Metropolitan Area Planning Department for their files.
- e. The water and sewer system shall be designed by a licensed engineer and shall be approved by the Environmental Health Department.
- f. Recreational vehicle storage shall not be located within 150 feet from any property line. Only those vehicles owned by residents or the park shall be stored in the storage area.
- g. The area west of the drainage ditch shall not be developed until a second means of emergency access can be provided to that area.
- h. No individual mobile home space shall have direct access to a public street.
- i. Either an off-street parking slab constructed of asphalt or other hardsurface material and sufficient in size to accommodate two automobiles shall be provided for each mobile home space; or a continuous parking lane shall be provided along the frontage of all mobile home spaces.
- j. 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 by the Federal Housing Administration.
- k. There shall be no open storage and each mobile home space shall be provided with a storage building.
- l. The density of the mobile home park shall not exceed 7 units per acre.
- m. All mobile homes shall comply with the anchorage to the ground provisions as required by State statutes.
- n. 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.

GALBRAITH stated that the owner of the land and a contract purchaser have filed this application. He said that the contract purchaser has submitted his plan of a mobile home park. GALBRAITH said that he had just received a letter from the attorney representing the Haysville Board of Education who said that that Board would not take a position of favoring or opposing the request, but was concerned over the potential number of students from such a large project.

GALBRAITH said that the mobile home park proposes 920 dwelling units. The applicant indicates that every individual mobile home site would have approximately 5,000 square feet. He said that when the applicant contacted the staff, several major problems were pointed out that are associated with this property. Water and sewer extensions are major but can be handled. There is a substantial drainage problem associated with this land. He said that staff has had correspondence from the County Engineer stating that 300 acres to the north drains through this site; 100 acres on the east drains into this area; and there is a protection drainage ditch running through the site. He said that the ditch existed for a number of years prior to construction of the Big Ditch and was somewhat overgrown. He said there were some comments made that if this site tries to drain into it, they may have drainage difficulties. GALBRAITH said that the County Engineer alerted staff about a ponding problem in the southwest corner of the "L" shaped piece of land. He said that the applicant is aware of the problems and has been working towards solving them.

GALBRAITH stated that the Haysville Planning Commission considered this application last Thursday evening, and there were 16 people who spoke in opposition to this case. He said that the Haysville Planning Commission unanimously recommended that the application not be approved.

GALBRAITH said that there was some indication that the applicant would request annexation to the City of Wichita provided that sewer and water were made available to their site. GALBRAITH pointed out that the Southwest Interceptor Sewer runs up along Meridian by this site, and water is about one-half mile to the east and could be extended to this site.

GALBRAITH said that the Haysville Board of Education wanted the Commission to be aware that they were not making a judgment either way concerning this case. They simply wanted them to be aware that this may present problems for them educationally. They have one high school and two grade schools in this area. The attorney advises that the schools were overcrowded now, and a major development like this may put substantial burdens on them. The attorney was aware that there was another mobile home park application filed for 80 acres in the vicinity, and one proposed near Oatville also.

GALBRAITH stated that within the last two days he and Commissioner Gardner were involved in a District Court case on a mobile home park application that was denied by the City Commission. He commented that in the last four years he was asked how many mobile home park applications had the staff processed. He said that there have been 14 in the last four years in the City of Wichita. Of those 14 cases he felt that staff was supportive of all fourteen. None of them were in any flight cones, nor within totally industrial areas. They were all in a fringe area and along major streets. Of those 14 cases, seven of them were denied by the governing body. Six were approved, and one was withdrawn, after being approved, for failure to plat. GALBRAITH said he pointed this out, that although staff was on line supporting mobile home parks they are very controversial cases. Staff believes that this is an appropriate land use for this area. He said that this was the largest mobile home park application that has been submitted. He said that he is concerned about the size and drainage. He said that this was a very poor design to begin with and if it is approved he hoped that it would be redesigned to provide better open space and move the recreational vehicles storage area to the interior of the site.

HANSEN commented that she comes from a state where they have beautiful mobile home parks, and she did not understand why they could not get them here. She said that she was familiar with

places where the site plans were imaginative and creative, and where people have elbow room. She said that she personally thinks that they should be supporting them.

GALBRAITH said one reason for the non-imagination is that the plans are often done by engineers and not by land planners.

WILMER FRUEND, Consulting Engineer representing the applicant, stated that Galbraith had done an excellent job of presenting this case, but he wanted to remind the Commission that the issue is land use and not the development plan. Insofar as the development plan is concerned, he and the staff have reviewed all of the staff comments and they have no particular concern with any of their concerns. He said that they feel confident that they can resolve most of the staff's concerns at the time of platting, particularly the drainage problem. With respect to the drainage to the north, their plan is to capture that drainage at the north end of the site and bring it down along the west line of the plat to the existing drainage ditch. FRUEND commented that Mrs. Cox who owns some 240 acres immediately east of this property will retain that 240 acres. If there is any loss or detrimental value as a result of this application, it would be felt by Mrs. Cox. She is not concerned and is definitely in favor of this conditional use. He asked Mr. Haas, a member of his staff, to explain why they think a conditional use permit on this property to allow a mobile home development was in the best interest of the community.

CARL HAAS, speaking on behalf of the developer, stated that they felt that mobile home parks were needed in this area. The best land use for this property was a quality mobile home park. He said that as Mr. Freund indicated, they are cognizant that they have to resolve any questions, comments, requests, etc., concerning drainage as they will be considered in the platting process. He said that if this conditional use request is successful, the developer will request annexation to obtain the basic City services such as sewer and water. Another point to consider in this request is the developer will be investing a significant amount of money in this development which will generate additional real property tax, as well as the personal property taxes the individual renters will pay on their units when they locate on these lots. HAAS said that this Commission was aware that when quality mobile home parks are properly developed and operated they can provide economical affordable housing for young families as well as retired and senior citizens. He said that Mr. Orindgreff, contract purchaser, currently operates other mobile home parks, one of which is Green Acres, which is located to the north of this site on Meridian. He presented some pictures to the Commission showing the development. HAAS said that they feel mobile home parks are needed in this area, and others feel that way also. He asked if this request was denied, and since other mobile home park locations have been denied, where would they have developers, such as Mr. Orindgreff, put a quality development of the type that he intends to put on this property.

HAAS addressing the school district comments, said that currently in Green Acres of the 241 total units there now, there are 101 senior citizens, 12 high school students, 11 junior high school students, 17 elementary school students, and 36 infants. He said the development of this park would take about eight years to develop. The first phase would only have about 100 units. The number of high school students, therefore, would be less than 12, and they do not feel that would be a hardship for the school district.

HAAS requested that the Commission give this conditional use permit favorable consideration so that Mr. Orindgreff can develop a quality mobile home park, that they feel is needed in this area.

ARTHUR DANIELSON, 2909 West 47th Street South, stated that Galbraith had mentioned that there was quite a turnout at the

Haysville Planning Commission meeting, and he was sure they were not just there to see what was going on. They were definitely opposed to the whole program. DANIELSON said that he did not believe that in the area in question there is any need for 1500 or 2000 mobile homes. He said that they moved out on the edge of Wichita because they wanted to live in the country. There is a housing development to the west with nice homes. An area is developing one-quarter of a mile to the east with new homes. He said that he was sure these people did not intend to have a mobile home park within a quarter of a mile of their property when they bought it. DANIELSON presented a handwritten copy of the meeting at Haysville and comments of all of the people. He said that they have also gotten protest petitions of every property owner within 1000 feet of this location, with the exception of two. He presented a copy of the notarized protest petition to the Commission.

DANIELSON said that at the Haysville meeting they brought up the matter of what was going to happen to the children, drainage, and traffic. He said that when they talk about 920 mobile homes, they are talking about a small city. He said that he and his wife were opposed to this proposal. They did not think this was a good thing for the County, the City of Wichita or for the City of Haysville. It offers no pluses except to the land developer.

WILMA DANIELSON, 2909 West 47th Street South, stated that she and her husband felt that the proposal would diminish the property values immediately adjacent to this area. She said that everyone says that these people have to live somewhere, which is true, but she has not seen anyone in tents or any other area in the City with such an influx of mobile home parks. She said that they have tried very hard to have a development where they had quality homes around them. She said that these were not necessarily high dollar homes she was talking about, but about people who will be there 20 years from now. She felt that the mobile homes would depreciate. DANIELSON said that the prospective owner and developer has assured them that this will be a quality park like Green Acres I is. He said that the quality would be good, and she agreed. The plan is better than most, but it is not tip-top. She said that in case the developer fell ill or should sell the development, his guarantee is worthless. She said that the developer said that he was interested in the community. On the south edge of Green Acres there is a dirt road that goes back to a church and school. At one time there was a plan for development, but pavement had to go through on 45th Street. She said it was turned down because Mr. Orindgreff did not want to pave. She pointed out that their home represents their commitment to the best social and community that they can afford and that they can maintain.

DR. BILL HATHAWAY, 180 Skyline Drive, stated that he and his family had lived in a mobile home for the last three years and had just moved from one. He found out that when he tried to sell his mobile home and his lot, which he owned, that it was very difficult. It took a year and a half to sell it because it was a mobile home. They sold it at a loss. They were willing to do that in order to move into the present area where it is so nice. They thought that the value of this area would continue to go up, but having had the experience of seeing values go down, he knew that there would be some effect there regarding their own property. He presented a list of his oppositions to the Commission which stated that the development of so many mobile home parks in their immediate area may result in a decline in the quality of the neighborhood; the possible devaluation of their property; due to first two stated oppositions, the buying and selling of properties in the area would be greatly hindered; having just purchased property in the area he was concerned about the possible devaluation of his property causing them to pay for the loss for years to come before they started paying on the actual value; and the citizens in the area have already voiced their opposition against this move on

Thursday, October 13, 1983, and the meeting ended with a negative vote. He asked that the Commission respect the wishes of the majority now living in the area.

BAYOUTH pointed out that it was not just mobile homes that were not selling, there are stick built houses that have been sitting around for two or three years too. He said that mobile homes were about the only affordable housing left.

CLINT RENOLLET, 3245 West 47th Street South, stated that he had built a good many of the homes in Chitwood Addition, and built homes in the addition east of there. When they platted that area and built homes in other areas, one stipulation was that mobile homes, moved in houses and garages, could not be put onto these properties. He said there was a reason for all of this and that was the devaluation of the person's property next door or in the general area. He said that the main thing to do was keep the property prices going up. Over the years his home had increased in value and it was without the help of the mobile home park. He said that he could not think of where a mobile home park increased the value of any houses. He said that he could tell of instances where they devalued them. RENOLLET said that if mobile home parks were such an asset he wondered why Mr. Orindgreff had not proposed one up around Taligrass or Comotara or Westlink. He also wondered about their school system. He mentioned that if about 50 of the mobile home dwellers moved out in six months, no one would be left to pay the property taxes for the schools. He said that the people in the area are tired of the influx of mobile home courts.

BAYOUTH commented that if the schools are overcrowded now it might be reaching a point where they need something like this to finance what they need.

GALBRAITH stated that the only thing that the attorney for the Haysville Board of Education had to comment was a fear of having to build a new elementary school. He said there were other questions raised the other evening that should this be annexed into the City of Wichita, would that change the school district boundary. He said that it does not. This property will remain in the Haysville School District.

BAYOUTH asked who would receive the ad valorem tax revenue.

GALBRAITH said that Haysville would for the school district.

FREUND spoke in response to the opposition. He said that in deference to Mr. Renollet prohibiting mobile homes in his subdivision, the reason they were requesting this conditional use permit is to prevent that from happening. They want to preserve this area for mobile homes and leave the other areas for single family dwellings. He said that is exactly and precisely the reason that they believe that this is the best use for this land.

HAROLD ORINDGREFF, applicant, pointed out that he dedicated Bennett Avenue and at the time that it is opened the street will be paved. On 45th Street, his petition is filed for paving. He said that he developed a fine park and it is the only four star park in the area. As far as children on the national average, it is 4/10ths of one child per home. ORINDGREFF mentioned that the Haysville Planning Commission probably was not aware that the people who were complaining live almost a mile away.

BAYOUTH commented that Orindgreff would not be developing 920 mobile homes right away, that it would take several years.

ORINDGREFF said that was correct. It will take between seven and ten years to develop. He said he would develop it as needed. The drainage and all of the land work would be done first.

WANDA FEDRO, 415 Basswood, Haysville, Kansas, stated that they built their home four years ago and they now have the home on the market. They would like to sell it and build another one in the area. They were told at the Planning Commission meeting in Haysville, that there is an average of 2/3rds of a child per unit in a mobile home court, which would come to around 600 new students in the school system within 7 to 8 years. If half of those were elementary students, they would have to build a new school. That means their taxes would go up and they already have one of the highest tax rates in the State. She said that Haysville was trying to upgrade their image in the community so that people would not be afraid to buy in Haysville. She felt that if this is approved it would make it harder on Haysville's economic base right now. She stated that the southwest part of Wichita already has its share of mobile homes. As homeowners, they consider this a burden. It will increase their taxes for schools, increase the traffic on Meridian, and increase the overcrowding of their school system.

JEFF BANNON, broker in this transaction, responded to a comment made in reference to Mrs. Cox. He said that she owns this land that has been sold, which consists of 160 acres. She still owns 240 acres on the east side of Meridian which is immediately adjacent to this property. On those 240 acres there are three residential properties that are currently rented, as well as her current home-stand which is sizeable. BANNON said that there was one comment of why was Mrs. Cox's land for sale if she was so supportive of this proposed development. BANNON said that he discussed this in detail with Mrs. Cox before she agreed to this sale. She thought very carefully about whether or not it would cause her remaining holdings to appreciate or depreciate in value. He said that in comparison to anybody else objecting to the development of this mobile home park. Mrs. Cox probably has many, many times more investment and reason to be concerned than anybody here from an economic standpoint. She is definite supportive of this project. He added that adjoining land-owners that are in the area have been contacted, and Mr. Vanderhall, who has land adjoining the proposed park, felt that it was a good addition to the community. BANNON said that this was something thought over very carefully by Mr. Orindgreff. It is a multi-million dollar project.

BOB WICKHAM, 2910 West 47th Street South, stated that according to Mr. Bannon, Mr. Vanderhall thought this was a good idea. He said the reason Vanderhall thought so was because he had thought about putting a mobile home park in himself at one time. He said that he has lived in this part of the country all of his life and has seen it develop. He said that he knows that progress comes, but he did not feel it should come in this kind of form. He felt that houses were fine. In some of his experiences, a mobile home court regardless of how nice it is depreciates property.

IRENE McCALLES, a resident of a mobile home park, stated that she was in favor of another mobile home park. She could not understand why people try to degrade people that live in mobile homes. They pay their taxes the same as everybody else. They buy their groceries. They are not freeloaders. She said that children have to go to school regardless of where they live.

WILSON asked all of the people present in opposition to please stand. About 15 people stood in opposition.

MRS. DANIELSON wanted to make it clear that they were not referring to the people in the mobile homes in their references to opposition of this proposal. She said that what she was upset about were the remarks made by Mr. Bannon because it sounded like a veiled threat. She asked if this request is not approved, could the mobile home park be built anyway.

FRUEND stated that the Broadway improvements are scheduled for construction very soon. Also South Seneca Street is closed and will be improved to fourlane arterial standards. The concern about traffic on Meridian today will be alleviated because of the improvement of both Broadway and Seneca. Furthermore, the development, as been stated, will take from 7 to 9 years to complete. The total traffic impact will not reach its peak as a result of this park until nine years from the date of approval.

BAYOUTH commented that this is a tough decision. He said that nothing new was being introduced into the area. The traffic and school problems would all be handled. It really would not create a hardship as people think it would.

CROCKETT stated that this was the first time he has encountered a mobile home application since becoming a commissioner. He said that he has been in the position of the people who spoke from time to time in years past, and has heard these same type of discussions. He said that he agreed with Bayouth in regard to this being a very difficult situation. It seemed to him that if they were going to provide housing for people who do not have the means to build onsite structures, then mobile housing is something they have to look at. It further seems to him that if they are going to have mobile homes, they should have them in parks which meet the standards promised to them by this developer. CROCKETT said that he would state in all candor, that if he was asked if he would like to live next door to a mobile home park, he would say, no, he probably would not. He felt that he would be dishonest if he said otherwise. On the other hand he felt that opinions about mobile home parks have been tailored in part from the developments they have seen in the past. Hopefully the developments that they will see in the future will erase those doubts or modify them in some way. He said that he was inclined to vote for this proposal. He said that he recognized the opponents, and felt that the opposition was very well spoken. He shares some of their concerns. He said that the Commission does not initiate these proposals and they cannot designate where they should be placed. He said that in dealing with what has been brought before them, he would have to say that he favors the proposal.

WILSON said the only thing that bothers him with this proposal is the magnitude. The plan that was presented to the Commission has 920 units but it also would allow seven units per acre, which is 1,078 mobile homes. If they are only going to use 250 units per year, there would be a four year supply of park spaces in this park. WILSON said that he is troubled with the size, the concern of the citizens, the concern of the community to which they will be attached, and the concern of the school board which says that even 400 students are too many students in one area.

MOORE said his position on the matter is that he recognizes mobile home parks as a necessary evil. He said that he would vote against the application because he felt that the residents out there are living with enough parks in their area. If it was in a different area he would probably vote a different way.

BAYOUTH pointed out that a lot of the acreage is in green space and drainage.

**MOTION:** Having considered the factors as contained in Policy Statement No. 10; taking into consideration the undeveloped character of the general area; the residential zoning on nearby properties; the suitability of subject site for development with a mobile home park and the recommendation of approval by staff; I move that we recommend to the Board of County Commissioners that this application be approved. Bayouth moved, Crockett seconded and it failed by a vote of 2 in favor

(Bayouth and Crockett) and 5 opposed (Gardner, Hansen, Moore, Peters and Wilson). Goebel was not present. Banzer and Chisholm were absent.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the undeveloped and residential character of the general area; the unsuitability of the subject site for development with a mobile home park; the extent to which a mobile home park would detrimentally affect nearby property; the impact of the mobile home park on community facilities; the opposition of area residents; and the recommendation of denial by the Haysville Planning Commission; I move that we recommend to the Board of County Commissioners that this application not be approved. Moore moved, Hansen seconded.

HANSEN said that she would like to explain her vote which was definitely not against a mobile home park. She said that this Commission tries very hard to work with the outlying communities and there generally is a feeling that they do not respect their territorial rights at all. In addition, there are a lot of neighbors concerned.

VOTE ON THE MOTION: It carried with a vote of 5 in favor (Moore, Hansen, Gardner, Peters and Wilson) and 2 opposed (Bayouth and Crockett). Goebel was not present. Banzer and Chisholm were absent.

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EXCERPT FROM PLANNING COMMISSION MINUTES OF DECEMBER 1, 1983

LEGAL:

3. Case No. CU-263 - Norma Cox requests a Conditional Use Permit to establish a Mobile Home Park at the E 1/2, NE 1/4 Except the North 600 feet of the East 600 feet and the N 1/2, SE 1/4 in Sec. 24, T28S, R1W. Generally located at the southwest corner of 47th Street South and Meridian.

DISCUSSION:

GALBRAITH stated that this request was considered by the Planning Commission a month ago. Staff advised at that time that the Haysville Planning Commission had first considered this request and recommended unanimously that it be denied. He said that at the Planning Commission meeting a number of people spoke in support of the application, as well as a number of people speaking in opposition. He mentioned a letter was furnished at that meeting from the attorney representing the Haysville Board of Education, not particularly taking a stand either pro or con against the request, but pointing out a concern for the number of students that would be generated from a 920 unit mobile home park that might have an impact on their school system.

GALBRAITH said that there were a number of comments made about the number of children that might be anticipated to be generated from such a park. Concerns about traffic conditions have been raised if this type of mobile home park was placed at this location. He said that the abutting property owners, as well as people from a residential subdivision that is approximately 3/4ths miles to the west were heard at the previous hearing. He mentioned that following the Planning Commission meeting, 58 percent protest petitions were filed. The action by the Planning Commission was to recommend by a vote of 5-2 that the request be denied.

GALBRAITH stated that the Planning staff, stated at the previous meeting, that they generally support mobile home parks in almost every location in and around the City of Wichita. They raised a number of questions about the overall design of this mobile home park. The staff did not particularly like the grid pattern which resulted in a sterile design of the park. They mentioned some drainage problems that the applicants have since tried to indicate how they might be resolved. They raised some questions about the location of a recreational vehicle storage facility site on the premises adjacent to a south property line that has since been relocated. He said that he also commented about the useability of some of the open space. GALBRAITH said that it was pointed out that there was a gas line that ran north and south right through the center of this site that limited its ability to be designed in a less sterile form.

GALBRAITH pointed out that with the Commissioners' package of material, a copy of the minutes of the Board of County Commissioners was furnished. He said that they debated this at great length, and their action was to return the case to the Planning Commission for reconsideration believing that they had been provided additional information that the Planning Commission was not privileged to hear. GALBRAITH said that some information was provided by the applicant that the generation of children from his present park would be .31 child per unit. Since that has been presented at almost every meeting, staff looked at some other mobile home parks so that the Commission would have figures from more than one mobile home park. Staff checked three other mobile home parks. The number of children per unit was .41, 1.16 and 1.1. So the average of three parks that they looked at suggest that there is nearly one child under 18 years of age per unit. He said there were some parks that rented to no one with children.

GALBRAITH said that there were some questions about if this park goes in how many trips per day would it generate on both 47th Street South and Meridian. He said that staff had advised that a two-lane road of this type could accommodate about 7,000 vehicles per day without too much difficulty. He said that 47th Street South today has 1,186 trips per day, while Meridian has 2,800 trips per day. He said that according to the calculations, a 920 unit park could generate an additional 5,000 trips per day.

GALBRAITH mentioned that at the last meeting there were a number of letters presented to the Commission from people in opposition, as well as people in favor of the request. He said that he had received two other letters this week stating opposition to the request.

WILMER FREUND, Consulting Engineer for the applicant, stated that they have prepared a revised development plan for the park. He emphasized that they were talking about a 10 year plan to develop the entire site. He said that the traffic on Meridian would be at its peak 10 years from now. He said that they have looked at ways in which to resolve the drainage problems that have been pointed out to them. One way would be to construct a storage pond in the southwest 40 acres of the tract if it is needed. He said that in that pond they could provide storage of the excess runoff that they could not accommodate in the channel work they show running down through the center of the park. Another change is to take the surface drainage from the east, as it approaches Meridian, south along the west side of Meridian, and then west to the main ditch along the south side of the property. This would eliminate any need for any structures or crossings in the middle of the park. FREUND said that they have also added an additional access to the southwest 40 acres. They have complied with the request to move the recreational vehicle storage up and away from the south line of the property.

FREUND said that they believe that this is the highest and best use for this particular property under the circumstances. He said that 30 percent of the homes that are sold today are mobile homes. He submitted that if this is not a good location for a mobile home park he would like for the Commission to tell them exactly where mobile home parks should be developed.

FREUND added that the County Commission referred this request back to the Planning Commission because they felt that they have heard new information. That new information, from the applicants standpoint, is of up-to-date, realistic school statistics and some additional reasons why mobile home parks are needed.

HANSEN stated that Mr. Freund has sort of challenged the Commission to state where mobile home parks are appropriate if this is not a good site. She stated that about two weeks ago the Commission approved a mobile home park that was handsomely designed and creatively laid out. It was approved with enthusiasm. She contended that the reluctance of the Planning Commission to approve this site might not be entirely based on location.

HAROLD ORINDGREFF, applicant, stated that at the last meeting he really did not know how many children there were in his other parks. He said that in Green Acres, there are 240 units. There are 101 senior citizens, 12 children in high school, 11 in junior high, 17 in elementary, and 6 infants. He said that he called the business manager, Mr. Fraizer, of the Haysville School Board, to see what the school problems really were. The statistics and enrollment figures that he got from Mr. Fraizer were: Nelson School was designed to handle 1,080 children with a present enrollment of 875 children; Oatville School was designed to handle 240 children with an enrollment of 149 children; and Rex School was designed to handle 1,080 children with an enrollment of 615 children. The total for elementary schools that they are able to handle is 2400 children. They presently have 1639

children enrolled, which would allow them an additional 800 children in elementary schools.

ORINDGREFF continued that the Haysville High School was designed to handle 650 students. They have enrolled 489 students. Freeman School has never been used but they presently have 25 handicapped children in it. The school was designed to handle 450 students that could be used for a junior high school. Campus High School was built and designed for 1500 students, and has an enrollment of 890 students. The highest enrollment they have had in this school district since 1962-63 was 1306. ORINDGREFF said that he really did not think the school system, even if his statistics were not right, would be overloaded by the proposed mobile home park.

ORINDGREFF mentioned that at the County Commission meeting the Traffic Engineer said that there were roads and avenues, such as Meridian, that have a speed limit of 45 miles an hour presently, which means that the traffic is not too heavy. The Traffic Engineer further stated that there were avenues all over town that have ten times that amount of traffic. ORINDGREFF said that he did not feel that the school and traffic matters were the real factors in this zoning. He said that this was a preliminary design. He said that he would design the park anyway any of the Commissioners wanted, but there was a problem with it, and that was the 66 foot gas line pipe easement going through there. There is an easement for the drainage ditch that is 65 feet wide that curves through the property. He said that there was a need for low cost housing in this town.

GOEBEL asked Orindgreff how many units per acre were there in the park on Meridian.

ORINDGREFF said that there were 37 acres in the park, and there are 241 homes on it.

GOEBEL responding to Freund said that he was aware that there were a lot of people wanting mobile homes, and a lot of people needed them, but he felt the design was what most of the people were objecting to.

DON ALLISON, President, Dick Allison Mobile Homes, 4230 South Broadway, stated the reason he got involved with this was because he had read the minutes of the Haysville Planning Commission and was upset with the reasons that the people in the vicinity gave in saying that they did not want the mobile home park there. He said that there was, even with the approval of the recent mobile home community, a need for additional mobile home spaces. He said that it would be nice if they were more spread out around Wichita. ALLISON said that traditionally they were in this area because that is where there was available ground in the City of Wichita. They did not have to go into the County to get the land. Initially they were able to use water wells and septic tanks in this area but they could not do the same in the eastern part of the City.

ALLISON said that some of the complaints that the people were making were that mobile home people do not pay their fair share of the taxes. ALLISON said that in 1982 the State Legislature passed a law that mobile homes would no longer pay personal property tax and they would be assessed as real estate. They now pay ad valorem tax, so they are paying exactly their fair share depending on the value of the house. The landowner will pay taxes on the increased value of his property. The mobile home owner will also pay sales tax initially on the full selling price of the home, and it will be paid every time that home is sold again. The property taxes will come back to the various municipalities, including the local school board. A portion of the sales tax comes back to the County for distribution.

ALLISON said that another remark was made that mobile home people were undesirable neighbors. He said that they come from all walks of life. There are professional people, blue collar people, and office personnel. There is no one type of people that really be classified as being mobile home type people. He said that there was a great proportion of young people that are getting into mobile homes. He read a clip from a magazine written by the president of one of the larger manufacturers which stated that manufactured housing allows young people to get their first home without being financially burdened, and allows them to build equity in their home so that they can later move on to something more expensive if they wish. It also allows them to look back on their starter home with a sense of fun and satisfaction. That is the big part of the manufactured housing business.

CROCKETT asked if it was difficult for people purchasing a mobile home to find a suitable place to put it.

ALLISON said that right at this time it was totally impossible with the exception of a new community in Park City near 61st and North Broadway that is just starting. He said that there were no vacancies in the mobile home communities at this time.

CROCKETT asked how long has this situation existed.

ALLISON said that it exists continuously. The process of getting a park approved is such a teeth pulling matter, that when one gets approved, it is filled immediately. That in itself proves the viability of the concept and the demand that is there. He said that one of the things that the lack of parks does is to artificially keep the rent levels higher than they possibly should be.

PETERS asked what was the current shortage.

ALLISON said that he had no way of determining the current demand. He pointed out that when the communities are filled in Wichita, he continues to sell about the same amount of homes. But all of a sudden they are going to El Dorado or in the County, which contributes to urban sprawl.

MRS. OPAL WILLIAMS, 9 Rolling Hills Drive, owner of Deer Lakes Estates, stated that she did not know Mr. Orindreff, and that he was actually her competitor. She said that she deals with mobile home people, day in and day out. She said that she listen to the young people come in trying to buy a house, a place to live and a place to have their children. She felt that it was very unfair for people to stand up and say "well they are just trailer people". This is not true. WILLIAMS said that most of her people that come in are responsible people. They have jobs, both spouses are working, with one or two children. She said that she did not feel that people in mobile home parks should be called "trailer people" and that "they move in and out". The statistics show that most of the people in mobile homes only move about 10 percent of the time. She said that she would like very much to see this go through even though Mr. Orindreff was her competitor.

IRENE McCALLIS, stated that she answers the phone in a mobile home park and knows that there are at least five calls a day asking for spaces to park their mobile homes on. That is 150 people a month that are being turned down because she has no space available. She felt that this location is a nice place for a park. Tallgrass and Comotara already have all the noise and traffic from the airplane factories. McCALLIS pointed out that a handful of protestors were not the only ones that elected the Commissioners to office. She also pointed out that the merchants in the surrounding area would welcome such a development. She said that she would never want to stand in the way of a city to grow.

NORMA COX, owner of the application property, stated that she had maintained the property for ten years and she needed, at this point in time, to sell part of it. She said that in her opinion the mobile home park would cause no problem there.

BAYOUTH asked if the mobile home park would depreciate Mrs. Cox land to the east.

COX said that she did not feel that it would hurt it in any way. She mentioned that two of the protestors have their land for sale.

ROBERT WICKHAM, 2910 West 47th Street South, stated that he had nothing against the people who live in mobile home parks. It was the mobile home park itself that he opposed. He commented that the 1976 mobile home with 980 square foot is an average mobile home. The total 1983 mill levy for the Waco Township is 98.372. The property tax that would be generated for a mobile home would be \$106.23. The Haysville School District mill levy is currently 66.561 mills. This same unit would generate \$71.88 for the school district for each mobile home. WICKHAM reviewed tax rates and revenue figures for mobile homes and site built homes.

GARDNER asked if Mr. Wickham had the existing assessed value based on the current assessment on the property for this land.

WICKHAM said that it was around 200 dollars an acre.

GARDNER said that he believed that there was a substantial difference between that kind of figure and the 35 dollar figure per mobile home.

WICKHAM continued that the total revenue generated by a mobile home would be \$123.52 per unit. The revenue generated by 920 mobile homes and the land would be \$113,638.40. The revenue generated by a mobile home that would go to the school district would be \$83.58 per unit. The total revenue for 920 mobile homes that would be collected by the school district would be \$76,890.60.

WICKHAM said that if this 154 acre site was developed with single family there would be about 770 units. He said that he was using 5 lots per acre to allow sufficient area for streets. If these lots were used as single family dwellings, the lots would have an average appraisal of \$1,050 per unit. An average residence of 1307 square feet would be appraised at \$18,360 in a comparable area. WICKHAM said that these figures were taken from six houses in the Chitwood Addition. These houses run in age from 1968 to 1974.

MOTION: That Mr. Wickham be allotted three additional minutes to finish his presentation. Gardner moved, Hansen seconded and it carried unanimously. Chisholm was absent.

WICKHAM figured that the total taxes to the school district from the single family dwellings would be \$298,798.50. Total taxes generated by single family residential would be \$441,602.70. The total taxes generated by a mobile home court was \$113,638.40. The difference was \$327,964.30.

