

DR 79-13 - Possible Amendment to  
Title 26 - Mobile Home Regulations

# ACTION

DATE

COMMITTEE \_\_\_\_\_

M.A.P.C. \_\_\_\_\_

B.C.C. ~~AD. CO. C.~~ *Approved by* \_\_\_\_\_ *Oct 9, 79*  
*Revised*

WICHITA-SEDGWICK COUNTY

DATE

September 20, 1979

**METROPOLITAN AREA PLANNING DEPARTMENT**

TO E. H. Denton, City Manager

FROM Robert A. Lakin, Director of Planning

SUBJECT DR 79-13 - Possible amendments to Title 26 -  
Mobile Home Park Regulations

Attached is a delineated copy of a proposed amendment to Title 26-Mobile Home Park Regulations. This has been prepared at the request of the Sedgwick County Mobile Home Association. Please place this item on the agenda for consideration by the City Commission at the meeting of October 9, 1979.

BACKGROUND

Prior to 1964, mobile home regulations were very minimal and consisted mainly of licensing requirements. The City Commission instructed the staff to prepare an ordinance setting forth minimum development standards for mobile home parks to create a better atmosphere for mobile home dwellers. Working with the mobile home park operators, a new ordinance was subsequently adopted. In 1969, some amendments were made to the ordinance which included the requirement that all mobile homes be anchored to the ground; that roadways be surfaced; and that recreational space be provided within each mobile home park.

Although several minor amendments have been adopted since 1969, the development standards have remained intact. A recent request by the Sedgwick County Mobile Home Association to amend the regulations has been reviewed by the staff of the various departments and with representatives of the Mobile Home Association. A copy of a letter from Don Allison, President of the Sedgwick County Mobile Home Association, concurring in the changes is attached.

SUMMARY

The proposed amendment will make the following changes in the regulations:

1. Reduce the separation between a mobile home and an open appurtenance (carport or patio cover) on an adjacent mobile home from 20 feet to 10 feet.
2. It will reduce the front setback from a park roadway from 10 feet to 5 feet.

Page 2  
September 20, 1979  
DR 79-13

3. It will remove the requirement for sidewalks within a mobile home park and leave the installation optional with the park operator.
4. Roadway widths shall be in general conformance to the local residential street requirements of the "MAPC Subdivision Regulations", i.e.,
  - a. 21 feet - no parking permitted
  - b. 29 feet - parking one side only
  - c. 35 feet - parking permitted both sides.
5. An alternate to an 80 foot diameter cul-de-sac as approved by the Planning Department, the same as is set forth in the subdivision regulations.
6. The inclusion of a procedure for appeal of the interpretation and enforcement of the regulations.

RECOMMENDED ACTION

1. Concur in the recommendation of the staff and the Sedgwick County Mobile Home Association and place the ordinance on first reading.
2. Make any changes deemed to be in the best interest of the community and place the ordinance on first reading.

  
Robert A. Lakin  
Director of Planning

RAL:GEL:bbc  
Attachment

cc: Don Anderson, Director of Housing & Economic Development  
Robert Feldner, Superintendent of Central Inspection  
Jim Aiken, Director of Environmental Health  
John Dekker, Director of Law  
Darrell Brewer, Superintendent of Sewer Maintenance  
Bill Lauver, Fire Marshall  
Wichita Area Builders Assn., 730 N. Main, Suite 1 67203  
Members of Sedgwick County Mobile Home Association  
(as furnished by D. Allison)  
Sarah Gilbert, Assistant CP Coordinator

# Sedgwick County Mobile Home Association



September 13, 1979

GOOD NEWS \*\*\*\*\*

At the urging of the Sedgwick County Mobile Home Association and other interested parties, the Metropolitan Area Planning Department has agreed to submit to the City Commission, several changes in the Wichita Mobile Home regulations. If adopted, these changes will help hold down some of the tremendous costs of developing new mobile home parks in Wichita, without lowering the quality of living within these communities.

Please note that the new wording is underlined and the deleted wording is crossed out. The following is a brief explanation of the proposed changes.

1. Set backs from the street to be reduced from 10' to 5'.
2. Carports and awnings would only need to be 10' from other homes or awnings, rather than 20'.
3. Road widths would be changed to the same as on site built homes.
4. Several different types of turn arounds would be allowed.
5. Sidewalks would be optional with the developer.
6. The current ordinance has very little flexibility, but the proposed ordinance would also allow the MAPD to consider appeals for changes.

Considerable thought and planning has gone into these proposed changes, however, if you have any comments or suggestions that you would like to voice, please call R. Donald Allison 524-4286 or Glen E. Lytle 268-4421, as soon as possible.