WICKHAM continued that the difference in the revenue generated for the school district by residential and mobile home courts was \$221,904.90. He said that if a 154 acre tract is developed as a mobile home court instead of single family residential, the Waco Township district will lose approximately \$327,964.30 per year in total taxes. The Haysville School District will lose approximately \$221,904.90 per year in total taxes.

HANSEN commented that she was not sure that anyone would want to develop the tract with single family uses in the next five years. There would be revenue generated by the mobile home court for the five years, and she was not sure that his figures told them anything.

WICKHAM said that he was talking about a comparison between a mobile home park and housing area. People would not be opposed if it was to be homes in the \$60,000 to \$80,000 bracket. What they do not want to see are more mobile homes when they have approximately 21 mobile home parks around them now.

JERRY BERG, attorney for Unified School District No. 261, stated that he had been asked by the Haysville School Board to appear today because of the record of the County Commission meeting that purported to give the Planning Commission facts, figures and statistics concerning the impacts on the school district. He said that he hesitated to say that he was present in opposition or in support of this change. They are in a situation that is unique to the MAPC and Planning Commissions all over the country. He said that it is now imperative that planning not only consider sewage, streets, traffic and appearances, but the impact that it has on the education of students. He pointed out that everyone was aware of the recent report, "Nation at Risk". BERG said that the importance of the information that he was to provide had been mentioned by members of the opposition and that is that mobile home parks fill up immediately as Mr. Allison pointed out. He said that he did know if the impact of the tax statistics sunk home to the Commission, but it certainly sunk home to him. The net effect of that is, with the addition of the students that they are going to have and the additional tax base that they are going to have, that will only receive three-quarters of the amount it takes to educate the additional children. That means that the level of education for every student in Haysville will be reduced. He asked how many times could mobile home parks be put in their school district without considering the educational impact. He said that he was representing 3,000 children and gave the statistics on how the school district would actually be affected. BERG said that the number of students given is being generated per unit from the proposed mobile home park was lower than what they have experienced in existing mobile home parks. If they apply the statistics given by the proponents of the mobile home park, it would be 583 students. BERG said that they simply did not have room for 583 more students in their district without making major capital outlays. He pointed out that the statistics provided the Planning Commission and the County Commission were blatantly impossible. He felt the Commission should know that Rex Elementary School and Nelson Elementary School are the two largest grade schools in the State of Kansas, and the student population of Nelson Elementary School is at capacity. They only have a buffer of about 50 or 60 places available in Rex Elementary. He felt that this should be considered in the tax effects, the number of people that will be placed in this area, and the recently approved mobile home park of 80 acres should be considered as well as the fact that they will have to handle the influx of students.

MOTION: That Mr. Berg be granted an additional five minutes to finish his presentation. Crockett moved, Gardner seconded and it carried unanimously. Chisholm was absent.

BERG said that Freeman School was comprised of four buildings. Building A is currently being used as the Administration Building and is fully occupied. Building B houses the Head Start program and some of the storage requirements for the district. Building C is primarily storage and it is fully utilized. Building D houses the special education, early childhood program and is totally occupied. He said that there are increasing requirements on them to provide education for all of the students within the district and they have to have space to provide for those programs. He said that there was no way to use these buildings as an elementary school.

He said that they could probably handle some additional students in the junior high and senior high level, but their experience has been that the increase may be greater than they can handle financially and provide education at the current level.

BERG stated that they were trying very desperately to improve their efforts in providing higher educational standards for their students. They are very proud of what they have accomplished, but an action of this nature, with the effect that has been pointed out by Mr. Allison, will simply make it very, very difficult for them to hope for any improvement. He said that they will have to struggle to keep the levels that they have already obtained.

BAYOUTH said that according to Berg's statement they cannot afford another student at those schools. He asked what if they zoned this "R-5". What if any development should go in there, single family or otherwise. He asked how does the Wichita school district accommodate new subdivisions.

BERG stated that first of all the Wichita school district has a greater number of physical facilities which gives a greater flexibility to handle increased student populations. Secondly they have statistical figures to show how much time they have to prepare to provide education for single family and multiple family developments. The mobile home park in Haysville on Broadway was full within two years. They had no time to prepare and it was a much smaller park than this. He pointed out that it was very difficult to get bonding for physical facilities and whatever it takes to educate students in that limited amount of time. He said that you don't have that problem with single family development because it tends to be spread over a period of time.

BAYOUTH asked Allison if they were going to put 920 units in this area in two years.

ALLISON said that it would possibly be about 200 a year.

GARDNER commented that if he was following the thrust of the argument, the Haysville school district would not have any particular opposition to single family development in this area.

BERG said that he did not know if they were in a position to oppose either. He was just simply trying to explain what they felt the impact would be on the educational system.

GARDNER said that the context of Berg's presentation appeared to express an opposition to a mobile home type development on a basis of the number of children that would impact the school system in a fairly short time frame. He asked if that was correct.

BERG said yes, along with the effects of taxation.

GARDNER asked if he had heard Berg say that based on figures presented previously, that single family developments generated a greater level of revenue and enabled them to better accommodate students, on the basis of simple economics, than if the site was developed as a mobile home park.

BERG said that was correct.

GARDNER asked if Berg would express opposition to a single family development in the Haysville system if it was of the proportion that they were talking about in the terms of the number of units.

BERG said that to his knowledge they have never experienced a request for a development that would result in the same increase of students that the proposed park would generate.

GARDNER stated that by Berg's association and presence today he has involved himself in the question because to some degree the argument that has been presented has been that the preference would be for something other than a mobile home type development because mobile homes don't generate nearly enough revenue to educate the students.

BERG asked how would this site be served by sewers.

The Commission said sewer and water services would be provided by the City of Wichita.

BERG said that he would anticipate then that they would be in a situation where the tax revenues that they receive would be for educational uses only. He said that then the property base would not come close to the figures they have for what it takes to educate the students at the level that they are currently educating them.

GARDNER said that he felt that Berg's opposition was primarily economic in terms of the inability to generate sufficient revenue to educate the students adequately.

BERG said that in the long run money could solve that problem, but in the short run they do not have the facilities.

GARDNER stated that the kind of thing that Berg was saying was that if this mobile home type development did generate a higher level of revenue or had a greater assessed value, thereby generating a higher level of value, he might have less difficulties accommodating, in the short run, the additional students. If it generated more revenue, they would be better able to accommodate the students. He asked if that was what Berg was saying.

BERG said that that was true if it was spread over a longer period of time and if there was a sufficient tax base.

GARDNER stated that they could find several examples of this type of action in other communities where it has been termed by the Supreme Court to be de facto segregation. It is economic segregation of just a slightly different form.

BERG asked by what. Opposing mobile home parks?

GARDNER said by opposing a development that did not generate a sufficient amount of revenue "to pay its way".

BERG said that they were not opposed to an appropriate apportionment of this type of development throughout Wichita's jurisdiction. But if he would look at the location of the mobile home parks that are currently within their district, he did not think that argument would hold.

GARDNER said that he would like to believe Berg's statement, but the comments he has heard leads him to believe that the school board was in opposition to a development that won't generate enough revenue to pay the way for the children.

BERG asked how many school districts were within the Wichita jurisdiction, and how many of the recent improvements of mobile home parks have been located in other districts. He asked why were they the ones who must bear this brunt when there are six other districts inside Wichita's jurisdiction.

GARDNER asked if Berg occasionally felt like they had a bigger district than they could handle economically? He asked if that question has been considered or addressed? He said that maybe the area and responsibility, if they can not handle it, ought to be released to a different district that has more capacity. He asked if that has been addressed?

BERG asked if Gardner was serious in his comments.

GARDNER said that he was dead serious.

BERG said that they could certainly accommodate, to the best of their ability, the education of the students within their district, and will do so with whatever money they have. He said that he was trying to avoid a reduction in the level of education to the students that they are currently providing. If this could be spread over a ten year period, it might make a substantial change in their position, because then they could plan and provide for it.

GARDNER asked if they had a budget session on an annual basis.

BERG said they certainly did.

GARDNER asked if at the end of the budgeting session did they develop some kind of levy factor that is passed along

BERG said yes.

GARDNER stated that if the mechanical and physical taxes are exceeded and they could not levy adequately to accommodate the additional growth that might occur, then the question of relinquishing those areas of responsibility from the system should be addressed.

BERG stated that was not something that they have control over. BERG said that what they would have to do would be to attempt to issue another bond issue and build buildings, and get temporary facilities in to educate students. He said that all he was saying was that this has a unique effect on the district, more so than other forms of land use and they simply wanted to point out those effects to this Commission.

GARDNER stated that with due respect and having heard Berg's presentation, he has some substantial skepticism as to the statistical basis that Berg has utilized.

BERG related that Galbraith had provided the Commission with his statistics independently, and he certainly was not aware of that. He asked if Gardner was equally skeptic of Galbraith's figures?

GARDNER said that he felt, in terms of Berg's revenue calculations in the prior presentation, yes.

MOORE said that several weeks ago the Commission approved another mobile home development out in this area, and no one from the school board bothered to show up at that one and complain.

BERG said that they were not notified. He said that they were asking to be notified of any change in their district if the Commission wants their input. He pointed out that there is 58 percent protest filed in this matter. Their school board was notified of this because they own property in the area. However, their property is not in the 58 percent. If it was added to the protest, the percentage would be much higher.

MOORE asked if Berg was saying that nobody on the school board knew about the other development going in until after it was approved.

BERG said that he could not speak for everybody on the school board but he did not know about it.

MOORE said it seemed to him like the school board was discriminating against mobile home parks.

BERG replied that perhaps the Commission was discriminating between mobile home parks too. They approved the one a couple of weeks ago.

WILSON said that he interpreted Berg as being more concerned with the rapid influx of students than the financial impact that this would put on the school district. He felt that everyone was reading something a little different in the statements. They also attributed the prior speaker to Berg's comments. He said that Berg's comments were not about the fact of how they were appraised and where the monies were. He said the fact was that if they dumped three or four hundred students on his school district they would not be able to handle it because they did not have the physical facilities, and in one year they could not go out for bond issues and build bigger facilities. If it was spread over an appropriate amount of time, Berg stated that they would be able to handle it. WILSON felt that Berg was being taken advantage of in some of the statements that were made in his behalf.

BERG remarked that if these parks fill as rapidly as they have been filled in their district, that increase of between 600 or 1000 students in a district that has 3037 students would mean that they would be adding a full third more students within a two year time period.

WILSON said that he was sure the City of Wichita could not handle a 25 percent increase of students in 10 years. It would be physically impossible.

PETERS asked if Berg owned a home in Haysville.

BERG said that he lived within the district, but not in the City of Haysville.

PETERS asked what was the tax mill levy in Haysville.

WILSON said that it was 98.372 mills, and 66.561 went to the school district.

GOEBEL commented that he happened to be in the building material business himself and he has argued the tax situation against mobile homes for 6 or 7 years but could never get anybody excited over the situation. He felt that the mobile home people were getting a little bit of a free ride on the taxes. He pointed out that the statistics given today were a little distorted. He said that in this day and age there are a lot of people that will have to live in mobile homes or apartments in order to have a place to live. He felt that the Board of Education should plan on smaller dwellings and less taxes and face reality.

BERG said that was all very well, but it was a matter of how rapidly reality would come running at them. He said that they were told that at the time the mobile home park was put in at Haysville just south of the Big Ditch that it would not have a rapid impact on the school facilities. The primary reason that Nelson school is now full and they had to redistrict to move more students to Rex was because of that mobile home park.

BANZER asked, putting statistics aside and based on Berg's experience, the way these mobile home parks develop, will they present a problem to the Haysville school district.

BERG said yes, they will impact school lunches, transportation, teaching staff, facilities and everything else.

BAYOUTH asked Galbraith how the Wichita School Board handles these types of situations.

GALBRAITH stated that where there is a heavy concentration of plat activity in certain areas the Board of Education will often ask to be able to negotiate with a plat to try to buy a site. It is obvious from there on they plan for school expansion. They often have to bus children to other school facilities until new school facilities are built. They attempt to program and plan for it as children become available in an area that need education.

WILSON stated that the City of Wichita has a student population of 50,000. They have a population of 280,000, and the school population is declining even with the rapid expansion of new facilities. The population is staying stable. In ten years they have gained 2,000 people in the City of Wichita, and all of a sudden if they took the City of Wichita and put in 25 percent more students they would have the same problem as a small school board in a small community. The only reason Haysville is talking about putting a trailer park in that vicinity is that those people will work in Wichita. Haysville cannot absorb another 1000 living units. He said that he was sure they would love to have all of those people if the development was spread over a period of time.

ROGER BOLTON, 2120 West 46th Street South, stated that he was representing a group of homeowners that live about one-half mile east of this development and about one-fourth mile north, in a recent development that was built in 1979. There are about 50 residents all in stick built homes. He said that he was at the County Commission meeting last week and he understood that the message the County Commission made was that this is not a good plan. The magnitude of the project, the planning in regard to the project, the concern of the citizenship, the concern of the Haysville school district, none of these questions have been addressed adequately by the developer of the property. He has told the Commission today that this is a preliminary site plan and he could change it and change it. He said they have no accurate information to determine how quickly this is going to affect the area. To step into it boldly is one thing. To step into it knowingly is quite another. He felt that they have all of these quantitative questions to be answered, as well as a large variety of qualitative questions. He said that he addressed many of those in front of the County Commission last week. There are many quality of life issues that need to be discussed. Is this the best land use? Are there other alternatives available? He said that is why the Planning Commissioners are here, to help them, as a community and residents in that area, to determine what is the best use. Without a definitive plan, without some greater knowledge, then how could they make a decision that is going to impact the community for years and years ahead? To create 4,000 new residents in this area in a short period of time is scary.

BAYOUTH replied that if the County Commission did not feel that there was a need, it would not have come back to the Planning Commission. He said that Mr. Goebel hit on the most important thing, market determines basically everything. There is a need for affordable housing. Mr. Allison stated there was a need. He said that they were not introducing anything new into this area. They do it throughout the City of Wichita, not just with mobile homes. If there is "R-5" across the street they approve more "R-5" and so on. BAYOUTH said he feels the same as he did the first time, that this is still the highest and best use for this land.

BOLTON said that Commissioner Spratt's exact statement last week was that there was new information that had been brought up that was not in the minutes of this particular meeting and he had not been able to analyze. Mr. Gragg and Mr. Scott were confused as to what issues were being discussed. BOLTON said that the information had not been provided to them in a manner in which they understood it or in a manner in which they were willing to make a definitive decision regarding that.

CROCKETT asked Bolton if he was aware that when this matter came before this board previously it was recommended to be disapproved.

BOLTON said that he did not learn that until the evening before the County Commission meeting when an individual from his neighborhood contacted him. He contacted Galbraith and found him to be extremely helpful in providing him the necessary information to express his opinion.

CROCKETT said the reason for his question was that the interpretation he placed on the County Commission's action was somewhat confusing to him. His understanding of what occurred was that this proposal went to the County Commission with a recommendation from this body, two members voting in minority, to disapprove the plan. The County Commission sent it back because they felt that there was additional information that this Commission ought to consider.

WILSON commented that from his perception of the minutes of that meeting and his discussion with one of the people across the street, that there was conflicting information in those meetings. The statistical information differed from one group to the other group and they thought that it ought to be clarified. That is the reason for the return to the Planning Commission. It was not that they disapproved what the Planning Commission did or any other board did, but that of a sudden there were new numbers and new people.

GARDNER stated that with all due respect, the Planning Commission sent a very strong recommendation for disapproval to the County Commission with a sufficiency of minutes that would have choked a horse. He said that Bolton's concern about people being confused may relate more to self-expression than it does to a group, this bench or County Commission. He felt that the amount of material presented the first time had sufficient detail that very amply and clearly explained what the situation was. The new material was presented at the County Commission meeting, and although it might have been conflicting material, he was certain that does not always happen. He said that he did not think that Bolton in ascribing his confusion to the balance of everyone else, including the County Commission, is quite correct. They could have taken a very simple action to simply take the recommended action that the Planning Commission sent forward, which was to deny, and save themselves a great deal of travail and turmoil in rehearing and reconsidering this matter. GARDNER said that the County Commission does not take that decision lightly, nor does the Planning Commission. It is simply a case where a strong feeling exists on the members of the County Commission that some merit exists in the project such that it should not be denied initially. Secondly, the information that was presented was of such a nature that it constituted cause for the Planning Commission to reconsider its recommendation to recommend disapproval, and that is what they are doing. He said that he appreciated Bolton's expression of concern that they study the thing to death and come up with some master plan and alleviate totally everybody's confusion, but it may be that some of them might be six hours ahead of him on hearings and detail and it is probably time to move down the road to see if they have anything new or different to present. He asked if Bolton had anything new or different to present in the way of factual data.

BOLTON said he was afraid not.

FRED CALDWELL, realtor or developer, 5546 York, stated that land directly to the north of this property is property that he has developed over a period of years and was quite aware of a lot of the problems that is in the area. He would like to know if one of the principal problems has been addressed which is the major drainage program that is under study to redistrict and retrain the whole area. He said that he has heard comments about three times, that the highest and best use of this land is a mobile home park. He said that he personally did an appraisal on this land for a previous owner in 1979, and at that time he and several colleagues decided that the highest and best use of this piece of ground was for single family residential

construction. That is the primary thing that is going on around it from the standpoint of a number of major subdivisions that are in the city and some that are outside the city. CALDWELL said that they tried to do some other residential development in the area and were denied because of the drainage or it was recommended not to be developed because of the high cost of that drainage directly north of this property. He said that he had no particular input and owns no property surrounding this land at this time, but felt that these points should be brought out.

MRS. WILMA DANIELSON, 2909 West 47th Street South, stated that her property directly abuts this site on the west. She said that in the listing of the proposed pros and cons of this mobile home park, she came up with the following. One, the need for low cost housing. Two, it is an empty field and it is available. Three, the seller wants to sell. Four, the developer wants to develop. She said that in regard to the need for low cost housing, it is only a priority of a planning commission. She said that planning to her should include more aspects of development than throwing up mobile home parks at a staggering rate. Since when was the answer to the American dream been to have a mobile home on a piece of rented ground. Why is it so much better and cheaper housing than apartments, duplexes, or renting single dwelling homes? The big plus is in the investor who realizes the megabucks for the investment dollar. She asked why was the low cost housing concern only in South Wichita. Admittedly the median income as listed by the Pennypower survey is listed as between 10,000 and 15,000 dollars and their area does not have any signs of any heterogeneous combinations of income brackets. She felt that a mixture was important in a community. A mixture of income brackets is important for a community to be healthy. She said that the memory of the Orient tract area and the ghetto along South Meridian during the depression era are still with us. Some of the problems of that time are still left unsolved. They are just getting around to addressing some of those problems. DANIELSON said that they have had an image that they have tried to collectively reverse. They have tried to improve their pride in their area and reverse their image enough to pull themselves up by their bootstraps. Each time they have tried that, they have been set back rather abruptly by some one or some thing. It seems to be the same thing again. She asked why was ground cheaper and more available in south Wichita. Does one mobile home park diminish the value of surrounding ground enough to make that ground less desirable for other types of building and development and thereby making adjoining ground more and more available for mobile home park development. She said that the Commission has definitely started a trend. She asked what were their plans for south Wichita. Was it just what ever is expedient and what some call good business? Good business is also being a slum landlord. Does planning just go where the money is? Is it ultimately going to leave south Wichita with a legacy of problems? And then the more dense the population, the more dense becomes the associated problems. DANIELSON said that her fervent hope was the Commission's planning would be with a vision to the future, not necessarily a vision with a dollar sign.

DANIELSON said that this property was an empty field and it was available. It is an empty field and its development would be the best use of the land so they have been told. She said that she did not believe that. It is still a good fertile farm land, and if it must be developed, her first choice would be a country club and a golf course. South Wichita does not have one. Her next choice, and knowing full well that she did not have one, would be a housing development. As to its being an empty field, most wheat fields are empty. It is just that kind of thinking that has turned the whole country into one big parking lot in some areas. The Federal government is not the only culprit in seeing the demise of the family farm as a vanishing relic of our past. There is also the problem of the drainage. DANIELSON said that they have said something about the traffic problem and would address that later and that it was no worse than anywhere else. She said that they have yet to do anything in advance of an emergency as far as traffic is concerned. She said that the Commission was talking about creating

another Pawnee and Seneca and another Kellogg and West Street insofar as a hazard is concerned. She said that they call that "broken glass corner". Headlights have been smashed there at a phenomenal rate.

DANIELSON said that the seller wants to sell. The ground may be for sale but it is definitely not on sale. The only ones who can afford the asking price for it is those who can make 700 dollars a month income per acre return on their investment. Granted, it is a good business deal. Some people sometimes overimprove a given area as a possible tax write-off and then all of a sudden realize that a total return is difficult at the time of sale. She said that they happen to have a restored 1967 Mustang that they bought very cheaply, but found that they have more invested in that car than they could ever realize on a resale. However, they don't build mobile homes on Mustangs.

DANIELSON said that the developer wants to develop. She said that there were other areas available that are not in this heavily concentrated area. The developer could also think of refurbishing and redoing a mobile home park on Seneca. She said that Seneca has gone down the drain as far as any improvements are concerned. She said that she wished they could address themselves to refurbishing and not redeveloping.

DANIELSON said that the residents are firmly against any more mobile home parks in their area and they hope that their feelings count for something.

SHIRLEY RENOLLET, 3245 West 47th Street South, stated that she was fighting for her rights and her family's rights, her neighbors rights, and their school district's rights, and she would continue to fight. She said that in the south end of Wichita they have too many trailer parks. She did not feel that the applicants should make their profit off of them. She said she felt that they were all created equal. They are all Americans and should not be quibbling like this, and that they can come to a decision. Hopefully it will be the decision that the trailer park does not go in. She mentioned that she has three children that ride their bicycles on that street. She felt that they have enough traffic as it is. RENOLLET indicated that she was not against people that were in mobile homes, but they certainly do not bring up the value of property. RENOLLET said that she was sure none of the Commissioners lived by a mobile home park. They do not increase property values. They do not pay their fair share of taxes. She said that their schools do not need the influx of children that would be brought in. She said that they take pride in their area.

ARTHUR DANIELSON, 2909 West 47th Street South, showed a map to the Commission that was presented to the County Commissioners showing the location of mobile home parks. He said that there were 22 mobile home parks in the south end of Wichita and there are two in other locations. He said that hopefully there was a better use for the land than mobile home parks.

CLINTON RENOLLET, 3245 West 47th Street South, stated that as he looked at the map just shown, this was one instance that he did not like to live where the stars were. He said that he had been at every meeting concerning this issue. At the meeting of the County Commissioners they heard everything that the Planning Commission heard. They saw the minutes of the Planning Commission. The only thing that was brought up different was that Mr. Orindgreff had figures, and Mr. Berg had facts and figures of the school district. He did not feel that anybody present was stupid enough to believe that if this corner is approved for a mobile home park, that the east side of Meridian, which is also owned by Mrs. Cox, would be developed with anything other than a mobile home park. He said that since 85 percent of the mobile home parks are in the south part of Wichita, he was beginning to think that was discrimination and he was a little bit tired of it. He said that he could not see that any mobile home

park was going to be an asset to his property. The only three that he could see that would benefit from this would be the developer, the person selling mobile homes and the person selling the property. He felt that the best use of this property would be residential.

ROSCOE A. FOX, 4825 South Kessler, stated that he has been to all of the meetings. The thing that he has heard new today, and which has been in his mind all along, is the developer's consultant reiterating at this meeting and all other meetings that this is a ten year program. He said that Bayouth referred to Allison as an expert, and Allison said 200 units a year would be put in which would result in this site being developed in a little over four years. One lady gets 150 calls a month. Also Allison said that there was no place to put the mobile homes. FOX said he wondered if this was a four year or ten year development. He said that he was very much aware of the traffic in the area regardless of the Traffic Engineer's comments. He said that he was an engineer and they also make mistakes.

BAYOUTH commented that by the time the developers solve their drainage, water and sewer problems, it would be two years before this park even puts one mobile home on it. He reiterated that by the time this park is completed, it is going to give everyone ample time to solve their problems, including the school board.

WANDA FEDRO, 415 Basswood, stated that she would like to set the record straight about the fact that they have sold their home on Basswood. She said that they are building another home in a different area of Haysville than where they are currently located. She also pointed out some tax facts, stating that her taxes this year in Haysville went up 10.8 percent. She said that she did not know how they plan to build new schools without adding taxes, and personally they could not afford any higher taxes than what they are going to be paying on their new home.

PETERS commented that Haysville's taxes are the highest in the County.

FEDRO responded that they are the highest in the County by one full mill levy. They are the highest taxed community in the County.

SHIRLEY RENOLLET said that she and her husband were in the building business and they build a lot of small homes for young couples who are unable to afford larger homes, and they sell fast. They have one lot in one addition that is left. She said that one thing that they would not do was to place trailer courts by the homes because they feel the courts lower property values.

FREUND stated that on behalf of the owner and the developers, that if the Commission sees fit to approve the conditional use request, they were willing to limit construction, since all the comments seem to be with respect to how fast they are going to develop it. They would be willing to accept a restriction to 150 units per year.

WILSON asked Galbraith if this request was possible.

GALBRAITH felt it was. He pointed out that there were a number of conditions for a conditional use and it could be approved subject to that condition. GALBRAITH said that he has a problem with that however, because staff has been advised that the applicants will request annexation of this property at the time it is platted. Once it is annexed into the City, "C" Mobile Home zoning is established, and the Commission loses the conditions of approval under the conditional use. He mentioned that the property could be platted a piece at a time that would accommodate 150 units at a time.

FREUND said that they could not afford that. Their option was to buy the entire 160 acre tract. Unless the Commission could

guarantee that they could get "C" Mobile Home zoning in the future they could not be comfortable with platting only a small portion each year.

PETERS asked Galbraith when did he learn about the property being annexed into the City.

GALBRAITH said that when Mr. Orindgreff first contacted him about three months ago. They talked about the two ways to proceed with attempting to establish a mobile home park. Orindgreff is annexable now and he wants City of Wichita services. He had the option to request annexation before he filed a County conditional use, but since he is a contract purchaser, the owner of the land was simply not agreeable to annexation at this time. Orindgreff has filed a County case, knowing that when it is platted, and services are extended, annexation will occur at that time.

PETERS said that he did not believe that is what Orindgreff told Commissioner Scott. Scott asked the question at the County Commission meeting.

GALBRAITH stated that as he recalled the question was, "if the case is denied, would you request annexation." Orindgreff's answer was, "no, I won't."

BAYOUTH said that this is very common for property that is near the City and using City services. This is nothing different as far as annexation is concerned.

LAKIN responded that if the area receives City services through connection of either water or sewer, it would be a requirement that the applicant petition for annexation and staff would exercise that petition at a time found beneficial to the City. That usually occurs about the same time the platting happens, if it is on a boundary.

PETERS said that he would like to know from the contract purchaser his answer to the question, "if he is going to ask for annexation of this property within the next year."

ORINDGREFF said yes, he would very definitely ask for annexation because he was told that he could not get City sewer or water without it.

ARTHUR DANIELSON said that he hoped everyone was not missing the point. It appears that they have been talking about the drainage and all of the other problems, etc. The whole crutch of the thing is that they still do not wish to have the whole south part of Wichita as one trailer court. He said that he is utterly amazed that everyone thinks the way to solve the problem is to restrict the number of units to 100, 200, or 400 a year. DANIELSON said on MacArthur, east of Meridian they have graded out another 25 acres for streets, etc., for another 200 mobile homes. The work has not stopped on mobile home sites. It is still going on.

BANZER asked how many protest petitions had been submitted and signed. It was established that 58 percent of the property owners had signed the petition.

LAKIN stated for the record on petitions that there are two groups of petitions that have been submitted. One group was submitted to the County Clerk following the last meeting and filed under the State statutes as official protest. Under the statutes that is the 58 percent number. The second group of petitions were handed to the Board of County Commissioners and it was represented that they contained more than 200 signatures from people in that general area.

CROCKETT felt that it was important that it be understood that the Commission takes these applications as they come before them. It is not that they are saying that they would like to see mobile home parks in any given sector. They have to look at the applications as they come before them, and felt that that was an important thing to keep in mind.

GARDNER commented that the economics of mobile home housing versus multiple family housing versus single family housing is something they hear debated on a continuing basis. The same arguments that have been presented today have been presented in relationship to multiple family housing projects where the approximate cost of apartments range from 18,000 to 30,000 dollars a unit, and it is represented by the surrounding neighborhood as not generating sufficient tax revenue to properly fund the school district or to properly fund other services. He said that the element of providing housing in an economic range that could be determined to be affordable is something that is hotly contested, whether it be single family, multiple family or two, three or four-family. It invariably provokes opposition from single family residents if it is anything other than single family, stick-built. In some instances, if there are no guarantees of sufficient value being built into the neighborhood, there is opposition to less expensive neighborhoods. He said that in all due respect to the housing Mr. Renollet produces, and it is good housing, there are neighborhoods in Wichita that would be opposed to his housing going in next door. GARDNER said candidly it cannot be described as anything other than a level of discrimination. He said that we all exercise some form of discrimination in our judgment process. He said that he has to respond to those who object to people of lesser economic means, and people who can only afford housing of a lesser economic level, by saying that over the years the denial of a housing opportunity to persons has invariably shortchanged the community of persons who can participate in their growth and their activities. He said that it was very difficult to take people who live in a 20,000, 30,000 or 40,000 dollar house and tell them that they are not a desired participant because they don't pay as much taxes as someone in a more expensive dwelling. He said that he finds that the question of appropriateness of the type and level of housing in a particular area in terms of the dollar value of each particular unit is a very poor measure of the quality of the people and the children produced in that area. GARDNER said that, in all due respect, to the people who spoke in heavy opposition to a less expensive form of housing, there are people who have developed housing areas that have been strictly modular construction mobile homes. They have made major contributions. He felt the point was the appropriateness of the density level that is being proposed and the type of housing which seems to be hotly debated at this point and its impact on the school system are the primary elements. If they can gage the impact on the school system by some kind of a covenant that restricts development to a level that would be more or less acceptable, he felt that they had overcome a major hurdle in the opposition that has been presented today, with the exception of those in opposition to someone coming in with mobile home housing. He did not think that was a valid objection.

PETERS stated that he thought he understood the name of the game. He said that he has been on both sides of the issue of zoning. It disturbs him a little that if this case is turned down, that the applicant could go to the City to get annexed and request "G" zoning. He did not think it was fair. He felt that if this case was going to be a City case it should have been stated that way to start with.

BAYOUTH commented that in order for the applicant to develop this he must have the utilities. Haysville cannot provide the utilities. The County cannot provide the utilities. It has been the policy of the City to request annexation if their services were going to be used.

GOEBEL commented that he always felt that too many mobile homes were being put in south Wichita. He felt that Mr. Orindgreff would put in a nice mobile home park, but felt that 900 more in that area was entirely too much. Because there were so many people opposed to the request, GOEBEL said that he would vote against the request. He felt that the people in opposition came on too strong against the body that had recommended denial of the application in the first place.

BAYOUTH stated that he looked at each item on its own merit. Somebody has to look out for the City at large. Somebody has to look out for the people who cannot afford single family dwellings. He said that he could appreciate the people in opposition, but he still did not feel that this was going to create a problem for them or he would not vote for it. He said that he hated to disagree with Goebel, but if he would take a look at the map, that is open space there. They are not sticking a mobile home park in the middle of Haysville, Wichita or anywhere else. This is undeveloped property. If those people who wanted to develop this single family, go and buy the property and they could then let it stay in wheat the rest of their lives. This is a free country. There must be a place for mobile home parks.

CROCKETT said that he wanted to respond to the question of where would they put a mobile home park if they did not put it here. The point he would make in that regard was that it appeared to him that this probably is not a site that was conducive to a mobile home park except with the standard type of street grid pattern. He said that it looked like it was very difficult to put in the type of a park that would be conducive to increasing the aesthetics of the area. He felt there were better places to put a mobile home park.

WILSON felt that the County Commission sent this back because of all of the hassle. He was willing for this to go back to the County Commission and let them make the final decision.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the mixed undeveloped and residential character of the general area; the undeveloped and residentially zoned property surrounding this site; the suitability of the subject site for development with a mobile home park and the recommendation of approval by staff; I move that we recommend to the governing body that this application be approved, subject to the conditions listed on the staff report and to a limit of 150 units per year. Bayouth moved, Gardner seconded.

WILSON asked how could they limit the units to 150. If it is annexed into the City it does not mean anything.

LAKIN responded that from a regulatory enforcement standpoint once the site is annexed into the City there would not be that control. It could be covenanted with the neighbors and this could be enforced through civil proceedings enforceable beyond the annexation issue. But it would mean a responsibility of taking it to court in order to enforce it. The only other control would be as a Planning Commission to refuse to approve any plat which would be a vehicle for annexation.

GARDNER asked Mrs. Williams, owner of Deer Parks, how many sites were in that development, and how many have been developed over the course of the last several years.

MRS. WILLIAMS, #9 Rolling Hills Drive, stated that she had 175 lots. She said that it was not a park, it was a mobile home subdivision. At the present time she has 52 of the lots sold.

It has been very slow because many of the young people who come out cannot afford to buy a lot.

GARDNER asked what time period have the lots been available.

MRS. WILLIAMS said that she opened up officially a year ago in May. She did not have electric service to all of the lots at that time.

GARDNER stated that being aware of the location of Mrs. Williams' project which is between Wichita and Derby, in an area of high traffic and close proximity to major employees, he was personally very reluctant to believe that they were likely to see an influx of units into this request that would exceed 150 to 200 units per year. When a mobile home park is very viable and desirable the absorption rate is about 50 units over an 18 month period. If there is such a demand for sites as they have been led to believe, there is an apparent discrepancy here.

BAYOUTH pointed out that everybody that buys a mobile home is not going down to this park.

HANSEN called for the question.

VOTE ON THE MOTION: It failed with a vote of 4 in favor (Bayouth, Gardner, Crockett and Moore) and 5 opposed (Hansen, Banzer, Goebel, Peters and Wilson). Chisholm was not present.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the mixed undeveloped and residential character of the general area; the agricultural uses on surrounding property; the recommendation of denial by the Haysville City Planning Commission, and the opposition of area property owners; I move that we recommend to the governing body that this application be denied. Hansen moved, Peters seconded and it with a vote of 5 in favor (Hansen, Peters, Banzer, Goebel and Wilson) and 4 opposed (Bayouth, Gardner, Crockett and Moore). Chisholm was absent.

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## MAPC Again Votes Down Green Acres II Permit Request

**HAYSVILLE—** The proposed 154 acre Green Acres II mobile home park, at Meridian and 47th Street South received a second recommendation from the Metropolitan Area Planning Commission that it not be allowed.

The MAPC voted 5 to 4 as it met Dec. 1 to recommend the County Commission not issue a conditional use permit to developer Harold Orindgreff, allowing him to turn the agricultural land into a mobile home park. Because the site, at the southwest corner of 47th Street South and Meridian, is zoned for agricultural use it can be developed only with a conditional use permit.

The vote Thursday marks the second time the MAPC has voted against

the park. By a 5 to 2 margin, it voted Oct. 20 to recommend the conditional use permit not be granted. Public opposition against the project was a deciding factor, members said. Members Dave Bayouth and David Crockett dissented.

Instead of voting on the issue when it was presented to them Nov. 16, the county commission decided to send it back to the MAPC for further consideration. Conflicting data concerning the impact of the project on the Haysville school system, USD 261, warranted another look at the project, they said.

The project, containing from 800 to 900 pods, or mobile home sites, would be the largest in the county. And although the development is planned for over a 10 year period, concerns have been raised it would flood the Haysville schools with children for which there is no room and not enough money to educate at the "present level of quality." Much of the discussion on the project Thursday revolved around that concern.

Harold Orindgreff, who operates several mobile home parks in south Wichita, including Green Acres (about a half mile to the north of the proposed site for Green Acres II on Meridian), argued his development would not overload the Haysville schools. Comparing the capacities of the district's six schools at the time they were built to their current levels of enroll-

ment, he claimed the schools were only filled to half of their 5,000 student capacity.

Other concerns about the drainage problem the land might face he said were solved by a drainage plan, channelling runoff from the north and west into a natural stream through the property. He plans to include a collection pond to the park as runoff control, he said.

He countered concerns the project would greatly increase traffic on Meridian and 47th Street by saying the low speed limit, 45 miles per hour, makes the area an unpopular thoroughfare.

Joining Orindgreff in speaking for the project were an employee of Green Acres, a fellow mobile home development owner, and a mobile  
See MAPC Page 3

## MAPC

*Continued From Page 1*

home dealer, all of whom spoke to the popularity of mobile homes and parks for them. And, they argued, mobile home owners come from all classes of people.

"As one park gets approved, it fills immediately," said Dick Allison, a mobile home dealer. "I think that proves their viability."

Jack Galbraith of the Metropolitan Area Planning Department, expressed some of his department's reservations about the park, which he described as a "sterile grid pattern." Roads are straight in the park, providing the maximum number of pods possible. That, he said, would be difficult to change, because of a 20 foot wide gas line easement running through the center of the property, parallel to Meridian.

The project would also add substantial traffic to the two lane roads in the area. Capable of carrying

a maximum of 7,000 "car trips" daily, the park, at its capacity, would bring 5,900 more car trips daily there, he estimated. That would bring traffic there to close to the limit, he said. Developed with single family home sites, in a naturally less dense development, it might bring 500 fewer car trips per day than the park, he added.

In addition to his department's concerns, said Galbraith, 58 percent of the owners of property abutting the proposed site have protested the plan. That will require a unanimous vote of the county commission to override their wishes, he said.

Those landowners were well represented at the meeting and spoke out against the project for nearly three hours.

R.H. Wickham, 2910 W. 47th Street South, argued as a mobile home park, the land would bring in \$327,900 less in local taxes to Waco Township, and \$221,000 less to the Haysville schools than if it was built into a single family home develop-

ment, similar to those in adjoining neighborhoods.

"But I'm not sure your figures mean anything," countered MAPC member Maxine Hansen. "That land could sit vacant for five years without the park."

USD 261 attorney Jerry Berg also addressed the tax issue. The project, he said, wouldn't produce "three-fourths of the amount needed to educate those kids" who would live there, he said.

He challenged Orindgreff's school vacancy figures, saying state and federal law requires the use of much of the available classroom space for media centers and special education rooms. Along with use of some rooms for storage and administrative offices, Haysville's schools are virtually filled to capacity now, he said. While the district was not speaking specifically against the project, said Berg, the sudden influx of students, as mobile home

park dealer Dick Allison implied might happen would not give the district time to plan for their educations.

Berg's comments drew fire from the MAPC members in favor of the project. J.L. Gardner called the concern that the park wouldn't produce enough tax revenue to "pay its way" a form of discrimination against mobile home owners. He even suggested the school district relinquish control of the area if it couldn't afford it.

Bayouth argued Wichita schools were able to absorb the students from the "many new subdivisions we've approved" around the city, and Haysville ought to be able to do the same.

Other members, however, sided with the opponents. J. Wilson argued if Wichita schools were to experience an equivalent 25 percent increase in its student

population, "it would have the same problems as a small community."

W. Goebel, another member, voiced his pleasure that "somebody finally got excited" about the inequity of mobile home taxes as compared to conventional "stick built homes."

He added, however, a concern that districts plan for the inevitable influx of mobile homes.

Residents of the area raised other complaints about the project. Eighty-five percent of all mobile home parks in the country are in south Wichita, they said. Others worried while the project is supposed to take 10 years to complete, growth of other parks in the area indicate it may fill in only four years.

"The crux of the matter is we don't want the whole part of south Wichita turned into one big mobile home park," said Norma Danielson, who lives across the street from the site. "Our area should include a mixture of income brackets."

Because of the concern the park would fill quickly, Orindgreff's engineer Wilmer Freund, offered to limit development to 150 units yearly. But, pointed out Wilson, Orindgreff plans

to seek annexation into Wichita as soon as the permit would be granted. Then, the conditional use permit would be dissolved in favor of city controlled zoning. The 150 unit limit could not be legally enforced then by the city or county, he said.

Voting against the

recommendation to deny the permit were Dave Bayouth, David Crockett, J.L. Gardner and J.T. Moore. Voting for it were J. Banzer, J. Wilson, Maxine Hansen, and Elmer Peters.

The matter is to go before the County Commission Dec. 28.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561

December 2, 1983

Wilmer Freund  
Booker-Freund Associates  
111 West Douglas  
Wichita, Ks. 67202

Re: CU-263 - Conditional Use to  
establish a mobile home park

Dear Mr. Freund:

At its regular meeting of December 1, 1983, the Metropolitan Area Planning Commission reconsidered the above-captioned request. The action of the Commission was to recommend that the application not be approved.

This matter will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, December 28, 1983 in Room 320, Sedgwick County Courthouse.

If you have any questions, please contact our office.

Sincerely yours,

Jack H. Galbraith  
Chief Planner

JHG:sad

cc: Norma Cox, 5018 South Meridian, Wichita 67217  
Harold Orindgreff, 2900 Oriole Drive, Wichita 67204  
Jeff Bannon, 946 North West Street, Wichita 67203  
Loren E. & Wilma J. Cooper, 5807 West 63rd Street South, Wichita 67215  
Don Allison, President, Dick Allison Mobile Homes, 4230 South Broadway,  
Wichita 67216  
Mrs. Williams, #9 Rolling Hills Drive, Wichita 67212  
Robert Wickham, 2910 West 47th Street South, Wichita 67217  
Jerry L. Berg, 7619 South Seneca, Wichita 67233  
Roscoe A. Fox, Jr., 4825 South Kessler, Wichita 67217  
Wanda Fedro, 415 Basswood, Haysville 67060  
Roger Bolton, 2120 West 46th Street South, Wichita 67217  
Fred C. Caldwell, 5546 York, Wichita 67215  
Mr. & Mrs. Arthur Danielson, 2909 West 47th Street So., Wichita 67217  
Clinton A. & Shirley D. Renollet, 3245 West 47th Street So., Wichita  
67217

Beverly Brady, 2124 Davis, Wichita 67217  
Vickie Hancock, 2102 West 46th Street South, Wichita 67217  
Mary Ellen Alford, 2202 West 46th Street South, Wichita 67217  
Sue Elliott, 4601 South Fern, Wichita 67217  
Ron Worley, County Zoning Officer

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

November 22, 1983

TO Jack H. Galbraith, Chief Planner  
FROM Robert L. Young, Principal Planner

SUBJECT Green Acres II - Mobile Home Park Proposal (CU-263)

The Planning Department Transportation Planners have furnished the following traffic generation rates from a manual prepared by the National Institute of Transportation Engineers entitled "Trip Generation Report No. 6".

<u>Type of Development</u>	<u>Trips Per Dwelling Unit</u>
Mobile Home Parks	5.5
Single Family Detached at density rate of:	
1 Dwelling Unit/acre	9.3
3 Dwelling Unit/acre	10.2
5 Dwelling Unit/acre	9.1
Apartments	6.0
Duplexes and Townhouses	7.0
Planned Unit Developments	7.9
Retirement Community	3.5

The Transportation Planners indicate the optimum traffic capacity of the two lane roadways paved to County Standards bordering the proposed mobile home park site would be 7,000 vehicles per day (ADT). The latest traffic counts conducted by the Sedgwick County Department of Public Works indicate that 47th Street South is experiencing 1,186 ADT and Meridian is experiencing 2,824 ADT adjacent to the site in question.

When the site is fully developed, the proposed 920 mobile home units would generate 5,060 additional trips per day. On the basis of the proposed layout of the mobile home park, it is estimated that 20% of the additional traffic would seek access to 47th Street and the remaining 80% would use Meridian.

The additional trips would result in traffic loads of 2,198 ADT on 47th Street South and 6,873 ADT on Meridian. These projections are within the optimum capacity limitations of 7,000 ADT although the figure is being closely approached on Meridian.

For the purposes of comparison, trip generation figures were

November 22, 1983

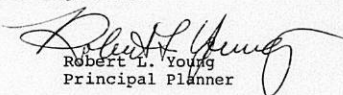
applied to the site under the assumption it was developed for typical detached single family purposes.

A review of recently platted single family subdivisions reveals an average development density of 2.96 DU's/gross acre in the Wichita area. Applying this figure to the 150 acres available in the proposed mobile home park site and the trip generation rate projected for this type and density of development results in a projection of 4,534 additional trips from the site when fully developed for single family residential purposes.

This is 526 (10%) fewer average daily trips than were projected on the basis of the property being developed as proposed with mobile home units. Using this projection and the previous estimation of a 20%/80% split, 47th Street South would experience an 2,093 ADT load and Meridian would carry 6,452 ADT.

On the basis of these figures, there are no significant differences in the projected traffic loads that would be generated from the site developed with either mobile homes or single family housing.

This is partially due to the fact that as a residential traffic generator, mobile homes rank next to last in trip generation rates of those types of residential uses specified by the Institute of Transportation Engineers.

  
Robert L. Young  
Principal Planner

RLY:jps

## HAYSVILLE SCHOOLS CLASSROOM UTILIZATION

There have been many changes in classroom utilization since the buildings were constructed. The figures used with the County Commission in no way addressed this issue.

- 28 Twenty-eight classrooms are used by special education classes mandated by the state and federal government.
- 6 Six classrooms have been converted to media resource rooms. This change was made to comply with state and federal guidelines.
- 2 Two library rooms were converted to reading laboratories to comply with a federally funded program in remedial reading.
- Tot.36 Thirty six classrooms are no longer used for a regular classroom of 23 to 27 pupils per teaching stations. The students in all of the programs mentioned above also occupy regular classroom space as they are in the regular program half or more of the day.

The figure of 30 students per classroom is too high. Board policy attempts to hold kindergarten through third grade at twenty-three maximum and four through sixth grade at twenty-seven pupils per room.

The teaching process today requires many more materials than just a textbook and a blackboard. Every room needs space for small group work, reading and mathematics centers in each room. These materials take up space and reduce the number of students that can be housed in each room.

We do not dispute the fact we could handle the junior high and senior high population produced by this housing area. However, we would disagree on the number of increase indicated to the commissioners. Our experience has been this type of housing produces more school age students for us than even the .4 student per housing unit.

There are several other factors that need to be considered such as transportation costs, start up costs for opening an attendance center and increased utility and equipment costs.

MOBILE HOME PARK

Using a 1976 model mobile home with 980 square feet as an average and the current 1983 mill levy for this area of Waco township of 98.372, I find that a yearly tax of \$ 106.23 would be generated by each unit in the mobile home park.

With the Haysville school district current mill levy being 66.561 mills, this same unit would generate a tax of \$ 71.88. The balance of the \$ 106.23 being \$ 34.35, would be distributed to the remaining taxing units.

100% land value would be figured as 154 acres x \$ 3,500.00 per acre, or \$ 539,000 x 30% = \$ 161,700 assessed value x \$ 66.561 mill levy for school district is \$ 10,762.91 total taxes generated to school district divided by 920 units would be \$ 11.70 taxes generated per unit to Haysville school district.

Recap of mobile home court with 920 units:

\$	106.23	improvement per unit
	<u>17.29</u>	land per unit
\$	123.52	total per unit
	<u>920</u>	units
\$	113,638.40	total taxes generated
\$	71.88	improvements per unit
	<u>11.70</u>	land per unit
\$	83.58	per unit
	<u>920</u>	units
\$	76,893.60	total taxes to school district

SINGLE FAMILY DEVELOPMENT

154 acres of land platted as single family residences would amount to 770 building sites using 5 lots per acres allowing sufficient areas as streets.

If these lots were used as a single family development the lots would be appraised on an average of \$ 1,050 in a comparable area.

An average residence of 1307 sq. ft. would be appraised at \$ 18,360 in a comparable area.

Tax computation of residential area with 770 units:

Land 100%	\$	1,050	Land 30%	\$	320
Improvement 100%		<u>18,360</u>	Improvement 30%		<u>5,510</u>
Total 100%	\$	19,410	Total 30%	\$	5,830

30% of assessment	\$	5,830
Mill levy		<u>x 98.372</u>
Taxes generated per unit		573.51
		<u>770</u>
Total taxes generated	\$	441,602.70

Alloted to school district

30% assessment unit	\$	5,830
school district levy		<u>66.561</u>
per unit	\$	388.05
units		<u>770</u>
Total taxes to school district	\$	298,798.50

Comparison Total Taxes:

Total taxes generated residential	\$	441,602.70
Total taxes generated mobile court		<u>113,638.40</u>
DIFFERENCE	\$	327,964.30 more

Comparison Taxes to School District:

Residential:	\$	298,798.50
Mobile home court		<u>76,893.60</u>
DIFFERENCE	\$	<u>221,904.90</u>

Comparison by Unit:

Total taxes generated (residential)-general tax:	\$	573.51
Total taxes generated (mobile home)-general tax:	\$	<u>123.52</u>
Difference per unit - taxes generated:	\$	<u>449.99</u>
Taxes school district per unit (residential)-tax:	\$	388.05
Taxes school district per unit (mobile home)-tax:	\$	<u>83.58</u>
Difference per unit - taxes generated:	\$	<u>304.47</u>

CONCLUSION:

If 154 acre tract is developed as a mobile home court instead of single family residences the Waco township taxing district would lose approximately \$ 327,964.30 per year in total taxes generated when compared to being developed as single family.

The Haysville school district would lose approximately \$ 221,904.90 per year in total taxes generated when compared to being developed as single family.

COMPARISON OF CHILDREN UNDER 18 PER HOUSING UNIT IN MOBILE HOME PARKS AND SINGLE FAMILY SUBDIVISIONS

Selected Areas	Tract	Block	Persons Under 18 Years	Total Housing Units	Persons Under 18 per Housing Unit
<u>Mobile Home Parks</u>					
Lakeview Mobile Home Park	59	242	84	203	0.41
Riverside Mobile Home Park	59	114	621	535	1.16
Park Village Add Mobile Home Park	72	121p	485	482	1.01
Average	-	-	1190	1220	0.98
<u>Single Family Subdivisions</u>					
Westlink Village 8th 9th & 10th	94	443	58	41	
		444	30	21	
		445	47	27	
		446	30	20	
		447	33	26	
		448	46	26	
		449	34	36	
		450	25	18	
		451	28	19	
		452	47	37	
		460	49	38	
		461	16	15	
		462	103	86	
Total	-	-	546	410	1.33
Southwest Village 4th	91	409	13	17	
		410	30	19	
		413	27	17	
		430	62	32	
		431	26	19	
		432	23	18	
		433	40	31	
		434	37	27	
		435	16	13	
		436	20	18	
		437	29	18	
		438	17	19	
		439	21	16	
		440	22	19	
		441	21	16	
		442	25	22	
		443	35	19	
		444	23	18	
		445	-	-	
Total	-	-	487	358	1.36
SOURCE Average	-	-	1033	768	1.34

Nov 9, 1983

Metropolitan Planning Commission  
Topeka, Ks.

I am opposed to the develop-  
ment of a mobile home park  
at 47<sup>th</sup> Street South & Meridian

Richard J. Cooper  
5407 St. 63<sup>rd</sup> So.  
Topeka, Ks.  
67215

RECEIVED

NOV 21 1983

METROPOLITAN PLANNING

ROUTE

Nov 10 1982

Planning Commission  
Topeka, Kansas

Dear Sirs:

As a Topeka School tax  
payer, I am opposed to the  
Mobile Home Park at 47<sup>th</sup> So  
& Meridian.

Loren E. Cooper  
5407 N. 63<sup>rd</sup> So  
Topeka, Ks.  
67215

RECEIVED

NOV 21 1983

METROPOLITAN PLANNING

ROUTE

# MAPC Again To Study Mobile Home Park Request

HAYSVILLE-- Mobile home park developer Harold Orindgreff will have a second chance to sell his Green Acres II development to the Metropolitan Area Plan-

ning Commission Dec. 1, the Sedgwick County Commissioners decided Nov. 22. The proposed 154 acre park, at Meridian and 47th Street South, drew intense

opposition at a MAPC public hearing Oct. 20. At that meeting, the body denied a request from Orindgreff to recommend a conditional use permit be granted by the commission, allowing the park in the area zoned for agricultural and general residential use.

Resident after resident of the area appeared before the commission, stating their opposition to the project. Several petitions against the park were also presented to the commission.

Opponents to the park complained it would overload the Haysville school system and the arterial streets, Meridian and 47th street, in the area. The park could, over its 10 year planned development, become the largest mobile home park in the county, with 800-900 pads.

Residents also worried the development would devalue property in the area already with several mobile home parks.

Orindgreff, however, disputed those claims, saying the parks traditionally bring a small percentage of children into an area. And, he said, his Green Acres I, less than a half mile to the north of the site on Meridian, is known as a well kept, attractive park, which, he said, would not lower property values.

In light of the overwhelming voice against the park, including a recommendation from the Haysville Planning Commission against granting of the permit, the MAPC voted 5-2 to recommend the County Commission not grant the conditional use permit.

Because of the negative vote of the MAPC, and the petitions offered by residents, it would have taken a unanimous vote of the County Commission to allow the permit. Instead of voting on the matter, however, the Commission, at the suggestion of Jack Spratt, returned the request to the MAPC for further study.

Spratt said he made the move because, he noted

"several contradictions" between the comments at the MAPC public hearing, and those offered at the commission meeting Wednesday.

He cited comments that the project would overload the Haysville School system. "Facts and figures" available to him offered views "not aired" at the hearing. Those views, he said, might have influenced the MAPC to vote differently, he said.

"I listened to the recording of the previous hearing," he said, "and it didn't sound like what I was hearing today, (Wednesday)."

Spratt admits he is "kind of leaning towards" granting of the permit for the park. Such parks, he said, are needed, and provide affordable housing for the elderly.

But, he admits, public opposition to the parks is common.

"They're kind of like sanitary land fills. Nobody wants one in their area," he explained.

The Meridian site, however, would be a "good location" for the park, because of the availability nearby of gas, sewer and water lines, he said.

Fellow commissioner Tom Scott, who represents the South Sedgwick County area, agreed that questions of the park's effect on drainage, the schools and utilities in the area needed to be studied further. He joined Spratt in the vote to send the request back to the MAPC.

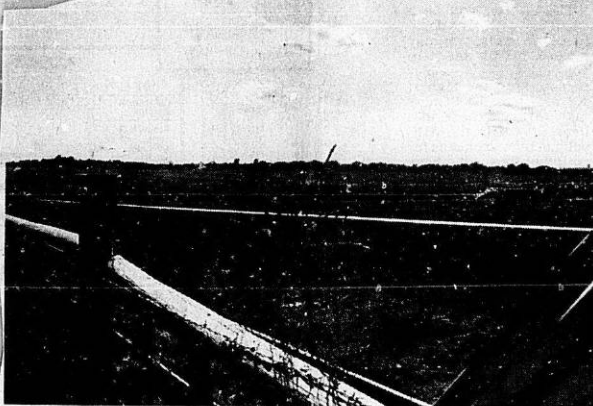
Member Don Gragg could not be reached for his comment on the unanimous vote.

The vote by the commissioners took area residents, appearing at the meeting, by surprise. A delegation of five appeared, all speaking against the project. Orindgreff and those associated with the project spoke for it.

Clint Renollet, who lives about a mile west of the site, was among those speaking against the project. After the vote, he confronted the members about it.

"I can't understand why they didn't flat reject it," he said. "If they're voted in by the people, why don't they represent us?"

Orindgreff could not be reached for his comments on the commission action. It is expected, however, that all parties in the dispute will be prepared to continue their battle at Dec. 1 MAPC meeting.



**A Second Chance**

Green Acres II, planned for this open field near Meridian and 47th Street South, will get a second chance to win support from the Metropolitan Area Planning Commission Dec. 1, the Sedgwick County commission has decided. The MAPC initially recommended against the county commission granting a conditional use permit which would allow the park in the area. Instead of voting on the matter, however, the commissioners decided to return the request to the MAPC for further study.

*The Daily Republic 11/17/83*

BOARD OF SEDGWICK COUNTY COMMISSIONERS  
PROCEEDINGS

November 16, 1983

METROPOLITAN AREA PLANNING DEPARTMENT

1. Request for Conditional Use Permit:

CU-263-Conditional use permit to establish a mobile home park located on the west side of Meridian and south of 47th Street South.

A SLIDE PRESENTATION WAS MADE

Mr. Jack Galbraith with the Planning Department came before the Board and stated, "We have an application for a Conditional Use Permit for mobile home park on 154 acres of land at the southwest corner of 47th Street South and Meridian. Essentially the application area is for two 80 acres; this 80 to the north along Meridian, and this interior 80 at the half-section line with the exception of the six-acre Light Commercial corner. All of the land for the most part is agricultural in use; the owner of this property is also the owner of the property across the street east of Meridian.

"There's a residential subdivision up off to the left of this slide. Serious drainage area coming through the site entering the site from the north in this fashion. General agricultural land in character with a number of single-family homes scattered throughout the area.

"On this particular slide, the area that's outlined in red, to the north, all in here, and to the south in here; and at that corner, here, have filed protest petitions against this Conditional Use application. That amounts to 58% of the 1,000 foot ring requiring a unanimous vote of the Board of County Commission to grant this Conditional Use request.

"This is just another slide of the protest area; again, those areas are outlined in red. This relates the application area to a larger area. Of course, this lies within the three mile ring of the City of Haysville, and they were the first community to consider this application. Again, the residential subdivision I spoke of up in this area; the city limit of Wichita is right here, essentially at the corner of the application. Campus High School is right in this area.

"This is the site development plan that the applicant submitted; it's a tentative plan. It indicates approximately 920 mobile home sites on the 154 acres; and they have considerable open space designated around the drainage channel up to the center of the site on a...I think that's a guess...easement line adjacent to the Light Commercial here. Of course, it's just off the bottom of the slide here, quite an open space area here.

"This aerial photograph shows again the drainage problems; and when this application was first filed, we contacted the Department of Public Works who advised us that there essentially was 300 acres of drainage coming into the site from the north; and from the east, approximately another 100 acres of drainage. The applicant hasn't fully considered all of that drainage on his preliminary site development plan but was made aware of this very early on and recognizes that need and has stated in each meeting I've attended that they are aware of that and will resolve that at the time of platting.

"This is looking now from 47th Street South at the application area. This is at Meridian now and the corner of 47th and Meridian looking back to the west. That home is just off of the application area to the west. This home lies in the Light Commercial corner that the applicant owns and will plat with the platting

BOARD OF SEDGWICK COUNTY COMMISSIONERS  
PROCEEDINGS

Regular Meeting, November 16, 1983

"of this property but desires that it be kept as Light Commercial. This is on south of that home looking back west now at the north 80 acre part of the application.

"This is getting south now along the application area, looking back in. This home is directly south of the south line of the application...Campus High School, Campus High School parking lot, looks like the dog is about to take our photographer. That home is on the east side of the street now...this home, I believe, is where the owner of the property lives that I mentioned that she also owns the farm on the east side of Meridian...that agricultural land north of that site...that home is the one I showed you, one of the slides a moment ago that was directly to the west of the application area.

"We've provided you rather extensive minutes of the Planning Commission discussion of this case. We've also provided you with the attached material, letters submitted from the Haysville Board of Education and their Counsel; they've not taken a position, but they've just advised you and advised the Planning Commission that they are concerned about the number of children that might be generated from a park this large.

"Haysville, when they considered this, recommended to you, unanimously that the application not be approved. When MAPC considered this case, there were also a number of people in attendance at that meeting, and the Planning Commission recommended 5-2 that the application not be approved. As I stated earlier, protest petitions since the MAPC consideration of this case have been filed, and both their recommendation for denial and the protest petition require a unanimous vote of the County Commission to grant this Conditional Use request.

"To elaborate just a bit more...in the minutes, you'll note that we point out some problems relative to drainage, water, and sewer. There is a sewer line that runs right up along this property, so sewer is generally available and would be resolved at the time of platting. The drainage, although it's significant, I believe can all be resolved at the time of platting. The engineers assured us that he's aware of those problems and working closely with the Department of Public Works, I believe those types of things can be resolved.

"Water, I think, is some one-quarter mile away, and it can be extended as well. So, those types of problems, I think, can all be resolved and usually are the type of problems resolved at platting stage.

"Relative to the design of the mobile home park, Planning Department Staff has questioned the sterile design; the applicant and his engineer are aware of that also, and they've addressed that and believe that that can be resolved somewhat. We've questioned a recreational vehicle storage area that they've indicated to the very south edge of their site, and we believe that that's important for the clientele that live in this mobile home park that that should be interiorly located and not located adjacent to some other residential district.

"Those are the types of things we'll be looking at if this case is approved and later at the time of platting. Again, the Planning Commission in Haysville has recommended against, I think that if you find the use acceptable, there are a number of conditions in the minutes and the staff report, it should be approved subject to those types of conditions. Those are on page 3 essentially of the minutes that you have before you, the attached material.

"I know the applicant and his agents are here; a number of people to speak on behalf of him. There are a number of people, obviously, in opposition that have attended all the meetings as well. Any questions?"

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Mr. Harold Orindgreff, applicant for the Zoning Change, came before the Board and stated, "I would like to point out and maybe answer a few things that came up at the other previous meetings on this Zoning Change. I think one of the concerns was traffic that they brought up on Meridian; as you all know, the reason for the extra traffic, which really isn't all that heavy I don't feel but then, nevertheless, you realize that we're building a four-lane bridge at Haysville. So, consequently, the traffic off Seneca has been switched to Meridian. However, by the time this park would be built, I feel confident that that bridge will be finished.

"One other thing that was brought up was the school district so I did some checking in between time on my park presently at 4605 South Seneca, also at 4480 South Meridian to get an idea of just exactly what the influx on schools might be. I have some figures here based on that park of the number of tenants in that park, which by the way has been full; since 1972, we've had 100% occupancy. So, there really is a need for mobile home parks.

"In Green Acres with 241 units, which are all full, there are 101 tenants that are senior citizens or retired persons. I have 12 in high school, 11 in junior high school, 17 in elementary, and 36 infants. I broke this down percentage-wise if, indeed, we end up with 920 spaces, and percentage-wise, there would be 46 in high school, 38 in junior high school, 65 in elementary.

"I visited with Mr. Frazier, the Business Manager at the Haysville Schools, and checked on the schools down there. Nelson was designed to handle, he told me, between 25 and 30 students; I used 30 students per room. They have room in Nelson for 1,080 students; enrolled is 875. Oatville School was designed for 240; they have 149 presently enrolled. Rex was built for 1,080 students; they have 615. The totals on the design for elementary schools was 2,400; they have 1,600 enrolled.

"In junior high school at Haysville, they have 650 they can handle in that school; they have 489 enrolled. They also have another school down there that has never really been used that was built and designed for 450 children. I shouldn't say used...they do have 25 retarded, I understand, or crippled, I'm not sure which, children in there. So, they do have one complete empty building down there that can be used either as a junior high school or high school.

"In Campus High School, the highest enrollment they've had was back in 1962-63, which was 1,306. Their present enrollment is 890, and the school was designed for 1,500. So, with 46 possible in a high school which is the ratio that I have in the other park based on the ratio that would be in this park, 38 in junior high school, 65 in elementary, I don't believe there's any problem at all with the school system handling them.

"There were figures shot out off the top of 600, 800; and I have tried to check as close as I could and get actual facts, not just figures grabbed out of my head.

"I think Jack Galbraith certainly did a job of covering about everything in the feasibility of the land, and we feel that we can meet all the criteria. However, my engineer is here if there are any questions that you might have of him on the engineering, the water problem, drainage problem, which comes up in any case. I, also, would like to have Don Allison, if he would like, is here, to speak as a dealer in the use and the need for housing for people on fixed incomes, people in maybe not as good a condition as some are. They do provide good housing at a price these people can afford. If there's any questions, I'd be glad to answer them, if I possibly can."

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Mr. Gragg stated, "You mentioned, or Jack did, that water was one-half mile away; whose water system is that?"

Mr. Orindgreff replied, "That's the City of Wichita, and I have checked with them, and they can extend it. I will have to ask annexation to the City of Wichita in order to provide these utilities, which I plan on doing. If this case is zoned, and I will ask for annexation to the City of Wichita so the water can be and will be, naturally at my expense, you all know how that's done."

Mr. Gragg stated, "So, the sewer..."

Mr. Orindgreff replied, "Sewer is available; I've checked with them...City of Wichita Sewer. I've checked with the electrical company, the gas company, all of the utilities are available, which is difficult to find a piece of ground that you can develop that these are available on."

Mr. Scott asked, "If this case is denied here this morning, do you intend to still ask for annexation?"

Mr. Orindgreff answered, "No, I won't ask for annexation on it if it's denied...at least...I haven't even bought the ground. It's under contract, subject to zoning; so it wouldn't be up to me whether it was asked or not asked."

Mr. Don Allison, President of Dick Allison Mobile Homes, came before the Board and stated, "I've been a mobile home dealer for 24 years in the City of Wichita. I chose to come forward for a couple of reasons. The fact that we do need more locations in the Sedgwick County area, specifically in Wichita, the surrounding areas, for manufactured homes. There's been some mobile home developments zoned lately, and those are either full or on the verge of being full at this time. So, there's a definite need for this type of housing.

"One of the other reasons that I wanted to step forward, and I'd asked Mr. Orindgreff if I could do this, he did not come to me, is that I was disturbed about the misconceptions that have been brought up, particularly at the Haysville meeting. I obtained the minutes of the Haysville meeting; I did not do so at the MAPC meeting. Some of the areas that were brought up at the meeting were basically not fact; they were purely emotional. The minutes, as I read them, it was a negative motion to turn the request down because of all the protests that were received.

"Some of those were that the area would flood; and as you can see, Mr. Galbraith has addressed this. The MAPD and the developer must answer these questions and, you know, provide solutions to these problems before the project can go on. Schools will be overcrowded, Mr. Orindgreff, again, touched on that. I know as a mobile home dealer, that we do not have large families in our houses. We're talking about 925 square foot homes on the average, we're talking about newlyweds without children starting their families, we're talking about people that are empty-nesters that, you know, basically their families have departed. So, we do not have big families; we never really have had big families except in the old trailer days when we were dealing with the migratory workers and the transients, which is no longer the case.

"Property values will decline; basically we're talking about single-family development here, although we've asked for Conditional Use here. Generally

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"single-family developments increase property values. And, it's not a negative situation; it's a positive situation. I've seen this come up for other mobile home developments time after time. The facts are, near 1001 East MacArthur, a mobile home park was developed; there is now a beautiful site-built addition adjacent to that, right next to that. They're \$45,000 to \$65,000 homes; 4560 South Hydraulic, the same thing. The residents protested the fact that they were going to depreciate in value; adjacent to it is a brand new site-built subdivision, probably \$50,000 homes.

"Andover development we were involved with, the same type of protests; right across the street from it now, there must be \$150,000 homes. It doesn't seem to hurt the value when the mobile home park is already there and developers want to come in, so I don't understand why it would hurt it the other way.

"Manufactured homes have changed, particularly since 1976. Mr. Orindgreff's present development, most of the houses in there are metal-sided, metal-roofed homes. There's a new development in Haysville, I believe it's called Peachtree Development, most of the houses in there are wood-sided, metal-roofed. There's a new development just finished at MacArthur and Meridian; most of the houses in there are wood-sided, shingle-roofed; that's within the last ten years.

"Our industry is in a constant flux of evolution to the positive side, not the negative side. Another protest has been that mobile home people are nomads. Again, this is not true any longer. Studies have shown that they move on an average of five years, which is just a shade more than what site-built, permanent homeowners move. They don't pay their fair share of the taxes; 1982 State Legislature passed a law stating that manufactured homes now will be taxed the same method as site-built homes. They take the same percentage, they're appraised the same percentage, the same ad valorem tax base, and it goes to the same municipalities and school boards that real estate taxes do.

"We also pay sales tax. Each time the home is sold, that obviously goes to the State; and as I understand it, some comes back to the various Counties where it's collected. Real estate is paid on the improved ground. The developments have private roads and private playgrounds, which really do not tax the local municipalities to afford a lot of new services to the area. Mobile homeowners are undesirable; they cross the same various employment classifications as the site-built people do. Some come from apartments that are tired of that lifestyle; some young people come from their folks' site-built homes as they are getting started in life; some come from site-built homes that are tired of the upkeep and the high taxes and they no longer have need for that life style.

"Our average sales price of homes in 1983, our company, was \$20,000. The homes are 925 square foot; about \$2,000. initial investment; about \$260. a month payments; the buyers earn about \$16,000. a year. These are not poor people, but they're not affluent enough to buy a new site-built home either.

"Traffic will increase; well, obviously if we're going to have more people, it will increase. But traditionally I've not seen the County or the City building new roads, four-lane roads, etc., in anticipation of developments. Normally development comes and then the roads and the traffic will be taken care of after that.

"Mr. Orindgreff himself, he's obviously in this for a profit, as I am. He is willing to sink a large investment in this new community. Selfish possibly, but it will be to the good of the community as a whole. We need low-cost housing. When Wichita swings back around, we'll need all different varieties of housing.

"In closing, I'd like to read a couple of excerpts from a letter to the Vermont Legislature. There are a lot of states that have laws that say you cannot

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"discriminate against manufactured housing; Vermont is the only one that has a law that says you cannot distinguish between site-built and manufactured. Very short here—There ought to be complete agreement with these objectives for it is inconceivable in a free society that income, life-style, or method of construction should be a basis for discrimination in housing. If they meet fair and reasonable health, safety, location requirements, which are applicable to conventional single-family dwellings, they must be treated equally under the police power.' I could go on and on, but I'm sure you've heard enough from this. Do you have any questions that I can address, possibly?"

Mr. Spratt asked if there was anyone else to speak for the Conditional Use; there being no one, he asked for anyone to speak against.

Mr. Arthur Danielson, 2909 West 47th Street South, came before the Board and stated, "I was very interested in the fact that the gentleman just before me mentioned that Sedgwick County needed more mobile homes. Conceivably this might be true. I have here a map that shows the mobile homes located in Sedgwick County; I'm sorry I don't have a fancy projecting system.

"I think you can see, this is the piece of property in question. This is taking the mobile home parks that are listed in the telephone directory going around the area. These are the mobile home parks that are located in the southwest and southern part of the County. Of course, there are two located elsewhere. There is a proposal, has been a proposal before the City Commission or will be coming before the City Commission, to put a mobile home park in this area with 400 mobile homes.

"You're probably all aware of your census data report that came out in April 1982; they show the mobile homes. It's very interesting that most of the mobile homes 889, 316, 479, 616, 468, 208, on down the line are located all in this area. We, as homeowners in that part of town, think there's enough mobile homes. A petition was submitted to people living in the immediate area. Of course, as you well know, we did not contact the mobile homeowners. There's probably 50 or 60 people in Haysville; the rest of them are close to the property in question.

"I know there is conceivably a need; however, every day in our newspapers, there are various houses for rent, sale, various mobile home parks that have vacancies. I do not, personally, believe that another 2,500 or 3,000 people need to find a place to live in mobile homes. Are there any questions concerning this?"

Ms. Wilma Danielson, 2909 West 47th Street South, came before the Board and stated, "Commissioners, I used to be a PacMan addict. I used to love the game, but I don't like it any more; I relate too much to the little dot that is being gobbled up, and it's sitting there and can't do anything about it.

"I more or less identify and feel that way, and we, as area residents, feel that way also. It just seems like it's a consuming...it's a numbers, we're talking about numbers and overwhelming numbers of people and mobile homes within a very concentrated area. We are not saying mobile homes are bad at this point; we are not saying they're good. What we're saying—there are too many; and we are also saying that if it's so wonderful as Mr. Allison said, let's spread the wonderfulness around the perimeter a little bit more.

"Traffic is indeed a problem, and they say it will be addressed later. Water is a problem, and it will be addressed later. I think these are things that have to be addressed ahead of time. Traffic on Meridian, going home south, at peak times, I have waited three-quarters of a mile away while someone was trying to make a

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"lefhand turn into Green Acres that's there now. So, I think there is a problem. We talk about coming from Haysville; that isn't the direction that we have problems with our traffic. It's coming from the north going to the south; and not necessarily in the Haysville area. Later on we are going to have some more construction, I believe, on Broadway, so that has to be considered, too.

"Anyway, it is the number and the concentration of numbers that we are concerned with; and we are concerned with this unchecked development that can only compound the problems that go with a densely populated area. All we're saying is we've had enough, please. We've had our share, and we need your help.

"This southwest area seems to be growing more or less like Topsy; it doesn't seem to be with too much concern for the current residents. We talk about prejudicial statements. I don't know which is worse--to have someone say, 'Look, we've had enough; we've had our share, no more, please' or to have someone say, 'You've had enough, and you're going to get more.' That's just the way we feel about it; we feel that prejudice goes two ways, and you can have discrimination two ways.

"I've heard the statement about the area over there, That's the best use for the area.' Possibly it is, money-wise; but let's get rid of this altruistic hamburger and say, 'We're not really doing this to be good, to be kind to the low economic brackets; what we're doing is we're trying to make mega-bucks.' I think there are other ways of doing, things that need to be done, have done for the low-income families. I don't think that mobile homes are the answer to all our problems in low-cost housing. I think there are other alternatives; I think they should be explored. I think this might be expedient, but I don't think it is the best answer, particularly in a concentrated area where you have two square miles, almost two square miles at least, of mobile homes. That's an awful lot of concentrated area of people.

"I don't know whether I should hold you responsible or hold you accountable, anyway, to the other two bodies; but I do feel that if the other two bodies saw it the way they did, and possibly it was on an emotional basis, I don't know, I feel that there is fact behind it. And, I think we have a legitimate illustration of it. If these things have to be done and if there are needs, then let's do spread it around a little bit more. But, anyway, what I was going to say is that if the two previous bodies have voted against it, I do think that if this body does overturn it, then I would question the reason for the other two bodies' existence or even their opinion on these things. We need to have someone to address our problems as current residents, and we're asking that help of you."

Mr. Roger Bolton, 2120 West 46th Street South, came before the Board and stated, "I live in the City of Wichita, located in this area on the slide. One of the primary concerns that we've had in my particular neighborhood is that according to the Commission's rules and the Zoning Commission's rules, we look at an area of only 1,000 feet around the specific area as those that should polled as to their particular opinions. You will find that on that particular document that you have in front of you of the people that have signed that petition, a great many of them live within a quarter of a mile distance from this particular development. Consequently, the 1,000 foot boundary is one that does not necessarily express our opinions as well as they should be or could be.

"Our primary concern, and I think the concern that the Commission should be aware of is that you have to be, or you are guardians of a concept we could refer to as quality of life. I imagine that your primary responsibility is to improve or maintain the quality of life. It is difficult to analyze this particular action and the acceptance of this mobile home park as an effort or as a movement to improve the quality of life in the southwest area of Wichita as it presently exists.

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"I think there's three reasons for that. First of all, we can look at some of the economic reasons. Mr. Allison referred to them himself as low-cost housing; the houses in my particular area, where I live, I would imagine they would sell between \$50,000. and probably \$70,000. There are probably in the neighborhood of 50 homes in that particular area, and obviously we're concerned about low-cost housing coming in within a quarter mile of our particular area that we live in.

"Currently, I believe the land is a high quality, productive farmland; and I cannot see how converting this farmland into a mobile home park is going to improve its value to society in general. And, it specifically will not improve the value to those who live in that particular area. In sections, it's going to severely restrict the future development of any additional site-built homes.

"We've talked about the tax advantages of site-built homes, about the annexation of the property by the City of Wichita, and we've also discussed that something like 85% of the mobile homes that exist in Sedgwick County exist in this general southwest area. So, what you will be doing is very much, you know, 'putting the nails on the coffin' by approaching a 920 unit park with this additional 400 unit park the City is considering, you're 'putting the nails in the coffin' in the development of that area for site-built homes rather than mobile home parks.

"Secondly, I think there's some social aspects that you have to be concerned with. First, the reason that most of my neighbors and the reason that I chose to live in that particular part of the City is that we're a unique situation where we get some of the advantages of rural living with spacious, quiet, traffic-free environment that is safe for our children as well as some of the convenience of being close to the City and some of the advantages of being close to the City. You will be ruining that environment for us by allowing the development of such a park.

"There are some real practical problems which have been discussed and talked about in relation to drainage, traffic, and on. All these things, again, if they are resolved in the short term or long term, will ultimately result in some of the quality of life in that area being depreciated.

"Finally, I think there are some environmental considerations. Currently, the land is quite beautiful; you saw the slides that were presented. It is an appealing, satisfactory environment, one that is peaceful and tranquil and one that we in our particular neighborhood can see disrupted and in confused condition in a short period of time, not only by, first of all, the construction of the park. There are concerns about how it's going to be laid out, as well as the eventual problems of traffic, etc.

"If I can say, finally, in my closing remarks, to rebuttal what Mr. Orindgreff has said; I believe that his opening remarks concerning the school district and how it's going to be affected, he's used statistics which are based upon existing parks--parks that have existed for a period of time. I'm not sure that his logic holds that in an initial park and one that's being newly constructed that those same kind of demographic statistics and the relation to children and new homeowners or young families will continue in a new site rather than one that's been established for a long period of time.

"So, I'm not sure that he can use that as an example; he should perhaps look at other initial parks and population distributions in those specifically. Thank you."

Mr. Scott asked, "The mobile home that's on Meridian, how far is that from your home?"

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Mr. Bolton replied, "The mobile home park, Green Acres, is about one-half mile west and about two miles north; I live at 46th Street, and that's like about 44th Street. It has caused problems. I travel north and south on Meridian home, one of the reasons I go on Meridian is because Seneca is so crowded. It has caused problems making lefthand turns, traffic coming north. I've noticed that at that particular stop sign at Meridian and 47th that there's always two or three cars in any given direction, east, west, north, or south. Traffic is, like a slight disturbance now; it can get much worse."

Mr. Scott asked, "Was the mobile home park there when you bought or built?"

Mr. Bolton answered, "Yes, we moved into the district in 1979, one of the reasons, obviously, is because we got a very good bargain on our house. The land prices were very reasonable, and we've been able to watch our property grow in value and watch the neighborhood mature and develop. Obviously if it was a good area to develop for permanent on-site building in 1979, it will be a good area for permanent on-site building in 1989 or 1999 or beyond."

Mr. Spratt asked, "Would this traffic situation be any different if it were standard built homes than if it were mobile homes?"

Mr. Bolton replied, "I think so because I don't know you could put 900..."

Mr. Spratt stated, "I mean, that exist now, the existing park; would it create less of a traffic problem had it been regular homes instead of mobile homes?"

Mr. Bolton answered, "Well, probably, simply because of the numbers. I don't know...we're talking about 244 homes in an area...I don't know how big Green Acres is, but you couldn't put 244 site-built homes in that area."

A FIVE MINUTE RECESS WAS TAKEN

THE MEETING RECONVENED AT 10:20 A.M.

Mr. Clint Renollet, 3245 West 47th Street South, came before the Board and stated, "I've lived in this vicinity on 47th right at 20 years. I have built a lot of homes in the area. Houses out in the area, west of here, I can speak for mostly range in price of about \$70,000. on up to over \$100,000. The reason all these people bought and moved out here was for a good place to live and hopefully the property values would increase over the years.

"At this point in time, I can't see that a mobile home park will be any asset to me other than the people can that live up around Tallgrass, Comotara, Crestview, Timberlakes, Springdale; I don't believe they think it would be an asset to them either. I think this map here clearly defines that we're showing a little bit of discrimination in the southwest, south, and southeast parts of Wichita. The way I kind of look at it if they think it's such an asset to an area, I think we need to move a few of them maybe up over here, or a few of them out here; because I can't see they're helping me a bit.

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"Maybe for the person developing the area, or the person selling the land, it might be quite an asset; I can see that. I guess that if I was probably maybe the owner of a mobile home park or maybe if I had half interest in it, I wouldn't be up here saying a word. You can believe that.

"I think from calling your office and letting my official protest be known; I understand there's been a lot of calls into your office and probably far more than anybody here knows. I think with all the petitions that you've had signed by the people that have presented to you here today plus all the property owners around within 1,000 foot, I think Jack quoted a statement of something like 58%, I think since all three of you are voted in by the people and you're here for the wishes of the people, I would like your vote go with the people today that did put you in office. That's kind of my feelings on it. If you have any questions, I'd be glad to answer them."

Ms. Wanda Fedro, 415 Basswood, Haysville, came before the Board and stated, "We do travel Meridian all the time. You figure at least 900 cars, that's going to create a problem at Meridian and 47th.

"My main concern, however, is the school system. I appreciate what Mr. Galbraith said. However, he said he, I believe it was his engineer or someone at the City Planning Commission Meeting, stated that four-tenths of a child was the average per space in a mobile home park. That would be over 400 children coming into the Haysville school system. You figure half of those would probably be elementary, half of them would be junior high and high school according to what I was told at the Board of Education in Haysville. That's still a lot of children coming into our system.

"The people who live in that mobile home park are not going to shop in Haysville, they're not going to bank in Haysville; all they're going to do is send their children to school in Haysville. I believe that would create a burden for the people of Haysville; it would hinder Haysville City itself from growing as it could otherwise. As it is, there's a lot of new construction that goes on in Haysville now; if we overcrowd our schools with the mobile home park that's actually in the City of Wichita, we're not going to gain anything but their children, and we won't be able to grow as we should."

Mr. Gragg asked, "Can you show me on the map, the proposed site is in the orange...where is the City of Haysville exactly?"

Ms. Fedro replied, "I believe it's this dark line that goes around here."

Mr. Gragg asked, "If it adjoins the City of Wichita, basically or adjacent thereto, why does it go to the Haysville Planning Commission if it joins the Wichita City limits?"

Ms. Fedro answered, "It's in our three-mile radius, whatever that means. That's what they've told us, 'It's in the City of Haysville three-mile radius'."

Mr. Galbraith stated, "That's correct. Remember, that all zoning cases within a community's three-mile ring goes to them first, and Haysville just considered this although they recognized it was next to the City of Wichita to be annexed. But, once it's annexed, that does not change school boundaries. The reason it goes to Haysville, that's been the agreement for years. Anything within their

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"three-mile ring, as are other communities surrounding the City, they have an opportunity to discuss and debate the issues of the case first."

Mr. Gragg stated, "So, Wichita does not have any zoning jurisdiction in that area, is that what you're saying?"

Mr. Galbraith replied, "That's correct."

Mr. Gragg stated, "I was just trying to get it straight on the map for..."

Mr. Spratt asked if there were any further questions.

Ms. Norma Cox, owner of the land in question, came before the Board and stated, "I have maintained the land for ten years, and it's very expensive; I can no longer do it. I think it's time that we did something with this land, and I don't agree with any of these people that they should be able to look out over all this beautiful land at my expense. I think it's time that this land should be developed, and I have taken care of it for ten years. That's all I have to say."

Mr. Spratt stated he would like to make a comment and a motion. "I heard the tape of the Metropolitan Area Planning Commission Meeting. There's a lot of things that were brought out this morning that were not on that tape. There's a petition here that's considerably more in number than had been indicated previously.

MOTION

Mr. Spratt stated this is a zoning matter and one that he thinks needs to be totally settled at the Metropolitan Area Planning Commission, and he so moved that it be deferred back for their action and recommendation.

Mr. Rustin, County Counselor, stated, "It would be my understanding, Chairman Spratt, that you're asking for it to be sent back to the Metropolitan Area Planning Commission for reconsideration and rehearing with all matters that were presented today before the Board of County Commission submitted to the MAPC, is that correct?"

Mr. Spratt replied, "That's correct."

Mr. Gragg stated, "I'll second for discussion. What you're saying is you feel there's been new information both for and against it submitted that should be part of their hearing, is that..."

Mr. Spratt replied, "That's my thoughts. I have a difference of opinion on the school issue, there's a difference in numbers of those that were for and against previously submitted in the hearing, and I'd like for this all to be presented to the Metropolitan Area Planning Commission."

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Mr. Gragg stated, "It doesn't need to be part of the motion, but could we also get a report. Are those streets on the County road system?"

Mr. Claud Shelor, Director of Public Works, came before the Board and stated, "Yes, Meridian and 47th are, yes."

Mr. Gragg stated, "Of what the design capacity is and how many cars a day...how much capacity is really left or are they over capacity?"

Mr. Shelor replied, "No, they're within their capacity, and we don't anticipate any problems; we have other roads that are lesser design that are carrying from five to ten times as much traffic. Now, that's not stating we don't have problems in those areas, but we don't anticipate any severe traffic problems at this time. It was pointed out earlier, of course, that you can't plan for what is going to occur; you have to design to what actually exists."

Mr. Gragg stated, "I think my question, it doesn't have to be answered today, but when it does come back, is the fact with the proposed site, do we still have the, and I know because you don't know whether it's even going to pass now, or not...does it have the design capacity now, or is it built with the capacity to handle this type of development?"

Mr. Shelor replied, "The design standards that we currently utilize, both for County level and for Federal matching, it's sufficient for the type of traffic it's carrying and anticipation, probably within the next several years...if that answers your question."

Mr. Spratt asked if there were any further questions; there being none, he asked for the vote.

VOTE

Chairman Jack Spratt	Aye
Chairman Pro tem Donald E. Gragg	Aye
Commissioner Tom Scott	Aye

Mr. Galbraith stated, "Mr. Chairman, before everyone leaves, let's just announce that that case now will be considered on the Planning Commission Agenda for December 1."

2. Request for Zoning

- a. SCZ-0519 - Zone change from the "R" Rural Residential District to the "R-1" Suburban Residential District. Generally located on the east side of Lori Lane in an area south of 103rd Street South. (10640 Lori Lane)

Mr. Arthur Danielson asked, "Commissioner, would it be possible to get our petitions back with the 225 names opposing this?"

BOARD OF SEDGWICK COUNTY COMMISSIONERS  
PROCEEDINGS

Regular Meeting, November 16, 1983

Mr. Scott asked, "Are you withdrawing it?"

Mr. Danielson replied, "No, oh no, definitely not. I thought we're going to have to go through all this again..."

Mr. Scott stated, "Well, this has to be filed with the Clerk's Office..."

Mr. Danielson stated, "Well, I'm sure that next time around, instead of 225, we'll probably have close to 2,000."

Mr. Rustin stated, "You can get certified copies at the Clerk's Office of this petition."

Mr. Spratt stated, "This needs to be filed."

Mr. Danielson stated, "Yes, I hated to ask these people again, but definitely we will."

Mr. Spratt stated, "Now you understand you don't have to bring these names in again."

Mr. Danielson replied, "That's why I'll get the copies because we'll want the additional people that were not so advised so they can..."

Mr. Spratt stated, "There would be no problem with giving them a copy of that right now, would there Mr. Rustin? This original must go to the Clerk, however."

Mr. Rustin stated, "It should go to the Clerk, and I imagine it would be better if you got a certified copy from the Clerk."

Mr. Danielson replied, "OK, real fine. Thank you."

Mr. Galbraith stated, "Commissioners, we have an application here for a change of zoning from the Rural Residential Classification to 'R-1' Suburban Residential. This is on a two-acre site that's located south of 103rd Street South on the east side of Lori Lane.

"The City of Mulvane is right across the river, here; all the uncolored area on this map represents the Rural Residential Classification. It's developed and platted as two-acre lots, a number of single-family homes in this addition on the two-acre lots, and this property owner desires to have a zoning change to the 'R-1' Classification so essentially she can split the lot and place the second dwelling unit on that property.

"The Mulvane Planning Commission considered this on two occasions. At their first meeting, the owner was not present so they deferred the case. At the second hearing, they recommended that the application not be approved. When MAPC considered this case, their motion to you was that the zone change not be

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

December 1, 1983

Case No. CU-263 - Conditional Use Permit to Establish Mobile  
Home Park

Referred back to the Metropolitan Area Planning Commission  
for reconsideration.

Location

Southwest corner of 47th Street South and Meridian.

Case History

HAPC - 10-20-83 - Planning Commission Recommendation:  
That the application not be approved. Moore moved,  
Hansen seconded and it carried with a vote of 5 in  
favor (Moore, Hansen, Gardner, Peters and Wilson)  
and 2 opposed (Bayouth and Crockett). Goebel was  
not present. Banzer and Chisholm were absent.

BCoC - 11-16-83 - Referred back to the Metropolitan Area Planning  
Commission for reconsideration.

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

CU-263 - CONDITIONAL USE PERMIT TO ESTABLISH A  
MOBILE HOME PARK

Generally located on the west side of Meridian and  
south of 47th Street South.

HCPC HEARING DATE: 10-13-83

MAPC HEARING DATE: 10-20-83

Acres: 154

Size: 2,640'x3,968' (irregular)

Reason: Establish a mobile home park.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-1"
North	Single-family & undeveloped	"R-1" & "LC"
East	Farm homes & undeveloped	"R-1"
South	Single-family & undeveloped	"R-1"
West	Single-family & undeveloped	"R-1"

History: None

Applicant: Norma Cox, 5018 S. Meridian, Wichita 67217 &  
Harold Orindgreff, 2900 Oriole Drive, Wichita 67204

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COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting approval of a Conditional Use Permit to establish a mobile home park on an approximate 154 acre unplatted tract of land located on the west side of Meridian and south of 47th Street South.

A site plan submitted with the application proposes a maximum of 920 mobile home pads which would be a density of 6.13 homes per acre. The applicant has indicated on the proposed site plan that each mobile home space will have a minimum of 5,000 square feet. In addition, standards regarding parking areas, streets and drainage ditches are shown on the plan. Access would be one opening to 47th Street South and two openings to Meridian.

2. The major factors to consider in regards to this application are water, sewer and drainage. The City Water Department advises that water could be extended west along 47th Street South from a point one-half mile east of Meridian at the developers expense. Sanitary sewer could be provided by the Southwest Interceptor Sewer which runs along the entire length of subject property in Meridian. There are significant drainage problems associated with subject property, that will have to be resolved at the time of platting. There is a 300 acre tributary which runs south from 47th to enter the Protection District Channel south of 55th Street; and a 100 acre tributary which crosses Meridian one-half mile south of 47th Street. Neither of these drainage areas are indicated on the plan. The County also advises that there is a ponding area that is not indicated as well as a problem of a stagnant pool of water in the existing drainage channel that has been a source of complaints.

3. In reviewing the site plan, it can be noted that the proposed recreational areas are poorly located and inadequate. Generally, eight percent of the site should be useable open space which would be 12.3 acres for this site. However, the proposed site plan only shows 8.5 acres. Another concern of staff is the proposed grid street system. While it may permit the largest number of mobile homes, it is a uniform and sterile design. It would be better to use a curvilinear street system to break up the straight lines of mobile homes. A redesigned site plan taking into consideration a drainage way with more open space and a varied street system would result in a more livable and pleasing mobile home park.
4. While staff recognizes the need for a storage area for recreational vehicles, we feel that it should not be located on the perimeter of the site. Because it will be outside storage, it should be located internally so that the mobile homes will help screen the vehicles from adjacent properties.
5. Should the Commission, determine that this is an appropriate area for a mobile home park, then the following conditions of approval would be consistent with other approved mobile home parks:
  - a. The applicant shall plat the entire area including the 600'x600' of "LC" zoning located at the southwest corner of 47th Street South and Meridian within one year from the date of approval of the conditional use by the Board of County Commissioner; 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 establishing the conditional use.
  - b. Development of the site shall not commence until municipal sanitary sewer and water services are available.
  - c. The applicant shall meet all the applicable conditions established in the County Trailer Code.
  - d. Submission of two copies of the "Mobile Home Park Development Plan", approved by the Health Department, to the Metropolitan Area Planning Department for their files.
  - e. The water and sewer system shall be designed by a licensed engineer and shall be approved by the Environmental Health Department.
  - f. Recreational vehicle storage shall not be located within 150 feet from any property line. Only those vehicles owned by residents or the park shall be stored in the storage area.
  - g. The area west of the drainage ditch shall not be developed until a second means of emergency access can be provided to that area.
  - h. No individual mobile home space shall have direct access to a public street.
  - i. Either an off-street parking slab constructed of asphalt or other hardsurface material and sufficient in size to accommodate two automobiles shall be provided for each mobile home space; or a continuous parking lane shall be provided along the frontage of all mobile home spaces.
  - j. 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 by the Federal Housing Administration.
  - k. There shall be no open storage and each mobile home space shall be provided with a storage building.

- l. The density of the mobile home park shall not exceed 7 units per acre.
- m. All mobile homes shall comply with the anchorage to the ground provisions as required by State statutes.
- n. 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.

CU-263 - 27 "Notice to adjoining property owners and other interested persons" mailed 11-17-83 advising that the B.Co.C. had returned this case back to the P.C. for reconsideration and is being rescheduled for Dec. 1, 1983 for MAPC.

1 to Ron Worley  
1 to Jerry L. Berg, Attorney for USD #261, Haysville.  
Included in above are notices to all the people included in Wilmer Freund's letter dated 10-25-83.

(List of MAPC members was enclosed with Mr. Orindgreff's notice.)

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29 TOTAL

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688

November 17, 1983

NOTICE TO ADJOINING PROPERTY OWNERS AND OTHER INTERESTED PERSONS:

The Board of County Commissioners on November 16, 1983 returned Case No. CU-263 back to the Planning Commission for reconsideration. Therefore, this is to advise you that the Wichita-Sedgwick County Metropolitan Area Planning Commission will reconsider the following item in the City Commission Meeting Room First Floor, City Hall, 455 North Main, Wichita, Kansas, at its meeting which begins at 1.30 p.m. on Thursday, December 1, 1983. You may appear either in person or by agent or attorney, if you so desire.

CASE NO. CU-263

Conditional Use Permit to Establish a Mobile Home Park on property zoned the "R-1" Suburban Residential District

The E 1/2, NE 1/4 Except the North 600 feet of the East 600 feet and the N 1/2, SE 1/4 in Sec. 24, T28S, R1W. Generally located at the southwest corner of 47th Street South and Meridian.

Jack H. Galbraith  
Assistant Secretary

**Z -**

**Total Area** 22,272,788 **SQ. FT.**

**Application Area** 6,488,700 "

**Street R/W** 523,300 "

**Net Area** 15,200,788 "

**20% of Net Area** 3,040,157.6 "

**Net Protest Area** 8,760,324 "

**Total % Protesting** 58 %

Planning Agenda

Item #

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION  
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR CONDITIONAL USE PERMIT

1  
17

CU-263 - CONDITIONAL USE PERMIT TO ESTABLISH A MOBILE HOME PARK  
LOCATED ON THE WEST SIDE OF MERIDIAN AND SOUTH OF 47TH STREET  
SOUTH.

The MAPC recommends that the application not be approved.  
(see minutes for full motion)

Moore moved, Hansen seconded and it carried with a vote  
of 5 in favor (Moore, Hansen, Gardner, Peters and Wilson)  
and 2 opposed (Bayouth and Crockett). Coebel was not  
present. Banzer and Chisholm were absent.

15th amm

NOTE: A recommendation of denial by the Planning Commission requires  
a unanimous vote of the County Commission in order to approve the  
application.

NOTE: The percentage of the protest petitions received on this appli-  
cation will be pointed out at the time the case is considered by the  
County Commission.

58%

ACTION:

1. Concur in the findings of fact of the Metropolitan Area Planning Commission and deny the application; or
2. Take such action as the County Commission deems appropriate.

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DATA AND MINUTES

HCPC Hearing Date: 10-13-83  
MAPC Hearing Date: 10-20-83

BCoC Hearing Date: 11-16-83

AREA DATA:

Acres: 154

Size: 2,640'x3,968' (irregular)

Reason: Establish a mobile home park.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-1"
North	Single-family & undeveloped	"R-1" & "LC"
East	Farm homes & undeveloped	"R-1"
South	Single-family & undeveloped	"R-1"
West	Single-family & undeveloped	"R-1"

History: None

Applicant: Norma Cox, 5018 S. Meridian, Wichita 67217 &  
Harold Orindgreff, 2900 Oriole Drive, Wichita 67204

Protestors: Arthur & Wilma Danielson, 2909 W. 47th Street South;  
Dr. Bill Hathaway, 180 Skyline Drive; Clint Renollet, 3245 W. 47th  
Street South; Wanda Fedro, 415 Basswood; Bob Wickham, 2910 W. 47th  
Street South.

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EXCERPT FROM PLANNING COMMISSION MINUTES OF OCTOBER 20, 1983

8. Case No. CU-263 - Norma Cox requests Conditional Use Permit for the E 1/2, NE 1/4 Except the North 600 feet of the East 600 feet and the N 1/2, SE 1/4 in Sec. 24, T28S, R1W. Generally located at the southwest corner of 47th Street South and Meridian.

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting approval of a Conditional Use Permit to establish a mobile home park on an approximate 154 acre unplatted tract of land located on the west side of Meridian and south of 47th Street South.

A site plan submitted with the application proposes a maximum of 920 mobile home pads which would be a density of 6.13 homes per acre. The applicant has indicated on the proposed site plan that each mobile home space will have a minimum of 5,000 square feet. In addition, standards regarding parking areas, streets and drainage ditches are shown on the plan. Access would be one opening to 47th Street South and two openings to Meridian.

2. The major factors to consider in regards to this application are water, sewer and drainage. The City Water Department advises that water could be extended west along 47th Street South from a point one-half mile east of Meridian at the developers expense. Sanitary sewer could be provided by the Southwest Interceptor Sewer which runs along the entire length of subject property in Meridian. There are significant drainage problems associated with subject property, that will have to be resolved at the time of platting. There is a 300 acre tributary which runs south from 47th to enter the Protection District Channel south of 55th Street; and a 100 acre tributary which crosses Meridian one-half mile south of 47th Street. Neither of these drainage areas are indicated on the plan. The County also advises that there is a ponding area that is not indicated as well as a problem of a stagnant pool of water in the existing drainage channel that has been a source of complaints.
3. In reviewing the site plan, it can be noted that the proposed recreational areas are poorly located and inadequate. Generally, eight percent of the site should be useable open space which would be 12.3 acres for this site. However, the proposed site plan only shows 8.5 acres. Another concern of staff is the proposed grid street system. While it may permit the largest number of mobile homes, it is a uniform and sterile design. It would be better to use a curvilinear street system to break up the straight lines of mobile homes. A redesigned site plan taking into consideration a drainage way with more open space and a varied street system would result in a more livable and pleasing mobile home park.
4. While staff recognizes the need for a storage area for recreational vehicles, we feel that it should not be located on the perimeter of the site. Because it will be outside storage, it should be located internally so that the mobile homes will help screen the vehicles from adjacent properties.
5. Should the Commission, determine that this is an appropriate area for a mobile home park, then the following conditions of approval would be consistent with other approved mobile home parks:

- a. The applicant shall plat the entire area including the 600'x600' of "LC" zoning located at the southwest corner of 47th Street South and Meridian within one year from the date of approval of the conditional use by the Board of County Commissioner; 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 establishing the conditional use.
- b. Development of the site shall not commence until municipal sanitary sewer and water services are available.
- c. The applicant shall meet all the applicable conditions established in the County Trailer Code.
- d. Submission of two copies of the "Mobile Home Park Development Plan", approved by the Health Department, to the Metropolitan Area Planning Department for their files.
- e. The water and sewer system shall be designed by a licensed engineer and shall be approved by the Environmental Health Department.
- f. Recreational vehicle storage shall not be located within 150 feet from any property line. Only those vehicles owned by residents or the park shall be stored in the storage area.
- g. The area west of the drainage ditch shall not be developed until a second means of emergency access can be provided to that area.
- h. No individual mobile home space shall have direct access to a public street.
- i. Either an off-street parking slab constructed of asphalt or other hardsurface material and sufficient in size to accommodate two automobiles shall be provided for each mobile home space; or a continuous parking lane shall be provided along the frontage of all mobile home spaces.
- j. 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 by the Federal Housing Administration.
- k. There shall be no open storage and each mobile home space shall be provided with a storage building.
- l. The density of the mobile home park shall not exceed 7 units per acre.
- m. All mobile homes shall comply with the anchorage to the ground provisions as required by State statutes.
- n. 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.

GALBRAITH stated that the owner of the land and a contract purchaser have filed this application. He said that the contract purchaser has submitted his plan of a mobile home park. GALBRAITH said that he had just received a letter from the attorney representing the Haysville Board of Education who said that that Board would not take a position of favoring or opposing the request, but was concerned over the potential number of students from such a large project.

GALBRAITH said that the mobile home park proposes 920 dwelling units. The applicant indicates that every individual mobile home site would have approximately 5,000 square feet. He said that when the applicant contacted the staff, several major problems were pointed out that are associated with this property. Water and sewer extensions are major but can be handled. There is a substantial drainage problem associated with this land. He said that staff has had correspondence from the County Engineer stating that 300 acres to the north drains through this site; 100 acres on the east drains into this area; and there is a protection drainage ditch running through the site. He said that the ditch existed for a number of years prior to construction of the Big Ditch and was somewhat overgrown. He said there were some comments made that if this site tries to drain into it, they may have drainage difficulties. GALBRAITH said that the County Engineer alerted staff about a ponding problem in the southwest corner of the "L" shaped piece of land. He said that the applicant is aware of the problems and has been working towards solving them.

GALBRAITH stated that the Haysville Planning Commission considered this application last Thursday evening, and there were 16 people who spoke in opposition to this case. He said that the Haysville Planning Commission unanimously recommended that the application not be approved.

GALBRAITH said that there was some indication that the applicant would request annexation to the City of Wichita provided that sewer and water were made available to their site. GALBRAITH pointed out that the Southwest Interceptor Sewer runs up along Meridian by this site, and water is about one-half mile to the east and could be extended to this site.

GALBRAITH said that the Haysville Board of Education wanted the Commission to be aware that they were not making a judgment either way concerning this case. They simply wanted them to be aware that this may present problems for them educationally. They have one high school and two grade schools in this area. The attorney advises that the schools were overcrowded now, and a major development like this may put substantial burdens on them. The attorney was aware that there was another mobile home park application filed for 80 acres in the vicinity, and one proposed near Oatville also.

GALBRAITH stated that within the last two days he and Commissioner Gardner were involved in a District Court case on a mobile home park application that was denied by the City Commission. He commented that in the last four years he was asked how many mobile home park applications had the staff processed. He said that there have been 14 in the last four years in the City of Wichita. Of those 14 cases he felt that staff was supportive of all fourteen. None of them were in any flight cones, nor within totally industrial areas. They were all in a fringe area and along major streets. Of those 14 cases, seven of them were denied by the governing body. Six were approved, and one was withdrawn, after being approved, for failure to plat. GALBRAITH said he pointed this out, that although staff was on line supporting mobile home parks they are very controversial cases. Staff believes that this is an appropriate land use for this area. He said that this was the largest mobile home park application that has been submitted. He said that he is concerned about the size and drainage. He said that this was a very poor design to begin with and if it is approved he hoped that it would be redesigned to provide better open space and move the recreational vehicles storage area to the interior of the site.

HANSEN commented that she comes from a state where they have beautiful mobile home parks, and she did not understand why they could not get them here. She said that she was familiar with

places where the site plans were imaginative and creative, and where people have elbow room. She said that she personally thinks that they should be supporting them.

GALBRAITH said one reason for the non-imagination is that the plans are often done by engineers and not by land planners.

WILMER FRUEND, Consulting Engineer representing the applicant, stated that Galbraith had done an excellent job of presenting this case, but he wanted to remind the Commission that the issue is land use and not the development plan. Insofar as the development plan is concerned, he and the staff have reviewed all of the staff comments and they have no particular concern with any of their concerns. He said that they feel confident that they can resolve most of the staff's concerns at the time of platting, particularly the drainage problem. With respect to the drainage to the north, their plan is to capture that drainage at the north end of the site and bring it down along the west line of the plat to the existing drainage ditch. FRUEND commented that Mrs. Cox who owns some 240 acres immediately east of this property will retain that 240 acres. If there is any loss or detrimental value as a result of this application, it would be felt by Mrs. Cox. She is not concerned and is definitely in favor of this conditional use. He asked Mr. Haas, a member of his staff, to explain why they think a conditional use permit on this property to allow a mobile home development was in the best interest of the community.

CARL HAAS, speaking on behalf of the developer, stated that they felt that mobile home parks were needed in this area. The best land use for this property was a quality mobile home park. He said that as Mr. Freund indicated, they are cognizant that they have to resolve any questions, comments, requests, etc., concerning drainage as they will be considered in the platting process. He said that if this conditional use request is successful, the developer will request annexation to obtain the basic City services such as sewer and water. Another point to consider in this request is the developer will be investing a significant amount of money in this development which will generate additional real property tax, as well as the personal property taxes the individual renters will pay on their units when they locate on these lots. HAAS said that this Commission was aware that when quality mobile home parks are properly developed and operated they can provide economical affordable housing for young families as well as retired and senior citizens. He said that Mr. Orindgreff, contract purchaser, currently operates other mobile home parks, one of which is Green Acres, which is located to the north of this site on Meridian. He presented some pictures to the Commission showing the development. HAAS said that they feel mobile home parks are needed in this area, and others feel that way also. He asked if this request was denied, and since other mobile home park locations have been denied, where would they have developers, such as Mr. Orindgreff, put a quality development of the type that he intends to put on this property.

HAAS addressing the school district comments, said that currently in Green Acres of the 241 total units there now, there are 101 senior citizens, 12 high school students, 11 junior high school students, 17 elementary school students, and 36 infants. He said the development of this park would take about eight years to develop. The first phase would only have about 100 units. The number of high school students, therefore, would be less than 12, and they do not feel that would be a hardship for the school district.

HAAS requested that the Commission give this conditional use permit favorable consideration so that Mr. Orindgreff can develop a quality mobile home park, that they feel is needed in this area.

ARTHUR DANIELSON, 2909 West 47th Street South, stated that Galbraith had mentioned that there was quite a turnout at the

Haysville Planning Commission meeting, and he was sure they were not just there to see what was going on. They were definitely opposed to the whole program. DANIELSON said that he did not believe that in the area in question there is any need for 1500 or 2000 mobile homes. He said that they moved out on the edge of Wichita because they wanted to live in the country. There is a housing development to the west with nice homes. An area is developing one-quarter of a mile to the east with new homes. He said that he was sure these people did not intend to have a mobile home park within a quarter of a mile of their property when they bought it. DANIELSON presented a handwritten copy of the meeting at Haysville and comments of all of the people. He said that they have also gotten protest petitions of every property owner within 1000 feet of this location, with the exception of two. He presented a copy of the notarized protest petition to the Commission.

DANIELSON said that at the Haysville meeting they brought up the matter of what was going to happen to the children, drainage, and traffic. He said that when they talk about 920 mobile homes, they are talking about a small city. He said that he and his wife were opposed to this proposal. They did not think this was a good thing for the County, the City of Wichita or for the City of Haysville. It offers no pluses except to the land developer.

WILMA DANIELSON, 2909 West 47th Street South, stated that she and her husband felt that the proposal would diminish the property values immediately adjacent to this area. She said that everyone says that these people have to live somewhere, which is true, but she has not seen anyone in tents or any other area in the City with such an influx of mobile home parks. She said that they have tried very hard to have a development where they had quality homes around them. She said that these were not necessarily high dollar homes she was talking about, but about people who will be there 20 years from now. She felt that the mobile homes would depreciate. DANIELSON said that the prospective owner and developer has assured them that this will be a quality park like Green Acres I is. He said that the quality would be good, and she agreed. The plan is better than most, but it is not tip-top. She said that in case the developer fell ill or should sell the development, his guarantee is worthless. She said that the developer said that he was interested in the community. On the south edge of Green Acres there is a dirt road that goes back to a church and school. At one time there was a plan for development, but pavement had to go through on 45th Street. She said it was turned down because Mr. Orindgreff did not want to pave. She pointed out that their home represents their commitment to the best social and community that they can afford and that they can maintain.

DR. BILL HATHAWAY, 180 Skyline Drive, stated that he and his family had lived in a mobile home for the last three years and had just moved from one. He found out that when he tried to sell his mobile home and his lot, which he owned, that it was very difficult. It took a year and a half to sell it because it was a mobile home. They sold it at a loss. They were willing to do that in order to move into the present area where it is so nice. They thought that the value of this area would continue to go up, but having had the experience of seeing values go down, he knew that there would be some effect there regarding their own property. He presented a list of his oppositions to the Commission which stated that the development of so many mobile home parks in their immediate area may result in a decline in the quality of the neighborhood; the possible devaluation of their property; due to first two stated oppositions, the buying and selling of properties in the area would be greatly hindered; having just purchased property in the area he was concerned about the possible devaluation of his property causing them to pay for the loss for years to come before they started paying on the actual value; and the citizens in the area have already voiced their opposition against this move on

Thursday, October 13, 1983, and the meeting ended with a negative vote. He asked that the Commission respect the wishes of the majority now living in the area.

BAYOUTH pointed out that it was not just mobile homes that were not selling, there are stick built houses that have been sitting around for two or three years too. He said that mobile homes were about the only affordable housing left.

CLINT RENOLLET, 3245 West 47th Street South, stated that he had built a good many of the homes in Chitwood Addition, and built homes in the addition east of there. When they platted that area and built homes in other areas, one stipulation was that mobile homes, moved in houses and garages, could not be put onto these properties. He said there was a reason for all of this and that was the devaluation of the person's property next door or in the general area. He said that the main thing to do was keep the property prices going up. Over the years his home had increased in value and it was without the help of the mobile home park. He said that he could not think of where a mobile home park increased the value of any houses. He said that he could tell of instances where they devalued them. RENOLLET said that if mobile home parks were such an asset he wondered why Mr. Orindgreff had not proposed one up around Tallgrass or Comotara or Westlink. He also wondered about their school system. He mentioned that if about 50 of the mobile home dwellers moved out in six months, no one would be left to pay the property taxes for the schools. He said that the people in the area are tired of the influx of mobile home courts.

BAYOUTH commented that if the schools are overcrowded now it might be reaching a point where they need something like this to finance what they need.

GALBRAITH stated that the only thing that the attorney for the Haysville Board of Education had to comment was a fear of having to build a new elementary school. He said there were other questions raised the other evening that should this be annexed into the City of Wichita, would that change the school district boundary. He said that it does not. This property will remain in the Haysville School District.

BAYOUTH asked who would receive the ad valorem tax revenue.

GALBRAITH said that Haysville would for the school district.

FREUND spoke in response to the opposition. He said that in deference to Mr. Renollet prohibiting mobile homes in his subdivision, the reason they were requesting this conditional use permit is to prevent that from happening. They want to preserve this area for mobile homes and leave the other areas for single family dwellings. He said that is exactly and precisely the reason that they believe that this is the best use for this land.

HAROLD ORINDGREFF, applicant, pointed out that he dedicated Bennett Avenue and at the time that it is opened the street will be paved. On 45th Street, his petition is filed for paving. He said that he developed a fine park and it is the only four star park in the area. As far as children on the national average, it is 4/10ths of one child per home. ORINDGREFF mentioned that the Haysville Planning Commission probably was not aware that the people who were complaining live almost a mile away.

BAYOUTH commented that Orindgreff would not be developing 920 mobile homes right away, that it would take several years.

ORINDGREFF said that was correct. It will take between seven and ten years to develop. He said he would develop it as needed. The drainage and all of the land work would be done first.

WANDA FEDRO, 415 Basswood, Haysville, Kansas, stated that they built their home four years ago and they now have the home on the market. They would like to sell it and build another one in the area. They were told at the Planning Commission meeting in Haysville, that there is an average of 2/3rds of a child per unit in a mobile home court, which would come to around 600 new students in the school system within 7 to 8 years. If half of those were elementary students, they would have to build a new school. That means their taxes would go up and they already have one of the highest tax rates in the State. She said that Haysville was trying to upgrade their image in the community so that people would not be afraid to buy in Haysville. She felt that if this is approved it would make it harder on Haysville's economic base right now. She stated that the southwest part of Wichita already has its share of mobile homes. As homeowners, they consider this a burden. It will increase their taxes for schools, increase the traffic on Meridian, and increase the overcrowding of their school system.

JEFF BANNON, broker in this transaction, responded to a comment made in reference to Mrs. Cox. He said that she owns this land that has been sold, which consists of 160 acres. She still owns 240 acres on the east side of Meridian which is immediately adjacent to this property. On those 240 acres there are three residential properties that are currently rented, as well as her current home-stead which is sizeable. BANNON said that there was one comment of why was Mrs. Cox's land for sale if she was so supportive of this proposed development. BANNON said that he discussed this in detail with Mrs. Cox before she agreed to this sale. She thought very carefully about whether or not it would cause her remaining holdings to appreciate or depreciate in value. He said that in comparison to anybody else objecting to the development of this mobile home park, Mrs. Cox probably has many, many times more investment and reason to be concerned than anybody here from an economic standpoint. She is definite supportive of this project. He added that adjoining land-owners that are in the area have been contacted, and Mr. Vanderhall, who has land adjoining the proposed park, felt that it was a good addition to the community. BANNON said that this was something thought over very carefully by Mr. Orindgreff. It is a multi-million dollar project.

BOB WICKHAM, 2910 West 47th Street South, stated that according to Mr. Bannon, Mr. Vanderhall thought this was a good idea. He said the reason Vanderhall thought so was because he had thought about putting a mobile home park in himself at one time. He said that he has lived in this part of the country all of his life and has seen it develop. He said that he knows that progress comes, but he did not feel it should come in this kind of form. He felt that houses were fine. In some of his experiences, a mobile home court regardless of how nice it is depreciates property.

IRENE McCALLES, a resident of a mobile home park, stated that she was in favor of another mobile home park. She could not understand why people try to degrade people that live in mobile homes. They pay their taxes the same as everybody else. They buy their groceries. They are not freeloaders. She said that children have to go to school regardless of where they live.

WILSON asked all of the people present in opposition to please stand. About 15 people stood in opposition.

MRS. DANIELSON wanted to make it clear that they were not referring to the people in the mobile homes in their references to opposition of this proposal. She said that what she was upset about were the remarks made by Mr. Bannon because it sounded like a veiled threat. She asked if this request is not approved, could the mobile home park be built anyway.

FRUEND stated that the Broadway improvements are scheduled for construction very soon. Also South Seneca Street is closed and will be improved to fourlane arterial standards. The concern about traffic on Meridian today will be alleviated because of the improvement of both Broadway and Seneca. Furthermore, the development, as been stated, will take from 7 to 9 years to complete. The total traffic impact will not reach its peak as a result of this park until nine years from the date of approval.

BAYOUTH commented that this is a tough decision. He said that nothing new was being introduced into the area. The traffic and school problems would all be handled. It really would not create a hardship as people think it would.

CROCKETT stated that this was the first time he has encountered a mobile home application since becoming a commissioner. He said that he has been in the position of the people who spoke from time to time in years past, and has heard these same type of discussions. He said that he agreed with Bayouth in regard to this being a very difficult situation. It seemed to him that if they were going to provide housing for people who do not have the means to build onsite structures, then mobile housing is something they have to look at. It further seems to him that if they are going to have mobile homes, they should have them in parks which meet the standards promised to them by this developer. CROCKETT said that he would state in all candor, that if he was asked if he would like to live next door to a mobile home park, he would say, no, he probably would not. He felt that he would be dishonest if he said otherwise. On the other hand he felt that opinions about mobile home parks have been tailored in part from the developments they have seen in the past. Hopefully the developments that they will see in the future will erase those doubts or modify them in some way. He said that he was inclined to vote for this proposal. He said that he recognized the opponents, and felt that the opposition was very well spoken. He shares some of their concerns. He said that the Commission does not initiate these proposals and they cannot designate where they should be placed. He said that in dealing with what has been brought before them, he would have to say that he favors the proposal.

WILSON said the only thing that bothers him with this proposal is the magnitude. The plan that was presented to the Commission has 920 units but it also would allow seven units per acre, which is 1,078 mobile homes. If they are only going to use 250 units per year, there would be a four year supply of park spaces in this park. WILSON said that he is troubled with the size, the concern of the citizens, the concern of the community to which they will be attached, and the concern of the school board which says that even 400 students are too many students in one area.

MOORE said his position on the matter is that he recognizes mobile home parks as a necessary evil. He said that he would vote against the application because he felt that the residents out there are living with enough parks in their area. If it was in a different area he would probably vote a different way.

BAYOUTH pointed out that a lot of the acreage is in green space and drainage.

**MOTION:** Having considered the factors as contained in Policy Statement No. 10; taking into consideration the undeveloped character of the general area; the residential zoning on nearby properties; the suitability of subject site for development with a mobile home park and the recommendation of approval by staff; I move that we recommend to the Board of County Commissioners that this application be approved. Bayouth moved, Crockett seconded and it failed by a vote of 2 in favor

(Bayouth and Crockett) and 5 opposed (Gardner, Hansen, Moore, Peters and Wilson). Goebel was not present. Banzer and Chisholm were absent.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the undeveloped and residential character of the general area; the unsuitability of the subject site for development with a mobile home park; the extent to which a mobile home park would detrimentally affect nearby property; the impact of the mobile home park on community facilities; the opposition of area residents; and the recommendation of denial by the Haysville Planning Commission; I move that we recommend to the Board of County Commissioners that this application not be approved. Moore moved, Hansen seconded.

HANSEN said that she would like to explain her vote which was definitely not against a mobile home park. She said that this Commission tries very hard to work with the outlying communities and there generally is a feeling that they do not respect their territorial rights at all. In addition, there are a lot of neighbors concerned.

VOTE ON THE MOTION: It carried with a vote of 5 in favor (Moore, Hansen, Gardner, Peters and Wilson) and 2 opposed (Bayouth and Crockett). Goebel was not present. Banzer and Chisholm were absent.

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### **Haysville U.S.D. 261**

1745 W. Grand                      Haysville, Kansas 67060  
Telephone: 1-524-0831

TO:            Metropolitan Planning Commission  
FROM:        The Board of Education, Haysville USD #261  
DATE:        October 19, 1983  
SUBJECT:    Mobile Home Development 47th & Meridian

The development of this project will have a serious impact on the Haysville educational system.

We agree the school age population created by this completed project will be around six-hundred students. Our statistics on previous mobile home parks would indicate something over three hundred kindergarten to sixth grade students. This population would necessitate, early in the development, the opening of an elementary school unit. The clerical, custodial, health and administrative costs as well as a classroom teacher for each twenty-five students would create a difficult budgetary problem for the district particularly for the first year.

The district would need to transport all students out of the area. Food services would have to be provided. While these costs have some reimbursement factors, the initial outlay of buses and food service equipment would need to be absorbed up front. Even though the district has a school building that could be opened for service, there would be considerable expense involved. The utilities costs and maintenance upkeep costs would be much higher than what we are now spending for the building as a storage and standby facility.

The anticipated three hundred seventh to twelfth grades students could be absorbed in present facilities. It would require additional staff at both the junior high and senior high levels. The trend of more science and mathematics course offerings and the additional students would require the creation of additional science laboratories.

Our recent experience with mobile home courts is that they fill up much more rapidly than the developer's guidelines. Should this development fill up in three years, the start up year would cost the district between one-half and three-quarters of a million dollars. This kind of expense could only be handled by heavy local tax increase as well as emergency measures at the state level to allow for budget expansion. Please, recognize these problems in your consideration of this project.

Dr. C. Bill Hathaway  
4730 Euclid  
Wichita, Ks. 67217

Oct. 20, 1983

Metropolitan Area Planning Commission  
City Commission Meeting Room  
Wichita, Ks.

Dear Sirs:

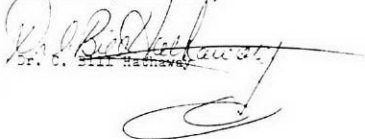
The following list of reasons for my opposition to a mobile home park being built at 47th St. S. and Meridian, is hereby submitted.

1. The development of so many trailer parks in our immediate area may result in a decline in the quality of our growing neighborhood.
2. The possible devaluation of our properties.
3. Due to the above (no. 1 & 2) two reasons, the buying and selling of properties in our area would be greatly hindered.
4. Having just purchased property in the area, I am concerned about a possible devaluation of my property causing us to pay for the loss for years to come before we start paying on the actual value.
5. The citizens in the area have already voiced their opposition against this move on Thursday, October 13, 1983 and the meeting ended with a negative vote.

I ask that you respect the wishes of the majority now living in the area.

Thank you.

Respectfully Submitted,

  
Dr. C. Bill Hathaway

PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CV-263, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

OK

SECTION II - Protestor(s)

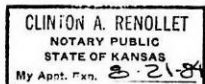
Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Howard W. Beverage</u> Signature	SE/4	of the NW/4	of Section 29
<u>HOWARD W. BEVERAGE</u> Typed or Printed Name			TSS RIE
b) <u>Frankie D. Beverage</u> Signature	SE/4	of the NW/4	of Section 29
<u>FRANKIE D. BEVERAGE</u> Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas ) ss  
County of Sedgwick )

Be it remembered that on this 16<sup>TH</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came HOWARD W. BEVERAGE AND FRANKIE D. BEVERAGE, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Clinton A. Renollet  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CV-RE 3, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

OK

SECTION II - Protestor(s)

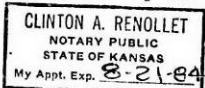
Name	Property Owned	
	Lot(s)	Block(s) Addition
a) <u>Ralph Wade Bigelow</u> Signature <u>Wilma J. Danielson</u> <u>in Power of Attorney</u> <u>RALPH WADE BIGELOW</u> Typed or Printed Name	W/2 of the NE/4 except 209 square Tract on the NE Corner, Section 24-	28-1W
b) <u>Leta A. Bigelow</u> Signature <u>Wilma J. Danielson</u> <u>in Power of Attorney</u> <u>LETA A. BIGELOW</u> Typed or Printed Name	Same	

ACKNOWLEDGMENT

State of Kansas )  
County of Sedgwick ) ss

Be it remembered that on this 16<sup>TH</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came WILMA J. DANIELSON AS POWER OF ATTORNEY to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Clinton A. Renollet  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, That I, Leta A. Bigelow, of Wichita, Sedgwick County, Kansas, have made, constituted and appointed and by these presents do make, constitute and appoint my son, Ralph Lauren Bigelow, a/k/a R. L. Bigelow, and my daughter, Wilma J. Danielson, as my true and lawful attorneys-in-fact. I intend this Power of Attorney to be considered durable under the laws of Kansas, K.S.A. 58-610, through and including 617. This Power of Attorney shall not be affected by the disability or incapacity of the undersigned principal. All acts done by my attorneys-in-fact, or either of them, during any period of disability or incapacity of the undersigned shall have the same effect and inure to the benefit of and bind the undersigned as the principal, and the principal's successor in interest, as if the principal were competent and not disabled.

7. In the event that a Conservator of my Estate or a Guardian of my person be hereafter legally required, I nominate and appoint my above named attorneys-in-fact Co-Conservators of my Estate and Co-Guardians of my person, and direct the Court having jurisdiction of said matters to appoint said attorneys-in-fact.

I direct that either of my said named attorneys-in-fact may act for and on my behalf by delivering a copy of this instrument to any person, firm or corporation who may require evidence of this appointment, and to this end and to my use, to do the following:

To ask, demand, recover and receive all sums of monies, debts, chattels, and other effects or income which now or may hereafter become due me and upon receipt thereof or any part thereof to make, sign, execute, and deliver such receipts, releases, or other discharges of the same as my attorneys shall think fit or be advisable. To sell any motor vehicle owned by me, and to execute, acknowledge and deliver a certificate of title to any such vehicle to the purchaser thereof, and in addition, to sell any other tangible personal property which I may own.

To deposit any monies which may come to my attorneys' hands at any time with any bank or banker, and to make withdrawals from any of my bank accounts as my said attorneys-in-fact or either of them shall think fit or may be necessary in the payment of any debts, or interest, taxes, assessments, insurance and expenses due and payable or to become due and payable on account of my real and personal estate.

To enter into and upon all of my real estate and to let, manage, and improve or repair the same thereof as may be necessary and to insure any buildings or improvements thereof, and to pay before becoming delinquent, all taxes or other assessments which may become due thereon.

To contract with any person for the leasing of any of my real estate for such periods, and at such rents, and subject to such conditions as my attorneys shall see fit, and to let into possession thereof any of such persons and to give notice to quit to any tenant, or occupier thereof, and to recover any rents, or arrears of rent, which may be due therefrom.

To pay every month the sum necessary for my reasonable care and support, including the payment of ordinary household expenses, any medical expenses, and to contract with other persons for my care, keep or maintenance, including, if necessary, the reasonable charges at any medical institution or nursing home.

To transfer funds from any savings or investment accounts which I may own, to my checking account, and if it should further become necessary to convert to cash, any bonds, notes or other investments to cash, in order that all such expenses be promptly paid.

To prepare and file on my behalf any and all statements and returns required by the Internal Revenue Service and any State Bureau of Revenue and to represent me and my interests before any official of any of these offices on any matters whatsoever.

To borrow upon the security of any real estate which I may own in the State of Kansas, which sum of money is not in excess of the maximum available for loan using such real estate as security and to this end to make, execute, acknowledge and deliver a mortgage or mortgages, with the usual interest and insurance clauses, and all other usual provisions and covenants, to secure the payment of the notes or obligations given for such loans, and to sign and deliver such notes and obligations at any interest rate which may be negotiated by my said attorneys-in-fact.

To grant, bargain and sell any real estate which I may own situated in the State of Kansas, or any part thereof, for such prices and upon such terms as my said attorneys shall deem to be reasonable, and for me and in my name to make, execute, acknowledge and deliver good and sufficient deeds of conveyance for the same, with or without covenants of warranty.

In general to do all other acts, deeds, matters and things whatsoever in or about my estate, property, and affairs, or to concur with persons jointly interested with myself therein in doing all such acts, deeds, matters and things herein either particularly or generally described as fully and effectually to all intents and purposes as I could do in my own proper person if personally present.

AND, I, the undersigned, hereby ratify and confirm and promise that at all times to ratify and confirm all and whatsoever my attorneys shall lawfully do or cause to be done in and about the premises by virtue of this Power of Attorney, including anything which shall be done between the revocation of these presents by my death or in any other manner and notice of such revocation reaching my said attorneys; and I hereby declare that as against me and all persons claiming under me everything which my said attorneys shall do or cause to be done in pursuance thereof shall be valid and effectual in favor of any persons claiming the benefit thereof who before the doing thereof shall not have notice of any such death or revocation.

IN WITNESS WHEREOF, the above and foregoing Power of Attorney was executed on this 12th day of October, 1982.

Leta A. Bigelow  
LETA A. BIGELOW

STATE OF KANSAS, SEDGWICK COUNTY, ss:

BEFORE ME, the undersigned, a Notary Public, within and for said County and State, on this 12th day of October, 1982, personally appeared LETA A. BIGELOW, who is personally known to me to be the identical person who executed the within and foregoing Power of Attorney and duly acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Leo R. Wetta  
Notary Public



My Appointment Expires:

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, That I, Ralph Waldo Bigelow, of Wichita, Sedgwick County, Kansas, have made, constituted and appointed and by these presents do make, constitute and appoint my son, Ralph Lauren Bigelow, a/k/a R. L. Bigelow, and my daughter, Wilma J. Danielson, as my true and lawful attorneys-in-fact. I intend this Power of Attorney to be considered durable under the laws of Kansas, K.S.A. 58-610, through and including 617. This Power of Attorney shall not be affected by the disability or incapacity of the undersigned principal. All acts done by my attorneys-in-fact, or either of them, during any period of disability or incapacity of the undersigned shall have the same effect and inure to the benefit of and bind the undersigned as the principal, and the principal's successor in interest, as if the principal were competent and not disabled.

A. In the event that a Conservator of my Estate or a Guardian of my person be hereafter legally required, I nominate and appoint my above named attorneys-in-fact Co-Conservators of my Estate and Co-Guardians of my person, and direct the Court having jurisdiction of said matters to appoint said attorneys-in-fact.

I direct that either of my said named attorneys-in-fact may act for and on my behalf by delivering a copy of this instrument to any person, firm or corporation who may require evidence of this appointment, and to this end and to my use, to do the following:

To ask, demand, recover and receive all sums of monies, debts, chattels, and other effects or income which now or may hereafter become due me and upon receipt thereof or any part thereof to make, sign, execute, and deliver such receipts, releases, or other discharges of the same as my attorneys shall think fit or be advisable. To sell any motor vehicle owned by me, and to execute, acknowledge and deliver a certificate of title to any such vehicle to the purchaser thereof, and in addition, to sell any other tangible personal property which I may own.

To deposit any monies which may come to my attorneys' hands at any time with any bank or banker, and to make withdrawals from any of my bank accounts as my said attorneys-in-fact or either of them shall think fit or may be necessary in the payment of any debts, or interest, taxes, assessments, insurance and expenses due and payable or to become due and payable on account of my real and personal estate.

To enter into and upon all of my real estate and to let, manage, and improve or repair the same thereof as may be necessary and to insure any buildings or improvements thereof, and to pay before becoming delinquent, all taxes or other assessments which may become due thereon.

To contract with any person for the leasing of any of my real estate for such periods, and at such rents, and subject to such conditions as my attorneys shall see fit, and to let into possession thereof any of such persons and to give notice to quit to any tenant, or occupier thereof, and to recover any rents, or arrears of rent, which may be due therefrom.

To pay every month the sum necessary for my reasonable care and support, including the payment of ordinary household expenses, any medical expenses, and to contract with other persons for my care, keep or maintenance, including, if necessary, the reasonable charges at any medical institution or nursing home.

To transfer funds from any savings or investment accounts which I may own, to my checking account, and if it should further become necessary to convert to cash, any bonds, notes or other investments to cash, in order that all such expenses be promptly paid.

To prepare and file on my behalf any and all statements and returns required by the Internal Revenue Service and any State Bureau of Revenue and to represent me and my interests before any official of any of these offices on any matters whatsoever.

To borrow upon the security of any real estate which I may own in the State of Kansas, which sum of money is not in excess of the maximum available for loan using such real estate as security and to this end to make, execute, acknowledge and deliver a mortgage or mortgages, with the usual interest and insurance clauses, and all other usual provisions and covenants, to secure the payment of the notes or obligations given for such loans, and to sign and deliver such notes and obligations at any interest rate which may be negotiated by my said attorneys-in-fact.

To grant, bargain and sell any real estate which I may own situated in the State of Kansas, or any part thereof, for such prices and upon such terms as my said attorneys shall deem to be reasonable, and for me and in my name to make, execute, acknowledge and deliver good and sufficient deeds of conveyance for the same, with or without covenants of warranty.

In general to do all other acts, deeds, matters and things whatsoever in or about my estate, property, and affairs, or to concur with persons jointly interested with myself therein in doing all such acts, deeds, matters and things herein either particularly or generally described as fully and effectually to all intents and purposes as I could do in my own proper person if personally present.

AND, I, the undersigned, hereby ratify and confirm and promise that at all times to ratify and confirm all and whatsoever my attorneys shall lawfully do or cause to be done in and about the premises by virtue of this Power of Attorney, including anything which shall be done between the revocation of these presents by my death or in any other manner and notice of such revocation reaching my said attorneys; and I hereby declare that as against me and all persons claiming under me everything which my said attorneys shall do or cause to be done in pursuance thereof shall be valid and effectual in favor of any persons claiming the benefit thereof who before the doing thereof shall not have notice of any such death or revocation.

IN WITNESS WHEREOF, the above and foregoing Power of Attorney was executed on this 12th day of October, 1982.

Ralph Waldo Bigelow  
RALPH WALDO BIGELOW

STATE OF KANSAS, SEDGWICK COUNTY, ss:

BEFORE ME, the undersigned, a Notary Public, within and for said County and State, on this 12th day of October, 1982, personally appeared RALPH WALDO BIGELOW, who is personally known to me to be the identical person who executed the within and foregoing Power of Attorney and duly acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Leo R. Wetta  
Notary Public



My Appointment Expires:

PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU-263, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

OK

SECTION II - Protestor(s)

Name	Property Owned
	Lot(s) Block(s) Addition
a) <u>Alice Meeks</u> Signature <u>ALICE MEEKS</u> Typed or Printed Name	<u>3/2 of the West 26 3.6' of the S/2 of the N/2 of the SW/4 of the SW/4 of Section 18</u>
b) _____ Signature _____ Typed or Printed Name	

T285  
R1E

ACKNOWLEDGMENT

State of Kansas ) ss  
County of Sedgwick )

Be it remembered that on this 16<sup>TH</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came ALICE MEEKS to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

CLINTON A. RENOLLET  
NOTARY PUBLIC  
STATE OF KANSAS  
My Appt. Exs. 8-21-84

Clinton A. Renollet  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION  
(COUNTY CASES)

SECTION I.

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SECTION II - Protestor(s)

*1 verified with Peebler's parents 11/1/83 ADC* **OK**

Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Herbert V. Peebler</u> Signature	<u>W/2 SW/4 of 1st SW/4</u>	<u>except the west 203.6' of the S/2 of the N/2 of Section 18</u>	
<u>Herbert V. Peebler</u> Typed or Printed Name			
b) <u>Lena Peebler</u> Signature		<u>same</u>	<u>T285</u> <u>RIE</u>
<u>Lena Peebler</u> Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas ) ss  
County of Sedgwick )

Be it remembered that on this 16<sup>TH</sup> day of OCTOBER, 1983, before me, a notary public in and for said County and State, came HERBERT V. PEEBLER & LENA PEEBLER to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

CLIN. ON A. RENOLLET  
NOTARY PUBLIC  
STATE OF KANSAS  
My Appt. Exp. 8-21-84

Clin. O. A. Renollet  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CV-263, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

SECTION II - Protestor(s)

OK

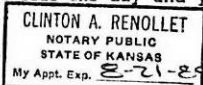
Name	Property Owned
	Lot(s) Block(s) Addition
a) <u>[Signature]</u> Signature	<u>N/2 of The West 263.6' of The S/2 of The</u> <u>N/2 of The SW/4 of The SW/4 of Section 18</u>
<u>ROBERT R. CHADWICK</u> Typed or Printed Name	
b) <u>[Signature]</u> Signature	<u>Same</u>
<u>RUTH K. CHADWICK</u> Typed or Printed Name	<u>T 285</u> <u>RIE</u>

ACKNOWLEDGMENT

State of Kansas ) ss  
County of Sedgwick )

Be it remembered that on this 16<sup>TH</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came ROBERT R. CHADWICK AND RUTH K. CHADWICK to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



[Signature]  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CW263, zone change from RESIDENTIAL to Mobile Home for establishment of a MOBILE HOME PARK in R1 zoning).

OK may not be within 100'

SECTION II - Protestor(s)

Name	Property Owned
Signature	Lot(s) Block(s) Addition
a) <u>Clinton A. Renallet</u> Signature	BEGINNING, 1064.67 FT S NE CORNER NW 1/4 S 307.35 FT W 425.18 FT <u>CLINTON A. RENALLET</u> N 307.35 FT E 425.18 FT To Typed or Printed Name BEQ. SEC 24-28-1W
b) <u>Spithey D. Renallet</u> Signature	
<u>Spithey D. Renallet</u> Typed or Printed Name	

ACKNOWLEDGMENT

State of Kansas )  
County of Sedgwick ) ss

Be it remembered that on this 22 day of October, 1983, before me, a notary public in and for said County and State, came Clinton A. Renallet to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Spithey D. Renallet  
Notary Public

My Commission expires 7/22/84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CV-263, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

OK

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>Arthur E. Danielson</u> Signature	208' square starting at NE corner of		
	<u>Arthur E. Danielson</u> Typed or Printed Name	W 1/2 of NE 1/4 Section 24-28-1W		
b)	<u>Wilma J. Danielson</u> Signature	Same		
	<u>WILMA J. DANIELSON</u> Typed or Printed Name			

*See copy of CV-263  
of 10/24/83  
of Danielson*

ACKNOWLEDGMENT

State of Kansas ) ss  
County of Sedgwick )

Be it remembered that on this 16<sup>th</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came ARTHUR E. DANIELSON AND WILMA J. DANIELSON, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

CLINTON A. RENOLLET  
NOTARY PUBLIC  
STATE OF KANSAS  
My Appt. Exp. 8-21-84

Clinton A. Renollet  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU-263, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

SECTION II - Protestor(s)

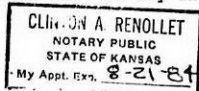
	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>Marshall D. Mears</u> Signature			Per attachment
	<u>MARSHALL D. MEARS</u> Typed or Printed Name			
b)	<u>Carla J. Mears</u> Signature			Per attachment
	<u>CARLA J. MEARS</u> Typed or Printed Name			OK

ACKNOWLEDGMENT

State of Kansas ) ss  
County of Sedgwick )

Be it remembered that on this 16<sup>TH</sup> day of OCTOBER, 1983, before me, a notary public in and for said County and State, came MARSHALL D. MEARS AND CARLA J. MEARS to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Clinton A. Renollet  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



RANGE LAND DESCRIPTIONS IN:  
TOWNSHIP 28 S., RANGE 1 WEST cont'd

A tract in the Southwest Quarter of the Southeast Quarter of Section 24, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at the Southwest Corner of the Southwest Quarter of said Southeast Quarter; thence east 240 feet; thence north parallel with the West line of the Southwest Quarter of said Southeast Quarter, 425 feet; thence northeasterly 473.5 feet, more or less, to a point 560 feet east and 775 feet north of the Southwest Corner of the Southwest Quarter of said Southeast Quarter; thence east parallel with the South line of the Southwest Quarter of said Southeast Quarter, 125 feet; thence north parallel with the West line of the Southwest Quarter of said Southeast Quarter, 548 feet, more or less to the North line of the Southwest Quarter of said Southeast Quarter; thence west 685 feet to the Northwest Corner of the Southwest Quarter of said Southeast Quarter; thence south 1323.4 feet, more or less, to beginning.

Marshall D. Mears &  
Carla J. Mears  
3114 S. 55th S.  
Wichita, Kansas 67217

Dated this 15th day of September, 1983, at 7:00 o'clock A.M.

REALTY TITLE CO., INC.

NE 23983

BY Karen K. Fry  
Karen K. Fry

PROTEST PETITION  
(COUNTY CASES)

**SECTION I.**

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. C15-263, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

OK

**SECTION II - Protestor(s)**

Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Martin D. Clifton</u> Signature <u>MARTIN D. CLIFTON</u> Typed or Printed Name			A tract of land located in the SE/4 of Section 24, Township 28 South, Range 1 West, Sedgwick County, Kansas, described as follows: From the Southeast corner of Section 24, North along the East line of Section 24, a distance of 746.76 feet to the point of Beginning; thence west parallel to the South line of Section 24, a distance of 321.00 feet; thence south parallel to the East line of Section 24, a distance of 86.00 feet; thence east parallel to the South line of Section 24, a distance of 321.00 feet; to the East line of Section 24; thence north on the East line of Section 24, a distance of 86.00 feet to the point of Beginning; said tract containing 0.63 acres, more or less.
b) <u>Genevieve J. Clifton</u> Signature <u>GENEVIEVE J. CLIFTON</u> Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas )  
County of Sedgwick ) ss

Be it remembered that on this 16<sup>th</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came MARTIN D. CLIFTON AND GENEVIEVE J. CLIFTON, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

CLINTON A. RENOLLET  
NOTARY PUBLIC  
STATE OF KANSAS  
My Appt. Exp. 8-21-84

Clinton A. Renollet  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU-263, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

OK

SECTION II - Protestor(s)

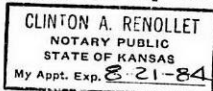
Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Richard L. Robertson</u> Signature	<u>1/2 of the SE/4 of the SE/4 of</u> <u>Section 24</u>		
<u>Richard L. Robertson</u> Typed or Printed Name			<u>T285</u> <u>RIE</u>
b) <u>Donna M. Robertson</u> Signature	<u>Same</u>		
<u>Donna M. Robertson</u> Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas )  
County of Sedgwick ) ss

Be it remembered that on this 16<sup>TH</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came RICHARD L. ROBERTSON AND DONNA M. ROBERTSON to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Clinton A. Renollet  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CV-263, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Replic Home Park in R-1 zoning).

OK

SECTION II - Protestor(s)

	Name	Lot(s)	Block(s)	Addition
a)	<u>[Signature]</u>	<u>3E/4</u>	<u>of Section 13</u>	<u>T 285</u> <u>R 1E</u>
	Signature			
	<u>PATRICIA J. MILLS</u>			
	Typed or Printed Name			
b)	_____			
	Signature			
	_____			
	Typed or Printed Name			

*verified with Registrar of Deeds that Mills owns SE 1/4 of 40544 sec 13, T28S, R1E ADC 10/21/83*

ACKNOWLEDGMENT

State of Kansas ) ss  
County of Sedgwick )

Be it remembered that on this 16<sup>th</sup> day of OCTOBER 1983 before me, a notary public in and for said County and State, came PATRICIA J. MILLS to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

CLINTON A. RENOLLET  
NOTARY PUBLIC  
STATE OF KANSAS  
My Appt. Exp. 8-21-84  
My Commission expires 8-21-84

[Signature]  
Notary Public

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU-263, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

OK

SECTION II - Protestor(s)

Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Robert H Wickham</u> Signature	Beq 1320 FT WSE Corner SE 1/4 N 208 75		
<u>ROBERT H WICKHAM</u> Typed or Printed Name	FT. W 208 75 FT S 288 75 FT E to Beq		
		Sec 13-28-1W	
b) <u>Virginia H Wickham</u> Signature	Same		
<u>Virginia H Wickham</u> Typed or Printed Name			

VERIFIED WITH REGISTER  
OF DEEDS - 10/21/83 ADC

ACKNOWLEDGMENT

State of Kansas )  
County of Sedgwick ) ss

Be it remembered that on this 16<sup>TH</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came ROBERT H. WICKHAM AND VIRGINIA H. WICKHAM to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

CLINON A. RENOLLET  
NOTARY PUBLIC  
STATE OF KANSAS  
My Appt. Exp. 8-21-84

Clinon A. Renollet  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. C.U. 263, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

OK

SECTION II - Protestor(s)

Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Robert H Wickham</u> Signature	<u>SW/4</u>	<u>SEC 14</u>	<u>EXC S 20P. 75 FT E</u> <u>20P. 75 FT. Sec 13-2P-1W</u>
<u>ROBERT H WICKHAM</u> Typed or Printed Name			
b) _____ Signature			
_____ Typed or Printed Name			

VERIFIED WITH REGISTER  
OF DEED 10/24/83  
ADK

ACKNOWLEDGMENT

State of Kansas )  
County of Sedgwick ) ss

Be it remembered that on this 19<sup>TH</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came ROBERT H. WICKHAM to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

CLINON A. RENOLLET  
NOTARY PUBLIC  
STATE OF KANSAS  
My Appt. Exp. 8-21-84

Clinon A. Renollet  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. C.U.-263, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

OK

SECTION II - Protestor(s)

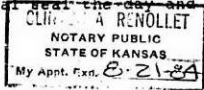
Name	Lot(s)	Block(s)	Property Owned Addition
a) <u>Dale J. Clark</u> Signature <u>DALE J. CLARK</u> Typed or Printed Name			The N/2 of the SE/4 of the SE/4, except that tract belonging to Martin D. Clifton (et ux) Section 24
b) <u>Judith A. Clark</u> Signature <u>Judith A. Clark</u> Typed or Printed Name			Same as above

ACKNOWLEDGMENT

State of Kansas )  
County of Sedgwick ) ss

Be it remembered that on this 16<sup>TH</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came DALE J. CLARK AND JUDITH A. CLARK to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



A. Renollet  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



PROTEST PETITION  
(COUNTY CASES)

**SECTION I.**

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CV-263, zone change from \_\_\_\_\_ to R-1 (for establishment of a Mobile Home Park in R-1 zoning).

OK

**SECTION II - Protestor(s)**

Name

a) Roger F. Weidman  
Signature  
ROGER F. WEIDMAN  
Typed or Printed Name

b) \_\_\_\_\_  
Signature  
\_\_\_\_\_  
Typed or Printed Name

Property Owned		
Lot(s)	Block(s)	Addition
		The Southwest Quarter of the Southeast Quarter of Section 24, Township 28 South, Range 1 West of the 6th P.M., in Sedgwick County, Kansas, except: a tract in the Southwest Quarter of the Southeast Quarter of Section 24, Township 28 South, Range 1 West described as: Beginning at the Southwest Corner of the Southwest Quarter of said Southeast Quarter; thence east 240 feet; thence north parallel with the West line of the Southwest Quarter of said Southeast Quarter, 425 feet; thence northeasterly 473.5 feet more or less to a point 560 feet east and 775 feet north of the Southwest corner of the Southwest Quarter of said Southeast Quarter; thence east parallel with the South line of the Southwest Quarter of said Southeast Quarter, 125 feet; thence north parallel with the West line of the Southwest Quarter of said Southeast Quarter, 548 feet more or less to the North line of the Southwest Quarter of said Southeast Quarter; thence west 685 feet to the Northwest Corner of the Southwest Quarter of said Southeast Quarter; thence south 1323.4 feet more or less to beginning.

Ro  
29  
AWI

ACK

State of Kansas )  
County of Sedgwick ) ss

Be it remembered that on this 16<sup>th</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came ROGER F. WEIDMAN to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

CLINTON A. RENOLLET  
NOTARY PUBLIC  
STATE OF KANSAS  
My Appt. Exp. 8-21-84

Clinton A. Renollet  
Notary Public

My Commission expires 8-21-84

**ALL SIGNATURES MUST BE ACKNOWLEDGED**

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.



Law Offices  
of  
Jerry L. Berg, P.A.



Attorneys At Law  
Jerry L. Berg  
Michael B. Brewer

Kellogg and Topka  
608 South Topka  
Wichita, Kansas 67202  
(316) 262-3458

October 19, 1983

Metropolitan Planning Commission  
City of Wichita  
10th Floor  
455 North Main  
Wichita, Kansas 67202

Re: Mobile Home Development at 47th Street South  
and Meridian

Dear Sirs:

I have been directed by the Board of Education of Unified School District No. 261 to request that the Metropolitan Area Planning Commission include in their considerations of the above-referenced matter, the educational impact of the requested change for land utilization. Although the Board is not taking an official stand as a land owner within 1,000 feet of the subject property in opposition or in favor of the requested change; they are specifically requesting the Metropolitan Planning Commission to include in their final recommendation, considerations of the educational impact of a proposed land use change.

Being fully aware that there are numerous other considerations to be included in the decision as to the nature of the final recommendation made by the Metropolitan Area Planning Commission, it is vital to the concerns of the affected school district that the Metropolitan Planning Commission also consider the effects on this governmental entity and on our function of providing the best possible education for the students within our jurisdiction.

As a direct result of our belief in the foregoing position the Board of Education of Unified School District No. 261 has directed the Superintendent of Schools as their representative to prepare an educational impact statement for your consideration. You will find that impact statement hereto attached.

On behalf of the Board of Education and as attorney for that governmental entity, it is our specific request and desire that we be notified of any substantial land use changes within our

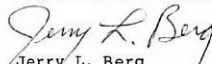
Metropolitan Planning Commission  
October 19, 1983  
Page 2

district in order that we can prepare, as necessary, impact statements  
in the future for your consideration. We are more than willing  
to make our experience and concerns available to you in the future.  
If we can be of any further assistance please contact us.

Kindest regards.

Very truly yours,

LAW OFFICES OF JERRY L. BERG, P.A.

  
Jerry L. Berg  
Attorney for U.S.D. 261

JLB:kld

cc: Gary Johanning  
Virgil Coombs

October 25, 1983

Mr. Arthur Danielson  
2909 West 47th Street South  
Wichita, Ks. 67217

Re: CU-26 ~~13~~3

Dear Mr. Danielson:

The Planning Commission at its regular meeting of October 20, 1983, considered the above-captioned request, and their action was as indicated on the attached letter.

This is to advise you that if you and others owning property within 1000 feet of the application area desire to submit legal protest petitions, they must be submitted to the Office of the County Clerk no later than 5:00 p.m., Monday, October 31, 1983.

If you have any questions concerning this matter or need additional protest petition forms, please call.

Sincerely yours,

Jack H. Galbraith  
Chief Planner

JHG:sad  
Encl.

cc: Clinton Renollet, 3245 West 47th Street South, Wichita 67217  
Wanda Fedro, 415 Basswood, Haysville  
Robert H. Wickham, 2910 West 47th Street South, Wichita 67217  
Beverly Brady, 2124 Davis, Wichita 67217  
Vickie Hancock, 2102 West 46th Street South, Wichita 67217  
Mary Ellen Alford, 2202 West 46th Street South, Wichita 67217  
Sue Elliott, 4601 South Fern  
Ron Worley, County Zoning Officer

October 25, 1983

Wilmer Freund  
Booker-Freund Associates  
111 West Douglas  
Wichita, Ks. 67202

Re: CU-26<sup>3</sup> - Conditional Use to  
establish a mobile home park

Dear Mr. Freund:

At its regular meeting of October 20, 1983, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Commission was to recommend that the application not be approved.

This matter will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, November 16, 1983, in Room 320, Sedgwick County Courthouse.

If you have any questions, please contact our office.

Sincerely yours,

Jack H. Galbraith  
Chief Planner

JHG:sad

cc: Norma Cox, 5018 S. Meridian, Wichita 67217  
Harold Orindgreff, 2900 Oriole Drive, Wichita 67204  
Jeff Bannon, 946 North West Street, Wichita 67203  
Mr. & Mrs. Arthur Danielson, 2909 West 47th Street South, Wichita 67217  
Clinton Renollet, 3245 West 47th Street South, Wichita 67217  
Wanda Fedro, 415 Basswood, Haysville 67060  
Robert H. Wicham, 2910 West 47th Street South, Wichita 67217  
Beverly Brady, 2124 Davis, Wichita 67217  
Vickie Hancock, 2102 West 46th Street South, Wichita 67217  
Mary Ellen Alford, 2202 West 46th Street South, Wichita 67217  
Sue Elliott, 4601 South Fern, Wichita 67217  
Ron Worley, County Zoning Officer

## Residents Unite Against Mobile Home Park Plan

**HAYSVILLE**—Landowners living near 47th Street South and Meridian won't know before Nov. 16 whether they will become neighbors of a 154 acre mobile home park. But they know now they don't want that to happen.

The park is planned on an L-shaped piece of land at the southwest corner of 47th Street South and Meridian. Currently zoned for residential use, the land is now a wheat field. But mobile home park developer Harold Orindgreff hopes the Sedgwick County Commission will give him a conditional use permit, enabling the park to be established. His option on purchase of the land from Norma Cox depends on that happening, he said. It would be the largest mobile home park in the metropolitan area, county officials say.

Before the County Commission takes action on the request, however, recommendations have been sought from both the Haysville Planning Commission and the Metropolitan Area Planning Commission, the Wichita-Sedgwick County planning agency.

Meeting in Haysville Thursday night with landowners of the area, the Haysville planners heard a unanimous outcry against the project. The commission voted to uphold that view.

At 1:30 p.m. Oct. 20, the matter will come before

the MAPC, meeting at Wichita's City Hall. Because the land in question is within the three mile "ring of influence" of Haysville, its planners' opinion on the development was sought by county officials. But, it is the opinion of the MAPC which will carry the most weight with the County Commissioners, said Art Chambers of MAPD, the administrative arm of the MAPC. As the city-county planners for the area, it would take a unanimous vote of the commissioners to overturn the recommendation of the MAPC, he explained.

Landowners in the area, however do have power of their own, MAPD representative Jack Galbraith told the audience at the Haysville meeting. If 20 percent of the landowners living within 1,000 feet of the site file a protest with the MAPC, a unanimous vote of the County Commission would also be required to overturn their wishes. And, say those landowners, they are sure "80-90 percent of us" will protest.

Orindgreff's plan for the land involves development of 150-200 mobile home pads per year, beginning at the north end of the property. Work could begin in a year, he said.

Although his original plan for the park provides spaces for as many as 920 mobile homes, require-

ments from the MAPC that he include additional recreation space and "buffered" storage areas will probably reduce that number to 800, he said. The development of the park would take 8-10

years to complete, he estimated.

"No way are 900 trailers going to move in in one year," he insisted.

Orindgreff would call the development "Green  
See Residents Page 7

*The Daily Reporter*  
10/27/83

*Over*

said, suffer from a "stigma, dating from the days of the gypsies."

"But they're definitely the coming thing, whether they (area residents) like it or not," he added.

Landowners in the area are not willing to accept that. About 25 of them, living within a half mile of the proposed site, explained their opposition at the Haysville meeting.

Many, including neighbor Bob Wickham, worried the park would lower property values in the area. Citing his 12 years experience in the Sedgwick County Assessor's office, he said he had "never seen a mobile home park increase property values - except for someone wanting to sell their land as another mobile home park."

Even restrictions on the kinds of mobile homes brought to the park, or on landscaping there would make no difference to him, he said.

"A mobile home park is a mobile home park," he said.

Wilma and Arthur Danielson, who live across 47th Street from the site, worried the park might complicate drainage problems there. Several natural drainage channels go through the property, and any development would have to adequately carry off the additional water runoff caused by paving of streets and pads.

Clint Renolet lives just west of the site, in a nearby subdivision. It's closeness to his home concerns him, he said. But of greater concern, he added, was the effect the park would have on the Haysville school district.

"Rex and Nelson (elementary schools) are already pretty well full," he said, "and if it adds 50-100 kids a year to the district, who's going to pay for it?"

Even if the students were absorbed into Oatville, or a re-opened Freeman School, additional funds would be needed for teachers, supplies and utilities in the buildings, he said.

And if taxes are increased to support those needs, unhappy mobile home owners can pack up and move out of a district easier than a homeowner, he said.

"Then who's going to pay for it?" he asked. "You and I?"

Other residents worried the park would add 800 cars daily to Meridian and 47th Street, already heavily traveled as a detour around the Seneca Bridge work. Next year, it will likely be a detour around the paving of U.S. 81, he added.

Area landowners found their complaints effective against the Haysville Planners, but they have no guarantee they will convince the MAPC of their position. So, several of them were to begin Friday to circulate the petitions of protest among the adjacent landowners - estimated at about seven or eight families. They have until Oct. 30-10 days after the MAPC hearing, to present them to the County Commission. Others plan to address the MAPC on the issue at the public hearing Oct. 20.

The County Commission is expected to address the conditional use permit request at its Nov. 16 meeting.

## Residents

Continued From Page 1

...es II." His "Green Acres I" lies north of the proposed site, in the 4400 block of S. Meridian. He also operates one other mobile home park, Adore Park, in the 4600 block of S. Seneca.

Orindgreff says his parks are well kept, and don't fit the stereotype of a rundown park populated by transients.

"My parks are probably nicer than most of the houses around there," he insisted.

Mobile home parks, he

Home 524-5995  
 262-5458

**IMPORTANT MESSAGE**

FOR a Planner?

DATE 10-19 TIME 2:45 A.M. P.M.

**WHILE YOU WERE AWAY**  
Attorney Jerry Berg.

new add: OF 608 So. Topoka

PHONE No. Must be CU-263

TELEPHONED	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	WILL CALL AGAIN	
WANTS TO SEE YOU	RETURNED YOUR CALL	

MESSAGE never read notice re: USD#261 for Haysville - MAPS  
(He said it was being heard tomorrow + location was on Meridian + ?)

SIGNED see over

FORM 000-017

Protesting  
 @CU-263  
 See Elliott  
 4601 S. Fern

**IMPORTANT MESSAGE**

FOR Jack

DATE 10-20 TIME 9:30 A.M. P.M.

**WHILE YOU WERE AWAY**  
Beverly Brady

OF 2124 Davie, 67217

PHONE No. 522-6225

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	
CALLED TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RETURNED YOUR CALL	

MESSAGE re: CU-263  
Will not be able to attend meeting to day but wishes to lodge his protest.

SIGNED Elliott

FORM 000-017

He will be here  
Thurs. a.m. with  
some type of  
protest on the case.

**IMPORTANT MESSAGE**

FOR Jack

DATE 10-20 TIME 11 A.M. P.M.

WHILE YOU WERE AWAY  
Mary Ellen Alford  
OF 2202 W. 46th St.

PHONE No. 522-5694

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	
CALLED TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RETURNED YOUR CALL	

MESSAGE CV-263  
wishes to protest.  
Will not be able to attend  
meeting.

SIGNED g

FORM 000-006

**IMPORTANT MESSAGE**

FOR Jack

DATE 10-20 TIME 1113 A.M. P.M.

WHILE YOU WERE AWAY  
Vickie Hancock  
OF 2102 W. 46th St. 67217

PHONE No. 522 8603

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	
CALLED TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RETURNED YOUR CALL	

MESSAGE CV-263  
wants to protest.  
Can't attend meeting

SIGNED g

FORM 000-017

Dr. C. Bill Hathaway  
4730 Euclid  
Wichita, Ks. 67217

Oct. 20, 1983

Metropolitan Area Planning Commission  
City Commission Meeting Room  
Wichita, Ks.

Dear Sirs:

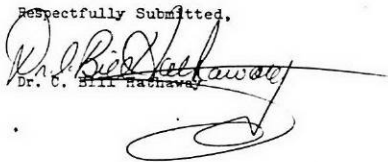
The following list of reasons for my opposition to a mobile home park being built at 47th St. S. and Meridian, is hereby submitted.

1. The development of so many trailer parks in our immediate area may result in a decline in the quality of our growing neighborhood.
2. The possible devaluation of our properties.
3. Due to the above (no. 1 & 2) two reasons, the buying and selling of properties in our area would be greatly hindered.
4. Having just purchased property in the area, I am concerned about a possible devaluation of my property causing us to pay for the loss for years to come before we start paying on the actual value.
5. The citizens in the area have already voiced their opposition against this move on Thursday, October 13, 1983 and the meeting ended with a negative vote.

I ask that you respect the wishes of the majority now living in the area.

Thank you.

Respectfully Submitted,

  
Dr. C. Bill Hathaway

Dr. C. Bill Hathaway  
4730 Euclid  
Wichita, Ks. 67217

Oct. 20, 1983

Metropolitan Area Planning Commission  
City Commission Meeting Room  
Wichita, Ks.

Dear Sirs:

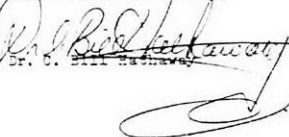
The following list of reasons for my opposition to a mobile home park being built at 47th St. S. and Meridian, is hereby submitted.

1. The development of so many trailer parks in our immediate area may result in a decline in the quality of our growing neighborhood.
2. The possible devaluation of our properties.
3. Due to the above (no. 1 & 2) two reasons, the buying and selling of properties in our area would be greatly hindered.
4. Having just purchased property in the area, I am concerned about a possible devaluation of my property causing us to pay for the loss for years to come before we start paying on the actual value.
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I ask that you respect the wishes of the majority now living in the area.

Thank you.

Respectfully Submitted,

  
Dr. C. Bill Hathaway

HAYSVILLE PLANNING COMMISSION

MINUTES

OCTOBER 13, 1983

copy for  
MADP

Members present: Walter Branch, Frank Dewaller  
George Rosendale, Jim Smith, Bob Smith

George Rosendale, chair, called the meeting to  
order at 8:14 pm.

Motion by Jim Smith

Second by Frank Dewaller

That the minutes of September 22, 1983  
be approved as mailed.

Vote was unanimous

Rosendale said the next item of business was  
a hearing on conditional use case number 263  
which was referred by MAPD. Rosendale then  
recognized Jack Galbraith from MAPD.

Galbraith explained some maps he had displayed  
of the proposed project. He said the project was  
for a mobile home <sup>that would be located on the southwest corner of the</sup> ~~lot~~ <sup>street south and main</sup> ~~lot~~  
hold 920 units. Galbraith stressed that the  
project was only in the preliminary stages.

Galbraith pointed out the play areas that would be  
provided. He also noted an RV storage area, which,

he added, MAPD would like to see changed somewhat.

Rosendale asked if any of the Commissioners had any questions. There were none at this time.

The applicant, Harold Grindgreff, mentioned that the project would take between eight and ten years to complete.

At this time Rosendale read the rules for a Public Hearing.

Rosendale declared the hearing open on the conditional use case number 263. Rosendale asked if there was anyone there to speak in favor of the request.

Norman Kofy, engineer for the project, 412 Century Plaza, Wichita, Kansas, said he was in favor of the project and thought it would be a well done project.

Rosendale called three times for anyone else wishing to speak on behalf of the project. There was no one.

Rosendale then asked for anyone wishing to speak in opposition to the project.

Wilma Danielson, 2909 W. 47th St. South, Wichita, Kansas, said she had not received a notice even though she lived right next to the property.

(2)

She asked where the water and sewer would come from. Galbraith said Wichita would supply that and at that point the project would be legally annexable. Danielson said she would like to have sewer and water, but would she have to be annexed to do that? Galbraith said her chances would be 99 percent as that was the policy of the city. Danielson said she would like water and sewer, but not under those terms.

Bob Wickham, 2910 W. 47th St. South, ~~Wichita, Kansas~~, asked what plans were there to handle drainage. The engineer said that a drainage plan would not be drawn up until the property was into the platting process. Wickham asked how their drainage would affect the natural waterway. O'Grady said there would be no cloaking; that it was a requirement that the water still enter and exit at the same points. Wickham said he was concerned about what would happen to the value of his home.

Arthur Danielson, 2909 W. 47th St. South, ~~Wichita, Kansas~~, asked why the county was so involved with the project. Rosendale explained the process that conditional use applications go through. Danielson wondered why the county presented someone else's project. Rosendale said

this was the normal process. Danielson that Galbraith's presence implied approval of the project on the part of the County. Rosendale again explained the process these requests go through - he said at this point the county was neutral as was the Haysville Planning Commission. Danielson asked if the county had ever had requests for mobile home parks as large as this one. Galbraith said this one would be approximately 160 acres, which is the largest that had ever been filed. He said there were some 80 acre parks. Danielson asked if the property was annexed by Wichita, but was in the Haysville school district who would receive the taxes. Rosendale said that several years ago it was established that annexation had no effect on school districts; Even if the property was in Wichita, school taxes would go to the Haysville school district.

Clint Renallet, 3245 W. 47th St. South, said he was against the request because he was concerned about what the mobile home park would do to the value of his property. He also expressed concern for the need of a new school. He said that most of the bonds were paid for on the existing school and that any new bonds issued for a new school would be felt by property owners.

Kenneth Alexander, 244 Timberlane, Haysville, Kansas, asked who made the final decision on whether this request was approved.

3

Rosendale said the Haysville Planning Commission would make a recommendation to MAPC; MAPC would then make a recommendation to the county commission. Alexander said he opposed the request because of its impact on the school district and taxes.

Dale Clark, 5419 S. Meridian, showed his property's location on the map and said he was concerned about how the drainage would be effected. The engineer showed how the drainage would be routed to the flood control ditch.

David Hale, 4900 S. Kessler, said that his mother lived in a mobile home and three of his brothers were in the mobile home business--he said he was opposed to the request because most of the people who live in mobile homes move a lot. He asked what the average number of people per household was for a mobile home court. Grindgreff said that at the park he owned now there were 240 homes with 128 kids--80 were in school. He added that 80 of the people were on social security and many of the people had lived there since the park opened (12 years) No one knew what the national

average was 1.5 persons per household in a mobile home court.

Dean Gull, 4906 S. Kessler, said he was against the request and believed the people in the Chitwood Addition should have been notified. He added that he knew some of the people living in the Green Acres mobile home court and wouldn't care to have them as neighbors. Gull said that once a court was finished, it filled fast.

Pete Fox, 4825 Kessler, asked how long it took to fill the court Grundgeff built in 1972 (Green Acres, 240 homes.) Grundgeff said four years. Fox was concerned whether the roads could handle all the traffic this project would create. Rosendale noted that the court opened onto arterials. Fox said he was against the project because he didn't think the roads could handle the extra traffic.

Mrs. Dale Clark, 5419 S. Meridian, said that she owned stables in the area and this project might put them out of business. She said it was difficult enough to find a place to ride as it was. She stressed that she believed the project would hurt stables in the area and may put them out of business.

Jed Johnson, 4814 S. Kessler, said he wanted to go on record against the project.

Mary Wilson, 3514 W. 48th St. South, said she wanted to go on record against the project.

Jan Doggett, 4825 S. Sheviam, said she wanted to go on record against the project.

Mary Keitharzo, 4805 S. Kessler, said she wanted to go on record against the project.

Morleen Wall, 3201 W. 47th St. South, said she wanted to go on record against the project.

Robert Fedro, 415 Basswood, Haysville, Kansas, mentioned the construction on Seneca and the proposed construction on Highway 81; this would force traffic onto Meridian. He said he saw no economic benefit from the court. He added that the only impact he could see was education

the children, but saw no benefit.

Wilma Danielson (spoke earlier) said she would like to make an emotional appeal. She said her grandparents had homesteaded the area. Danielson said if homes go into the area property appreciates--trailer courts depreciate property. She said she was also concerned about mobile homes because of the possibility of flooding.

Rosendale called three times for anyone else wanting to speak in opposition.

Clint Renallet (spoke earlier) said he had heard some people comment that this would be a quality project. He said if this was true the court should be located near Comatara to help their area.

Rosendale closed the public hearing. He then asked if any of the commissioners had questions.

DeWallen asked if the house up there was south of the light commercial area. He was answered that it was in the light commercial area. DeWallen then asked if the spaces would be made available and the people would own the trailer. Ovingdoff said YES.

Walter Branch asked if children would be allowed. Oindgreff said there would be retirement areas and areas with children. Branch asked what percent would allow children. Oindgreff said there would be a limit of 150 children. He added that the park would be completely screened and wouldn't be a detriment.

Bob Smith asked if the people who did the upkeep on the park were on payroll or subcontracted. Oindgreff answered both.

Gewallen asked if the light commercial areas were also owned by Oindgreff. Oindgreff said no, but that he had a contract on the land subject to zoning.

Rosendale said the Commission could either approve, deny, approve with requirements on table. He said if there were no further questions he said he assumed the commission was ready to take action.

Motion by Gewallen  
Second by Branch

That the Commission recommend denial of the request in light of the fact that 16 people spoke against the request.

Vote was unanimous. (Rosendale chose not to vote.)

Halbraith announced that MAPC would hear the request October 20<sup>th</sup>. He pointed out that if 20 percent of the affected property owners signed petitions protesting the request, it would take a unanimous vote of the County Commission to approve the request.

Halbraith mentioned that another request for a mobile home park in that area, but in Wichita's city limits, was also being processed.

Rosendale thanked Halbraith for coming.

There was a short recess.

PROTEST PETITION  
(COUNTY CASES)

SECTION I.

Copy for MAFPC

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU-263, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

SECTION II - Protestor(s)

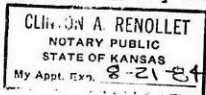
	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>Marshall D. Mears</u> Signature			Per attachment
	<u>Marshall D. Mears</u> Typed or Printed Name			
b)	<u>Carla J. Mears</u> Signature			Per attachment
	<u>Carla J. Mears</u> Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas )  
County of Sedgwick ) ss

Be it remembered that on this 16<sup>TH</sup> day of OCTOBER 1983, before me, a notary public in and for said County and State, came MARSHALL D. MEARS AND CARLA J. MEARS to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Clinton A. Renollet  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

SECTION FROM  
RANGE LAND DESCRIPTIONS IN:  
TOWNSHIP 28 S, RANGE 1 WEST cont'd

A tract in the Southwest Quarter of the Southeast Quarter of Section 24, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at the Southwest Corner of the Southwest Quarter of said Southeast Quarter; thence east 240 feet; thence north parallel with the West line of the Southwest Quarter of said Southeast Quarter, 425 feet; thence northeasterly 473.5 feet, more or less, to a point 560 feet east and 775 feet north of the Southwest Corner of the Southwest Quarter of said Southeast Quarter; thence east parallel with the South line of the Southwest Quarter of said Southeast Quarter, 125 feet; thence north parallel with the West line of the Southwest Quarter of said Southeast Quarter, 548 feet, more or less to the North line of the Southwest Quarter of said Southeast Quarter; thence west 685 feet to the Northwest Corner of the Southwest Quarter of said Southeast Quarter; thence south 1323.4 feet, more or less, to beginning.

Marshall D. Mears &  
Carla J. Mears  
3114 S. 55th S.  
Wichita, Kansas 67217

Dated this 15th day of September, 1983, at 7:00 o'clock A.M.

REALTY TITLE CO., INC.

NE 23983

BY Karen K. Frye  
Karen K. Frye

PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. C.U.-263, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

SECTION II - Protestor(s)

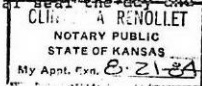
	Name	Lot(s)	Block(s)	Property Owned Addition
a)	<u>Dale J. Clark</u> Signature <u>DALE J. CLARK</u> Typed or Printed Name			The N/2 of the SE/4 of the SE/4, except that tract belonging to Martin D. Clifton (etux) Section 24
b)	<u>Judith A. Clark</u> Signature <u>Judith A. Clark</u> Typed or Printed Name			Same as above

ACKNOWLEDGMENT

State of Kansas )  
County of Sedgwick ) ss

Be it remembered that on this 16<sup>th</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came DALE J. CLARK AND JUDITH A. CLARK to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Clinton A. Rendlett  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CV-363, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

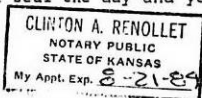
SECTION II - Protestor(s)

	Property Owned
Name	Lot(s)    Block(s)    Addition
a) <u>Roger F. Weidman</u> Signature	The Southwest Quarter of the Southeast Quarter of Section 24, Township 28 South, Range 1 West of the 6th P.M., in Sedgwick County, Kansas, except: a tract in the Southwest Quarter of the Southeast Quarter of Section 24, Township 28 South, Range 1 West described as: Beginning at the Southwest Corner of the Southwest Quarter of said Southeast Quarter; thence east 240 feet; thence north parallel with the West line of the Southwest Quarter of said Southeast Quarter, 425 feet; thence northeasterly 473.5 feet more or less to a point 560 feet east and 775 feet north of the Southwest corner of the Southwest Quarter of said Southeast Quarter; thence east parallel with the South line of the Southwest Quarter of said Southeast Quarter, 125 feet; thence north parallel with the West line of the Southwest Quarter of said Southeast Quarter, 548 feet more or less to the North line of the Southwest Quarter of said Southeast Quarter; thence west 685 feet to the Northwest Corner of the Southwest Quarter of said Southeast Quarter; thence south 1323.4 feet more or less to beginning.
<u>Roger F. Weidman</u> Typed or Printed Name	
b) _____ Signature	<b>ACK:</b>
_____ Typed or Printed Name	

State of Kansas        ) ss  
County of Sedgwick    )

Be it remembered that on this 16<sup>th</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came ROGER F. WEIDMAN to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Clinton A. Renollet  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. C.U.-263, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

SECTION II - Protestor(s)

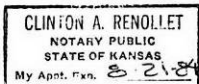
	Name	Property Owned	
		Lot(s)	Block(s) Addition
a)	<u>Howard W Beverage</u> Signature	SE/4	of the NW/4 of Section 29
	<u>HOWARD W BEVERAGE</u> Typed or Printed Name		
b)	<u>Frankie D Beverage</u> Signature	SE/4	of the NW/4 of Section 29
	<u>FRANKIE D. Beverage</u> Typed or Printed Name		

ACKNOWLEDGMENT

State of Kansas        ) ss  
County of Sedgwick )

Be it remembered that on this 16<sup>TH</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came HOWARD W. BEVERAGE AND FRANKIE D. BEVERAGE, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Clinton A. Renollet  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. C-2-363, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in A-1 zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>Martin D. Clifton</u> Signature <u>Martin D. Clifton</u> Typed or Printed Name			A tract of land located in the SE/4 of Section 24, Township 28 South, Range 1 West, Sedgwick County, Kansas, described as follows: From the Southeast corner of Section 24, North along the East line of Section 24, a distance of 746.76 feet to the Point of Beginning; thence west parallel to the South line of Section 24, a distance of 321.00 feet; thence south parallel to the East line of Section 24, a distance of 86.00 feet; thence east parallel to the South line of Section 24, a distance of 321.00 feet; to the East line of Section 24, a distance of 86.00 feet to the point of Beginning; said tract containing 0.63 acres, more or less.
b)	<u>Genevieve J. Clifton</u> Signature <u>Genevieve J. Clifton</u> Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas )  
County of Sedgwick ) ss

Be it remembered that on this 16<sup>th</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came MARTIN D. CLIFTON AND GENEVIEVE J. CLIFTON, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

CLINTON A. RENOLLET  
NOTARY PUBLIC  
STATE OF KANSAS  
My Appt. Exp. 8-21-84  
My Commission expires 8-21-84

Clinton A. Renollet  
Notary Public

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

PROTEST PETITION  
(COUNTY CASES)

SECTION I.

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SECTION II - Protestor(s)

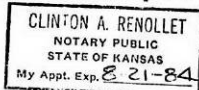
	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>Richard L. Robertson</u> Signature	<u>S/2 of the SE/4 of the SE/4 of</u> <u>Section 24</u>		
	<u>Richard L. Robertson</u> Typed or Printed Name			
b)	<u>Donna M. Robertson</u> Signature	<u>Same</u>		
	<u>Donna M. Robertson</u> Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas ) ss  
County of Sedgwick )

Be it remembered that on this 16<sup>TH</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came RICHARD L. ROBERTSON AND DONNA M. ROBERTSON to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Clinton A. Renollet  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU-263, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

SECTION II - Protestor(s)

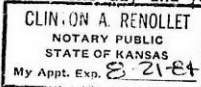
	<u>Name</u>	<u>Property Owned</u>		
		<u>Lot(s)</u>	<u>Block(s)</u>	<u>Addition</u>
a)	<u>Herbert V. Pebler</u> Signature <u>Herbert V. Pebler</u> Typed or Printed Name	SW/4 of the SW/4 except the west 2636' of the 1/2 of the N/2 of Section 18		
b)	<u>Lena Pebler</u> Signature <u>Lena Pebler</u> Typed or Printed Name	same		

ACKNOWLEDGMENT

State of Kansas ) ss  
County of Sedgwick )

Be it remembered that on this 16<sup>TH</sup> day of OCTOBER, 1983, before me, a notary public in and for said County and State, came HERBERT V. PEBLER & LENA PEBLER to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Clin. On A. Renollet  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU-263, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

SECTION II - Protestor(s)

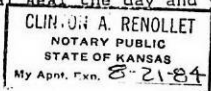
Name	Property Owned
Signature	Lot(s) Block(s) Addition
a) <u>Robert H Wickham</u> Signature	Block 1328 FT W. S. E. Corner S E 1/4 N 20th 75 FT W. 20th 75 FT S 20th 75 FT E To Bcg Sec 13-28-1W
<u>ROBERT H WICKHAM</u> Typed or Printed Name	
b) _____ Signature	Same
<u>ROBERT H WICKHAM</u> Typed or Printed Name	

ACKNOWLEDGMENT

State of Kansas ) as  
County of Sedgwick )

Be it remembered that on this 16<sup>TH</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came ROBERT H. WICKHAM AND VIRGINIA H. WICKHAM, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Clinton A. Renollet  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

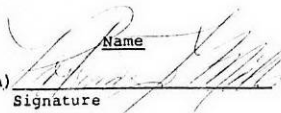
Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CV-263, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Maple Home Park in R-1 zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)		3E/4	of Section 13	
	Signature			
	<u>PATRICIA J. MILLS</u>			
	Typed or Printed Name			
b)				
	Signature			
	Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas )  
County of Sedgwick ) ss

Be it remembered that on this 16<sup>TH</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came PATRICIA J. MILLS to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

CLINTON A. RENOLLET  
NOTARY PUBLIC  
STATE OF KANSAS  
My Appt. Exp. 8-21-84  
My Commission expires 8-21-84

  
Notary Public

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU-263, zone change frgm \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

SECTION II - Protestor(s)

	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>[Signature]</u> Signature	203' square starting at NE corner of W 1/2 or NE 1/4 Section 24-28-1W		
	<u>Arthur E. Danielson</u> Typed or Printed Name			
b)	<u>[Signature]</u> Signature	Same		
	<u>Wilma J. Danielson</u> Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas )  
County of Sedgwick ) ss

Be it remembered that on this 16<sup>th</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came ARTHUR E. DANIELSON AND WILMA J. DANIELSON, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

CLINTON A. RENOLLET  
NOTARY PUBLIC  
STATE OF KANSAS  
My Appt. Exp. 8-21-84

[Signature]  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CV-RE-3, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

SECTION II - Protestor(s)

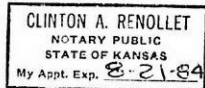
Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Wilma J. Danielson</u> Signature <u>Wilma J. Danielson</u> <u>Wilma J. Danielson</u> Typed or Printed Name		W/2 of the NE 1/4 except 208 square TRACT on the NE Corner Section 24- 28-1W	
b) <u>Wilma J. Danielson</u> Signature <u>Wilma J. Danielson</u> <u>Wilma J. Danielson</u> Typed or Printed Name		Same	

ACKNOWLEDGMENT

State of Kansas )  
County of Sedgwick ) ss

Be it remembered that on this 16<sup>TH</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came WILMA J. DANIELSON AS POWER OF ATTORNEY to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Clinton A. Renollet  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, That I, Ralph Waldo Bigelow, of Wichita, Sedgwick County, Kansas, have made, constituted and appointed and by these presents do make, constitute and appoint my son, Ralph Lauren Bigelow, a/k/a R. L. Bigelow, and my daughter, Wilma J. Danielson, as my true and lawful attorneys-in-fact. I intend this Power of Attorney to be considered durable under the laws of Kansas, K.S.A. 58-610, through and including 617. This Power of Attorney shall not be affected by the disability or incapacity of the undersigned principal. All acts done by my attorneys-in-fact, or either of them, during any period of disability or incapacity of the undersigned shall have the same effect and inure to the benefit of and bind the undersigned as the principal, and the principal's successor in interest, as if the principal were competent and not disabled.

A. In the event that a Conservator of my Estate or a Guardian of my person be hereafter legally required, I nominate and appoint my above named attorneys-in-fact Co-Conservators of my Estate and Co-Guardians of my person, and direct the Court having jurisdiction of said matters to appoint said attorneys-in-fact.

I direct that either of my said named attorneys-in-fact may act for and on my behalf by delivering a copy of this instrument to any person, firm or corporation who may require evidence of this appointment, and to this end and to my use, to do the following:

To ask, demand, recover and receive all sums of monies, debts, chattels, and other effects or income which now or may hereafter become due me and upon receipt thereof or any part thereof to make, sign, execute, and deliver such receipts, releases, or other discharges of the same as my attorneys shall think fit or be advisable. To sell any motor vehicle owned by me, and to execute, acknowledge and deliver a certificate of title to any such vehicle to the purchaser thereof, and in addition, to sell any other tangible personal property which I may own.

To deposit any monies which may come to my attorneys' hands at any time with any bank or banker, and to make withdrawals from any of my bank accounts as my said attorneys-in-fact or either of them shall think fit or may be necessary in the payment of any debts, or interest, taxes, assessments, insurance and expenses due and payable or to become due and payable on account of my real and personal estate.

To enter into and upon all of my real estate and to let, manage, and improve or repair the same thereof as may be necessary and to insure any buildings or improvements thereof, and to pay before becoming delinquent, all taxes or other assessments which may become due thereon.

To contract with any person for the leasing of any of my real estate for such periods, and at such rents, and subject to such conditions as my attorneys shall see fit, and to let into possession thereof any of such persons and to give notice to quit to any tenant, or occupier thereof, and to recover any rents, or arrears of rent, which may be due therefrom.

To pay every month the sum necessary for my reasonable care and support, including the payment of ordinary household expenses, any medical expenses, and to contract with other persons for my care, keep or maintenance, including, if necessary, the reasonable charges at any medical institution or nursing home.

To transfer funds from any savings or investment accounts which I may own, to my checking account, and if it should further become necessary to convert to cash, any bonds, notes or other investments to cash, in order that all such expenses be promptly paid.

To prepare and file on my behalf any and all statements and returns required by the Internal Revenue Service and any State Bureau of Revenue and to represent me and my interests before any official of any of these offices on any matters whatsoever.

To borrow upon the security of any real estate which I may own in the State of Kansas, which sum of money is not in excess of the maximum available for loan using such real estate as security and to this end to make, execute, acknowledge and deliver a mortgage or mortgages, with the usual interest and insurance clauses, and all other usual provisions and covenants, to secure the payment of the notes or obligations given for such loans, and to sign and deliver such notes and obligations at any interest rate which may be negotiated by my said attorneys-in-fact.

To grant, bargain and sell any real estate which I may own situated in the State of Kansas, or any part thereof, for such prices and upon such terms as my said attorneys shall deem to be reasonable, and for me and in my name to make, execute, acknowledge and deliver good and sufficient deeds of conveyance for the same, with or without covenants of warranty.

In general to do all other acts, deeds, matters and things whatsoever in or about my estate, property, and affairs, or to concur with persons jointly interested with myself therein in doing all such acts, deeds, matters and things herein either particularly or generally described as fully and effectually to all intents and purposes as I could do in my own proper person if personally present.

AND, I, the undersigned, hereby ratify and confirm and promise that at all times to ratify and confirm all and whatsoever my attorneys shall lawfully do or cause to be done in and about the premises by virtue of this Power of Attorney, including anything which shall be done between the revocation of these presents by my death or in any other manner and notice of such revocation reaching my said attorneys; and I hereby declare that as against me and all persons claiming under me everything which my said attorneys shall do or cause to be done in pursuance thereof shall be valid and effectual in favor of any persons claiming the benefit thereof who before the doing thereof shall not have notice of any such death or revocation.

IN WITNESS WHEREOF, the above and foregoing Power of Attorney was executed on this 12th day of October, 1982.

Ralph Waldo Bigelow  
RALPH WALDO BIGELOW

STATE OF KANSAS, SEDGWICK COUNTY, ss:

BEFORE ME, the undersigned, a Notary Public within and for said County and State, on this 12th day of October, 1982, personally appeared RALPH WALDO BIGELOW, who is personally known to me to be the identical person who executed the within and foregoing Power of Attorney and duly acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Leo R. Weyta  
Notary Public



My Appointment Expires:

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, That I, Leta A. Bigelow, of Wichita, Sedgwick County, Kansas, have made, constituted and appointed and by these presents do make, constitute and appoint my son, Ralph Lauren Bigelow, a/k/a R. L. Bigelow, and my daughter, Wilma J. Danielson, as my true and lawful attorneys-in-fact. I intend this Power of Attorney to be considered durable under the laws of Kansas, K.S.A. 58-610, through and including 617. This Power of Attorney shall not be affected by the disability or incapacity of the undersigned principal. All acts done by my attorneys-in-fact, or either of them, during any period of disability or incapacity of the undersigned shall have the same effect and inure to the benefit of and bind the undersigned as the principal, and the principal's successor in interest, as if the principal were competent and not disabled.

A. In the event that a Conservator of my Estate or a Guardian of my person be hereafter legally required, I nominate and appoint my above named attorneys-in-fact Co-Conservators of my Estate and Co-Guardians of my person, and direct the Court having jurisdiction of said matters to appoint said attorneys-in-fact.

I direct that either of my said named attorneys-in-fact may act for and on my behalf by delivering a copy of this instrument to any person, firm or corporation who may require evidence of this appointment, and to this end and to my use, to do the following:

To ask, demand, recover and receive all sums of monies, debts, chattels, and other effects or income which now or may hereafter become due me and upon receipt thereof or any part thereof to make, sign, execute, and deliver such receipts, releases, or other discharges of the same as my attorneys shall think fit or be advisable. To sell any motor vehicle owned by me, and to execute, acknowledge and deliver a certificate of title to any such vehicle to the purchaser thereof, and in addition, to sell any other tangible personal property which I may own.

To deposit any monies which may come to my attorneys' hands at any time with any bank or banker, and to make withdrawals from any of my bank accounts as my said attorneys-in-fact or either of them shall think fit or may be necessary in the payment of any debts, or interest, taxes, assessments, insurance and expenses due and payable or to become due and payable on account of my real and personal estate.

To enter into and upon all of my real estate and to let, manage, and improve or repair the same thereof as may be necessary and to insure any buildings or improvements thereof, and to pay before becoming delinquent, all taxes or other assessments which may become due thereon.

To contract with any person for the leasing of any of my real estate for such periods, and at such rents, and subject to such conditions as my attorneys shall see fit, and to let into possession thereof any of such persons and to give notice to quit to any tenant, or occupier thereof, and to recover any rents, or arrears of rent, which may be due therefrom.

To pay every month the sum necessary for my reasonable care and support, including the payment of ordinary household expenses, any medical expenses, and to contract with other persons for my care, keep or maintenance, including, if necessary, the reasonable charges at any medical institution or nursing home.

To transfer funds from any savings or investment accounts which I may own, to my checking account, and if it should further become necessary to convert to cash, any bonds, notes or other investments to cash, in order that all such expenses be promptly paid.

To prepare and file on my behalf any and all statements and returns required by the Internal Revenue Service and any State Bureau of Revenue and to represent me and my interests before any official of any of these offices on any matters whatsoever.

To borrow upon the security of any real estate which I may own in the State of Kansas, which sum of money is not in excess of the maximum available for loan using such real estate as security and to this end to make, execute, acknowledge and deliver a mortgage or mortgages, with the usual interest and insurance clauses, and all other usual provisions and covenants, to secure the payment of the notes or obligations given for such loans, and to sign and deliver such notes and obligations at any interest rate which may be negotiated by my said attorneys-in-fact.

To grant, bargain and sell any real estate which I may own situated in the State of Kansas, or any part thereof, for such prices and upon such terms as my said attorneys shall deem to be reasonable, and for me and in my name to make, execute, acknowledge and deliver good and sufficient deeds of conveyance for the same, with or without covenants of warranty.

In general to do all other acts, deeds, matters and things whatsoever in or about my estate, property, and affairs, or to concur with persons jointly interested with myself therein in doing all such acts, deeds, matters and things herein either particularly or generally described as fully and effectually to all intents and purposes as I could do in my own proper person if personally present.

AND, I, the undersigned, hereby ratify and confirm and promise that at all times to ratify and confirm all and whatsoever my attorneys shall lawfully do or cause to be done in and about the premises by virtue of this Power of Attorney, including anything which shall be done between the revocation of these presents by my death or in any other manner and notice of such revocation reaching my said attorneys; and I hereby declare that as against me and all persons claiming under me everything which my said attorneys shall do or cause to be done in pursuance thereof shall be valid and effectual in favor of any persons claiming the benefit thereof who before the doing thereof shall not have notice of any such death or revocation.

IN WITNESS WHEREOF, the above and foregoing Power of Attorney was executed on this 17th day of October, 1982.

Leta A. Bigelow  
LETA A. BIGELOW

STATE OF KANSAS, SEDGWICK COUNTY, ss:

BEFORE ME, the undersigned, a Notary Public, within and for said County and State, on this 17th day of October, 1982, personally appeared LETA A. BIGELOW, who is personally known to me to be the identical person who executed the within and foregoing Power of Attorney and duly acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Leo R. Wetta  
Notary Public



My Appointment Expires:

PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CU-263, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

SECTION II - Protestor(s)

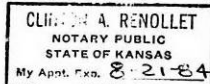
	Name	Property Owned		
		Lot(s)	Block(s)	Addition
a)	<u>Alice Meeks</u> Signature <u>ALICE MEEKS</u> Typed or Printed Name	<u>5/2 of the West 20 3. 6' of the S/2 of the N/2 of the SW/4 of the SW/4 of Section 18</u>		
b)	_____ Signature _____ Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas )  
County of Sedgwick ) ss

Be it remembered that on this 16<sup>TH</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came ALICE MEEKS to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Clinton A. Renollet  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. CV-263, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

SECTION II - Protestor(s)

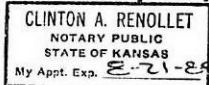
Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>[Signature]</u> Signature	<u>N/2 of The West 263.6' of The S/2 of The</u>		
<u>R. R. Chadwick</u> Typed or Printed Name	<u>N/2 of The SW/4 of The SW/4 of Section 18</u>		
b) <u>[Signature]</u> Signature		<u>Same</u>	
<u>RUTH K. CHADWICK</u> Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas )  
County of Sedgwick ) ss

Be it remembered that on this 16<sup>th</sup> day of October, 1983 before me, a notary public in and for said County and State, came ROBERT R. CHADWICK AND RUTH K. CHADWICK to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



[Signature]  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

PROTEST PETITION  
(COUNTY CASES)

SECTION I.

The undersigned, property owners in Sedgwick County, Kansas, hereby protest the proposed change of zoning (Conditional Use Application) for property described as Case No. C.U. 263, zone change from \_\_\_\_\_ to \_\_\_\_\_ (for establishment of a Mobile Home Park in R-1 zoning).

SECTION II - Protestor(s)

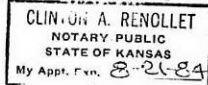
Name	Property Owned		
	Lot(s)	Block(s)	Addition
a) <u>Robert H Wickham</u> Signature	<u>SW/4</u>	<u>S 1/2 1/4</u>	<u>EXC: S 208.75 FT E</u> <u>208.75 FT Sec 13 2P-1W</u>
<u>Robert H Wickham</u> Typed or Printed Name			
b) _____ Signature			
_____ Typed or Printed Name			

ACKNOWLEDGMENT

State of Kansas )  
County of Sedgwick ) ss

Be it remembered that on this 19<sup>TH</sup> day of OCTOBER, 1983 before me, a notary public in and for said County and State, came ROBERT H. WICKHAM to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.



Clinon A. Renollet  
Notary Public

My Commission expires 8-21-84

ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached and made a part of this petition as necessary.

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

CU-263 - CONDITIONAL USE PERMIT TO ESTABLISH A  
MOBILE HOME PARK  
Generally located on the west side of Meridian and  
south of 47th Street South.

HCPC HEARING DATE: 10-13-83

MAPC HEARING DATE: 10-20-83

Acres: 15 $\frac{1}{2}$

Size: 2,640'x3,968' (irregular)

Reason: Establish a mobile home park.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-1"
North	Single-family & undeveloped	"R-1" & "LC"
East	Farm homes & undeveloped	"R-1"
South	Single-family & undeveloped	"R-1"
West	Single-family & undeveloped	"R-1"

History: None

Applicant: Norma Cox, 5018 S. Meridian, Wichita 67217 &  
Harold Orindgreff, 2900 Oriole Drive, Wichita 67204

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting approval of a Conditional Use Permit to establish a mobile home park on an approximate 15 $\frac{1}{2}$  acre unplatted tract of land located on the west side of Meridian and south of 47th Street South.

A site plan submitted with the application proposes a maximum of 920 mobile home pads which would be a density of 6.13 homes per acre. The applicant has indicated on the proposed site plan that each mobile home space will have a minimum of 5,000 square feet. In addition, standards regarding parking areas, streets and drainage ditches are shown on the plan. Access would be one opening to 47th Street South and two openings to Meridian.

2. The major factors to consider in regards to this application are water, sewer and drainage. The City Water Department advises that water could be extended west along 47th Street South from a point one-half mile east of Meridian at the developers expense. Sanitary sewer could be provided by the Southwest Interceptor Sewer which runs along the entire length of subject property in Meridian. There are significant drainage problems associated with subject property, that will have to be resolved at the time of platting. There is a 300 acre tributary which runs south from 47th to enter the Protection District Channel south of 55th Street; and a 100 acre tributary which crosses Meridian one-half mile south of 47th Street. Neither of these drainage areas are indicated on the plan. The County also advises that there is a ponding area that is not indicated as well as a problem of a stagnant pool of water in the existing drainage channel that has been a source of complaints.

3. In reviewing the site plan, it can be noted that the proposed recreational areas are poorly located and inadequate. Generally, eight percent of the site should be useable open space which would be 12.3 acres for this site. However, the proposed site plan only shows 8.5 acres. Another concern of staff is the proposed grid street system. While it may permit the largest number of mobile homes, it is a uniform and sterile design. It would be better to use a curvilinear street system to break up the straight lines of mobile homes. A redesigned site plan taking into consideration a drainage way with more open space and a varied street system would result in a more livable and pleasing mobile home park.
4. While staff recognizes the need for a storage area for recreational vehicles, we feel that it should not be located on the perimeter of the site. Because it will be outside storage, it should be located internally so that the mobile homes will help screen the vehicles from adjacent properties.
5. Should the Commission, determine that this is an appropriate area for a mobile home park, then the following conditions of approval would be consistent with other approved mobile home parks:
  - a. The applicant shall plat the entire area including the 600'x600' of "LC" zoning located at the southwest corner of 47th Street South and Meridian within one year from the date of approval of the conditional use by the Board of County Commissioner; 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 establishing the conditional use.
  - b. Development of the site shall not commence until municipal sanitary sewer and water services are available.
  - c. The applicant shall meet all the applicable conditions established in the County Trailer Code.
  - d. Submission of two copies of the "Mobile Home Park Development Plan", approved by the Health Department, to the Metropolitan Area Planning Department for their files.
  - e. The water and sewer system shall be designed by a licensed engineer and shall be approved by the Environmental Health Department.
  - f. Recreational vehicle storage shall not be located within 150 feet from any property line. Only those vehicles owned by residents or the park shall be stored in the storage area.
  - g. The area west of the drainage ditch shall not be developed until a second means of emergency access can be provided to that area.
  - h. No individual mobile home space shall have direct access to a public street.
  - i. Either an off-street parking slab constructed of asphalt or other hardsurface material and sufficient in size to accommodate two automobiles shall be provided for each mobile home space; or a continuous parking lane shall be provided along the frontage of all mobile home spaces.
  - j. 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 Improvement" as published by the Federal Housing Administration.
  - k. There shall be no open storage and each mobile home space shall be provided with a storage building.

- l. The density of the mobile home park shall not exceed 7 units per acre.
- m. All mobile homes shall comply with the anchorage to the ground provisions as required by State statutes.
- n. 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.

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health      DATE    October 3, 1983

TO            Jack Galbraith, Chief Planner, Metropolitan Area Planning Department


FROM         Michael J. Everhart, Environmental Health Director

SUBJECT      CU-263; Mobile Home Park

We have reviewed the preliminary development plan for Green Acres II and concur that drainage of the area would appear to be the problem presented by this site. We would prefer to see a much larger portion of the property dedicated to drainage than is apparent on the plan.

Although public sewer and water was not indicated on the plan, we are assuming that they would be required as a condition of platting.

We have no other comments at this time.

  
Michael J. Everhart  
Environmental Health Director

MJE/jk

RECEIVED

OCT 4 1982

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

CU-263 - 16 - "Notice to Adjoining Property Owners" mailed 10-3-83  
for the HAYSVILLE P.C. meeting for 10-13-83 and the  
MAPC meeting for 10-20-83.

THE FOLLOWING RECEIVED A NOTICE, STAFF REPORT & REFERRAL SHEET:

11 Haysville P.C. (including ass't. Administrator)  
1 Applicant  
1 Agent (prospective buyer)  
1 Claud Shelor, Director, County Dept. of Public Works  
1 Ron Worley, County Zoning Officer  
1 JEFF BANNON - 946 N. West ST. 67203 (mailed 10-13-83)

32 TOTAL

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688

October 6, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, October 13, 1983, at 8:00 p.m., the HAYSVILLE CITY PLANNING COMMISSION, City Hall, Haysville, Kansas, will consider the following item for purposes of making a recommendation to the Metropolitan Area Planning Commission and Board of County Commissioners. This property is proposed for a Mobile Home Park that would contain 920 mobile homes on approximately 154 acres:

CASE NO. CU-263

Conditional Use Permit to Establish a Mobile Home Park on property zoned the "R-1" Suburban Residential District

The E 1/2, NE 1/4 Except the North 600 feet of the East 500 feet and the N 1/2, SE 1/4 in Sec. 24, T28S, R1W. Generally located at the southwest corner of 47th Street South and Meridian.

If this matter is not deferred for further hearings by the Haysville City Planning Commission, it will appear on the agenda for the regular meeting of the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, which begins at 1:30 p.m., Thursday, October 20, 1983, in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear either in person or by agent or attorney, if you so desire.

As provided in the County Zoning Resolution, Section 14 - Administration, sub-paragraph C, the same will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission and all persons interested in said matter will be heard at this time concerning their views and wishes in the premises and any protest against any of the provisions of the proposed Conditional Use, will be considered as by law provided.

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin  
Secretary

REFERRAL FROM WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION  
TO HAYSVILLE CITY PLANNING COMMISSION.

CASE NO. CU-263 To be heard by the M.A.P.C. on 10-20-83

Request For Conditional Use

Reason For Request (As Provided By Petitioner): To establish a Mobile  
Home Park.

Location of Property: Southwest corner of 47th St. South & Meridian.

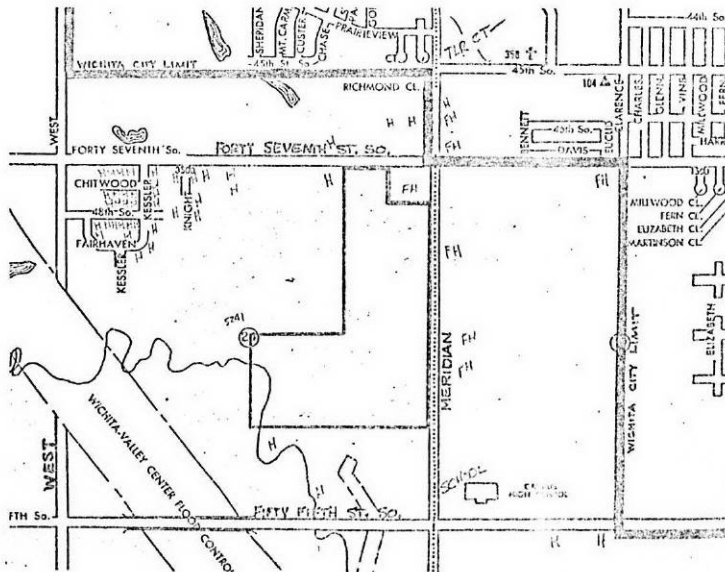
Legal Description of Property:

The E 1/2, NE 1/4 Except the North 600 feet of the East  
600 feet and the N 1/2, SE 1/4 in Sec. 24, T28S, R1W.

APPLICANT: Norma Cox  
Address: 5018 S. Meridian, Wichita, Ks. 67217

AGENT for Applicant: Harold Orindgreff, 2900 Oriole Dr., Wichita 67204

Surrounding Land Use: North, South & West: Single Family & Undeveloped;  
East: Farm Homes & Undeveloped.



RECOMMENDATION OR COMMENTS BY M.A.P.C.

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



**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.

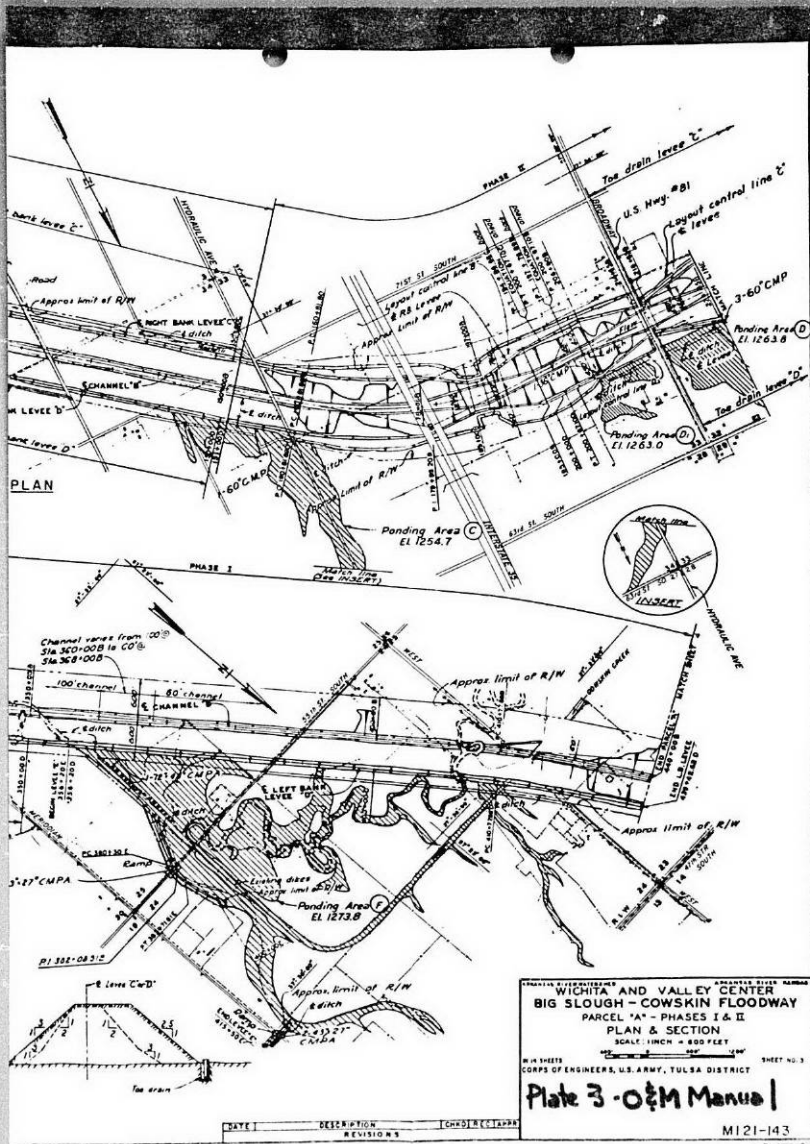
Also enclosed are parts of Tables 9-1 and 9-2 from the O & M Manual showing the drainage area contributing to Ponding Area "F" (2004 acres), its 25 year frequency ponding elevation (1273.8), the number of surface acres inundated (137) and the flowline elevation of the 72"x44" outlet structure (1262.0). 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



WICHITA AND VALLEY CENTER  
 BIG SLOUGH - COWSKIN FLOODWAY  
 PARCEL "A" - PHASES I & II  
 PLAN & SECTION  
 SCALE: 1/4" = 800 FEET  
 SHEET NO. 3  
 CORPS OF ENGINEERS, U.S. ARMY, TULSA DISTRICT  
**Plate 3 - O&M Manual**  
 M121-143



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:	Size:	Gate:	Elev.:	Invert:	Zero:	Man-Outlet:	Feet:	Corresponding:	Gage Stage:	Stream Affecting	Operation
--------	----------	-------	-------	-------	--------	---------	-------	-------------	-------	----------------	-------------	------------------	-----------

I BIG SLOUGH - COWSKIN FLOODWAY

1	: 278+20	: D	: 2-60"	: Yes:	1256.1:	7.0	: 1	: Big Slough,	Cowskin
2	: 430+50	: C	: 1-36"	: No:	1273.8:	8.3	: 1	: Big Slough	
3	: 602+10	: C	: 4-60"	: Yes:	1288.0:	8.4	: 1	: Big Slough	
4	: 624+50	: D	: 3-36"	: Yes:	1290.2:	9.1	: 1	: Big Slough	
5	: 152+60	: D	: 1-60"	: Yes:	1247.5:	8.8	: 1	: Big Slough,	Cowskin
6	: 81+00	: D	: 1-72"x44"	: Yes:	1241.5:	9.0	: 1	: Big Slough,	Cowskin
7	: 225+00	: D	: 3-60"	: Yes:	1254.0:	9.0	: 1	: Big Slough,	Cowskin
8	: 528+00	: C	: 4-36"	: Yes:	1248.8:	10.0	: 1	: Big Slough	
9	: 691+50	: C	: 1-48"	: Yes:	1295.8:	10.3	: 1	: Big Slough	
10	: 727+50	: D	: 2-48"	: Yes:	1298.4:	10.7	: 1	: Big Slough	
11	: 64+90	: C	: 1-24"	: No:	1241.5:	10.6	: 1	: Big Slough,	Cowskin
12	: 693+40	: D	: 2-36"	: Yes:	1296.5:	10.9	: 1	: Big Slough	
13	: 359+85	: D	: 1-72"x44"	: Yes:	1262.0:	12.4	: 1	: Big Slough,	Cowskin
14	: 206+50	: D	: 1-36"	: No:	1259.0:	17.8	: 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	: Ark., Little Ark.	
2	: 1162+00	: F	: 3-48"	: Yes:	1329.3:	2.3	: 4	: Ark., Little Ark.	
3	: 976+40	: C	: 3-48"	: No:	1311.4:	2.4	: 4	: Ark., Little Ark.	
4	: 1116+17	: C	: 3-36"	: No:	1327.9:	2.7	: 4	: Ark., Little Ark.	
5	: 1085+40	: C	: 2-36"	: No:	1324.4:	2.8	: 4	: Ark., Little Ark.	
6	: 1223+50	: F	: 2-48"	: Yes:	1335.5:	3.1	: 4	: Ark., Little Ark.	
7	: 1237+00	: C	: 1-36"	: No:	1339.5:	4.3	: 4	: Ark., Little Ark.	
8	: 1091+50	: F	: 2-36"	: No:	1325.2:	4.5	: 4	: Ark., Little Ark.	
9	: 1374+50	: C	: 1-36"	: No:	1352.0:	7.0	: 5	: Arkansas	

III LITTLE ARKANSAS RIVER FLOODWAY

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

9-28-83

Green Acres II Mobile Home Park.

Located in Hazville 3-mile ring -

To be considered by Hazville on \_\_\_\_\_ 83  
Send notice to B.O.E. of Hazville

Copies of plan should be sent to

Carl Shelton -  
Mike Zinkart -  
Mike Jindrich -  
Bob Feldner ?

Contractor Purkhan advises that owner will not request annexation.  
Has filed a County CU request.  
If CU is approved, is subject to platting.  
Upon recording the Plat, agreements for water and sewer must be signed. After recording, we publish Resolution.

After Resolution is published, we move to annex property. Be annexed as "B"

Check "LC" zoning at the corner ?  
Location of Water and Sewer ?

Drainage is major problem. No drainage solution for area from the north to go thru the site.

Adequate open space 8% is not shown.  
R.V. storage (accessory use)? or does it need zoning change?

What is the width of the gas line easement?

Will gas company permit street crossings over their easement.

What is the width and depth of the typical open space area over the gas line.

"LC" corner must be platted with M.H. Pars. Requires CUP after being annexed to the City.

RV storage area should not be on the edge of the site, but should be buffered by.

Nearest water is a 12" main in 47<sup>th</sup> St So. that extends as far west as Euclid which is app.  $\frac{1}{2}$  from this property.

Southwest interceptor main in Meridian

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT

Current Plans Division

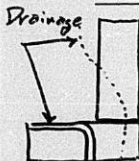
Public Inquiry Slip

NAME Harold Orin Dwyer - DATE 9-21-83  
 PHONE 522 6454 PHONE COUNTER X  
 PROPERTY LOCATION S.W. corner of MAP # \_\_\_\_\_  
47<sup>th</sup> St South & 2<sup>nd</sup> Swindin 1600 ac.  
2 90 acre tracts

NATURE OF REQUEST:

City Zoning X County Zoning \_\_\_\_\_ Conditional Use X  
 Plat X Lot Split \_\_\_\_\_ Vacation \_\_\_\_\_ Dedication \_\_\_\_\_  
 BZA \_\_\_\_\_ Street Name Change \_\_\_\_\_ Other Annexation

REMARKS:



Discussed M.H. park - advised our preference was  
 annexation first, "B" zoning & platting. He thought  
 he could not request annexation as he was contract  
 purchaser. advised him that if he went C.U.,  
 then after platting and annexation, he would  
 be annexed as "B". He preferred that method.

advised him of serious drainage problem. Vandoren Hazard Studies  
 is doing drainage study for this area. Directed him to Engineer  
 to discuss drainage. He mentioned Wilmer as possibly being his  
 engineer, also Korker and Howell High. Urged that he again

ROUTE TO: meet with us after engineer is selected.  
 LAKIN \_\_\_\_\_ GALBRAITH \_\_\_\_\_ YOUNG \_\_\_\_\_ LYTLE \_\_\_\_\_ OLIVAREZ \_\_\_\_\_ CHAMBERS \_\_\_\_\_  
 NAGLEY \_\_\_\_\_ FLECK \_\_\_\_\_ SHIRKEY \_\_\_\_\_ RETURN TO \_\_\_\_\_

686-7303  
 COMMENTS: Sept 13 Steve Anderson from Vandoren  
 Hazard Studies called and we discussed the site plan  
 needed. Harold also called with more questions.

September 28, 1983

Mike Lindebak, City Engineer  
Robert B. Feldner, Superintendent of Central Inspection  
Jack H. Galbraith, Chief Planner

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 aerials 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 H. 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

September 26, 1983

Claud S. Shelor, Director, County Dep't. of Public Works  
Mike Everhart, Director, Environmental Health

Jack H. Galbraith, Chief Planner

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 aerials 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.

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

5241 A

Haysville: Oct 13<sup>th</sup>  
WIA PC: Oct. 20<sup>th</sup>

N-"R-1" + "LC"  
S-"R-1"  
E-"R-1"  
W-"R-1"

APPLICATION FOR APPROVAL OF CONDITIONAL USE PERMIT  
FOR PROPERTY LOCATED WITHIN THE JURISDICTION  
OF THE BOARD OF COUNTY COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS

CU-263

Haysville 10-13-83  
HAR 10-20-

This is an application for a Conditional Use Permit. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of applicant or applicants and/or their agent or agents. All owners of all property requested to be considered in this application must be listed in this item.

A. APPLICANT  Norma Cox  
ADDRESS 5018 S. Meridian; Wichita, Kansas 67217 PHONE 522-5613

AGENT  Harold Orindgreff  
ADDRESS 2900 Oriole Drive; Wichita, Kansas 67204 PHONE 522-6454

B. APPLICANT N/A  
ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

also:  AGENT JEFF BANNON  
ADDRESS 946 N. WEST ST., 67203 PHONE \_\_\_\_\_

C. APPLICANT N/A  
ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_  
AGENT \_\_\_\_\_  
ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

(Use separate sheet if necessary for names of additional applicants).

2. a. The applicant proposes to establish a Mobil Home Park  
\_\_\_\_\_ (use)  
on property legally described as Lot(s) N/A  
\_\_\_\_\_, Block(s) N/A  
of the N/A Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet).

The E1/2, NE1/4 Except the North ~~600~~<sup>600</sup> feet of the East ~~600~~<sup>600</sup> feet and the N1/2, SE1/4 in Sec. 24, T28S, R1W.

OK for legal

2. b. There are 150 acres (round to nearest tenth) in the above described property.

3. THIS PROPERTY IS LOCATED AT (ADDRESS) N/A

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

OK

A. AT THE Southwest CORNER OF 47th South AND  
Meridian, OR

B. ON THE N/A SIDE OF N/A (AVE.) STREET BETWEEN  
N/A (AVE.) STREET AND N/A (AVE.) STREET.

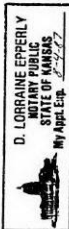
4. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED R1  
(ZONING DISTRICT CLASSIFICATION).

5. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:

To develop a Mobil Home Park on the property for its highest and best use.

6. I (WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. I (WE) REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. I (WE) FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE. I (WE) ACKNOWLEDGE THAT THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AT IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

NOTE: AT LEAST ONE OWNER MUST SIGN THIS APPLICATION. OTHER OWNERS MAY BE REPRESENTED BY AN AGENT OR AGENTS.



Notma Cook  
BY H.G. Brindguff P.A. AUTHORIZED AGENT (IF ANY)

D. Lorraine Epperly  
BY AUTHORIZED AGENT (IF ANY)

BY AUTHORIZED AGENT (IF ANY) BY AUTHORIZED AGENT (IF ANY)

7. OFFICE USE ONLY

This application was received at the Planning Department at 4:25  
(AM, PM) on Sept. 27, 1983 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 500<sup>00</sup>.

G. Lynn Shirley Name  
Jr. Planner Title

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, the undersigned, NORMA COX, have made, constituted and appointed and by these presents do make, constitute and appoint HAROLD ORINDGREFF my true and lawful attorney in fact for me and in my name and stead and to my use, to do the following singular act:

I specifically empower said HAROLD ORINDGREFF to act on my behalf and to execute any and all necessary documents necessary for the platting and zoning of the real property having a legal description as follows:

The East One-Half (E1/2) of the Northeast Quarter (NE1/4) of Section 24 and the North One-Half (N1/2) of the Southeast Quarter (SE1/4) of Section 24, all in Township 28 South, Range One West, in Sedgwick County, Kansas.

Hereby giving unto my said attorney in fact authority and power to do everything whatsoever requisite or necessary to be done in the premises as fully as I could or might do if personally present, with full power of substitution, hereby confirming and ratifying all that my said attorney in fact shall lawfully do or cause to be done hereunder.

This Power of Attorney shall not be affected by subsequent disability or incapability of the principal in accordance with the laws of the State of Kansas.

DATED this 20 day of September, 1983.

Norma Cox  
NORMA COX

STATE OF KANSAS )  
                  ) ss:  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this 20th day of September, 1983, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Norma Cox, who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Gail R. Doffing  
NOTARY PUBLIC

My Appointment Expires: 3/30/87

CERTIFICATE OF OWNERSHIP

REALTY TITLE CO., INC., hereby certifies the following to be the true and correct property owners as shown by the last deed of record in the Office and the Register of Deeds, Sedgwick County, Kansas, Of:

A 1000' radius of the corners of the E/2 of the NE/4 of Sec. 24-28S-1W; and the N/2 of the SE/4 of Sec. 24-28S-1W.

DESCRIPTION	OWNERS AND ADDRESSES
-------------	----------------------

RANGE LAND DESCRIPTIONS IN:  
TOWNSHIP 28 S., RANGE 1 EAST

The S/2 of the SW/4 of Section 19	✓✓ Board of Education USD# 261 (this is Haysville) 423 S. Broadway Wichita, Kansas 67202
The N/2 of the SW/4 of Section 19	▷ Norma A. Cox 5018 S. Meridian Wichita, Kansas 67217
The W/2 of the NW/4 of Section 19	▷ Norma R. Cox 5018 S. Meridian Wichita, Kansas 67217
The E/2 of the SW/4 of the SW/4 of Section 18	✓✓ Tom Allen Board of Park Commissioners 455 N. Main Wichita, Kansas 67202
The SW/4 of the SW/4, except the West 263.6' of the S/2 of the N/2, of Section 18	✓✓ Herbert V. Peebler 4756 S. Meridian Wichita, Kansas 67217
S/2 of the West 263.6' of the S/2 of the N/2 of the SW/4 of the SW/4 of Section 18	✓✓ Alice Meeks 4650 S. Meridian Wichita, Kansas 67217
N/2 of the West 263.6' of the S/2 of the N/2 of the SW/4 of the SW/4 of Section 18	✓✓ Robert R. Chadwick 4636 S. Meridian Wichita, Kansas 67217
The SE/4 of Section 13	✓✓ Patricia J. Mills 4659 S. Meridian Wichita, Kansas 67218
The SW/4 of Section 13	✓✓ Robert H. Wickham 2910 W. 47th St. So. Wichita, Kansas 67217
The E/2 of the NE/4 of Section 24	▷ Norma A. Cox 5018 S. Meridian Wichita, Kansas 67217
# The W/2 of the NE/4, except a 208' square tract on the NE Corner of Section 24 <i>where is 208' square?</i>	✓✓ Ralph Waldo Bigelow & Leta A. Bigelow 123 N. Athenian Wichita, Kansas 67203
The N/2 of the SE/4 of Section 24	▷ Norma A. Cox 5018 S. Meridian Wichita, Kansas 67217

*The W/2 of the NE/4, except a 208' square tract on the NE corner of Section 24, T28S, R1W.*

also to:  
1. ✓✓ Haysville Board of Educ.  
Unified School Dist # 261\*  
Virginia Combs, Supt.  
1745 W. Grand Ave.  
Haysville, ka. 67060

DESCRIPTION	OWNERS AND ADDRESSES
RANGE LAND DESCRIPTIONS IN: TOWNSHIP 28 S, RANGE 1 EAST cont'd	
The SE/4 of the NW/4 of Section 24 <i>Notice which I mailed 11/11/83 was ret. on 11/29. all info was correct. I called Howard Beverage + gave him info the meeting, + re-mailed notice on 11-29-83.</i>	Frankie D. Beverage & Howard W. Beverage 5010 S. Knight Wichita, Kansas 67217
That part of the SW/4 lying East of Big Ditch Cowskin Floodway, Condemnation Case #A-29459 of Section 24	Albert William Vanderhoff Bette Ann Vanderhoff No-Address-found TRY: 6220W 47th St 67215
A tract of land located in the SE/4 of Section 24, Township 28 South, Range 1 West, Sedgwick County, Kansas, described as follows: From the Southeast corner of Section 24, North along the East line of Section 24, a distance of 746.76 feet to the Point of Beginning; thence west parallel to the South line of Section 24, a distance of 321.00 feet; thence south parallel to the East line of Section 24, a distance of 86.00 feet; thence east parallel to the South line of Section 24, a distance of 321.00 feet; to the East line of Section 24; thence north on the East line of Section 24, a distance of 86.00 feet to the point of Beginning; said tract containing 0.63 acres, more or less.	Martin D. Clifton & Genevieve J. Clifton 5461 S. Meridian Wichita, Kansas 67217
The N/2 of the SE/4 of the SE/4, except that tract belonging to Martin D. Clifton (etux) Section 24	Dale J. Clark & Judith A. Clark 5419 S. Meridian Wichita, Kansas 67217
The S/2 of the SE/4 of the SE/4 of Section 24	Richard L. Robertson & Donna M. Robertson 1206 Willow Lane Haysville, Kansas 67060
The Southwest Quarter of the Southeast Quarter of Section 24, Township 28 South, Range 1 West of the 6th P.M., in Sedgwick County, Kansas, except: a tract in the Southwest Quarter of the Southeast Quarter of Section 24, Township 28 South, Range 1 West described as: Beginning at the Southwest corner of the Southwest Quarter of said Southeast Quarter; thence east 240 feet; thence north parallel with the West line of the Southwest Quarter of said Southeast Quarter, 425 feet; thence northeasterly 473.5 feet more or less to a point 560 feet east and 775 feet north of the Southwest corner of the Southwest Quarter of said Southeast Quarter; thence east parallel with the South line of the Southwest Quarter of said Southeast Quarter, 125 feet; thence north parallel with the West line of the Southwest Quarter of said Southeast Quarter, 548 feet more or less to the North line of the South- west Quarter of said Southeast Quarter; thence west 685 feet to the Northwest Corner of the South- west Quarter of said Southeast Quarter; thence south 1323.4 feet more or less to beginning.	Roger F. Weidman 2900 W. 55th So. Wichita, Kansas 67217

Howard Beverage note continued:  
on 11/30/83. The notice was again returned to MAPS.  
I called Matt Klein at 10:55am at PO. Customer Service  
946-4529 and explained the problem. Mr Klein checked the  
address + it was ok (PO stated "no such number" on original  
return) I was instructed by Matt Klein to return letter  
to mail person for personal pick up. The regular carrier  
Bob Perry was there. He took it and said he would hand  
it to Matt Klein for handling. Edie Lakin

DESCRIPTION	OWNERS AND ADDRESSES
RANGE LAND DESCRIPTIONS IN: TOWNSHIP 28 S, RANGE 1 WEST cont'd	

A tract in the Southwest Quarter of the Southeast Quarter of Section 24, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at the Southwest Corner of the Southwest Quarter of said Southeast Quarter; thence east 240 feet; thence north parallel with the West line of the Southwest Quarter of said Southeast Quarter, 425 feet; thence northeasterly 473.5 feet, more or less, to a point 560 feet east and 775 feet north of the Southwest Corner of the Southwest Quarter of said Southeast Quarter; thence east parallel with the South line of the Southwest Quarter of said Southeast Quarter, 125 feet; thence north parallel with the West line of the Southwest Quarter of said Southeast Quarter, 548 feet, more or less to the North line of the Southwest Quarter of said Southeast Quarter; thence west 685 feet to the Northwest Corner of the Southwest Quarter of said Southeast Quarter; thence south 1323.4 feet, more or less, to beginning.

✓  
✓ Marshall D. Mears &  
Carla J. Mears  
3114 S. 55th S.  
Wichita, Kansas 67217

Dated this 15th day of September, 1983, at 7:00 o'clock A.M.

REALTY TITLE CO., INC.

NE 23983

BY Karen K. Frye  
Karen K. Frye

FORM 021

PAYMENT NOTICE  
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION		AMOUNT
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	

\*

This CU File

Has a Large Drawing

On 35mm Microfilm.

Roll # 1

\*