Sedgwick County Mobile Home Association  
4230 S. Broadway  
524-4286.

*R. Donald Allison*

R. Donald Allison,  
President.

Additions ~~underlined~~  
Deletions ~~marked thru~~

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTIONS 26.04.120 AND 26.04.150 AND ADDING SECTION 26.04.119 TO THE CODE OF THE CITY OF WICHITA, KANSAS; PERTAINING TO THE LOCATION AND PLACEMENT OF MOBILE HOMES WITHIN A MOBILE HOME PARK OR TRAILER CAMP, AND AMENDING THE ROADWAY REQUIREMENTS, AND PROVIDING APPEAL PROCEDURES TO THE TERMS OF THIS CHAPTER; AND REPEALING SAID ORIGINAL SECTIONS 26.04.120 AND 26.04.150 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

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

SECTION 26.04.120 of the Code of the City of Wichita, Kansas, is hereby amended to read as follows:

"26.04.120 Park and camp layouts. (a) Area - Mobile home parks shall contain the minimum area as required by the zoning title. Trailer camps shall contain a minimum of one thousand five hundred square feet for each trailer or camping space.

(b) Setbacks - All mobile homes and house trailers shall be so located as to maintain a setback no less than twenty feet from any public street or highway right-of-way; as to maintain a setback no less than five ten feet from the edge of a park or camp roadway ~~or sidewalk~~; and as to maintain a setback no less than ten feet from any side or rear boundary line when such boundary is not common to any public street or highway right-of-way.

(c) Clearance - All mobile homes or house trailers shall be so located as to maintain a clearance of not less than twenty feet from another mobile home, house trailer or enclosed appurtenance thereto and not less than ten feet from any unenclosed ~~or~~ appurtenance thereto within the same mobile home park or trailer camp such as unenclosed carports and patio covers; and as to maintain a clearance of not less than twenty feet from any building or service building within the park or camp. All mobile homes or house trailers that were existing on March 3, 1964, and have been licensed on a continuing basis in accordance with applicable standards of Ordinance 27-552 shall be permitted to maintain an end-to-end clearance of not less than ten feet from another

mobile home or a clearance of not less than ten feet from a garage.

(d) Roadways and Sidewalks - All mobile home or house trailer spaces shall abut upon a park or camp roadway, with no mobile home or house trailer having its direct access from a public street or highway unless such mobile home is located on a lot in a mobile home subdivision or is located in accordance with Section 26.04.090. Roadways shall be in general conformance to the local residential street requirements of the "MAPC Subdivision Regulations". Roadway widths shall be measured back to back of curbs. Roadways where no parking is permitted shall not be less than 21 feet. When parking is permitted on one side of the roadway, roadways shall not be less than 29 feet. When parking is permitted on both sides of the roadway, roadways shall not be less than 35 feet. It shall be the responsibility of the park operator to post the roadways where parking is prohibited and enforce the limitations. Sidewalks shall be optional within the park or camp. ~~All roadways shall not be less than twenty-four feet, including curbs on each side,--A three-foot sidewalk, not less than four inches thick, being provided adjacent to each curb in all mobile home parks. In these instances where a park roadway adjoins a public street or highway, a sidewalk need only be provided adjacent to the interior side of such roadway.~~ All roadways shall have unobstructed access to a public street or highway, with all deadend roadways being provided an adequate vehicular turn around (cul-de-sac) with a diameter of not less than eighty feet, or shall have an alternate turn-around area such as hammer-heads, etc., as may be approved by the Planning Department as providing service equal to the cul-de-sac. All park and camp roadways shall be surfaced with concrete, asphaltic concrete or asphalt to the minimum standard for flexible or rigid pavement as included in the "Minimum Property Standards for Mobile Home Courts" as published by the Federal Housing Administration.

(e) Patios and Storage Lockers - Each mobile home and house trailer space shall be provided with a paved patio of at least two hundred square feet. A storage locker of at least one hundred twenty cubic feet shall be provided for each mobile home space. Storage lockers shall be designed in a manner that will enhance the park and shall be constructed of suitable weather-resistant materials.

(f) Off-street Parking - Surfaced off-street parking shall be provided for each mobile home and house trailer space and any additional parking as required by Title 28 of this code. No portion of the park roadways shall be used to provide the required off-street parking.

(g) Identification of Roadways and Spaces - All park and camp roadways and mobile home or house trailer spaces shall be clearly identified with letters or numerals of a light reflecting material. Such letters or numerals are to be a minimum of two inches in height. Such identification shall be in complete agreement with the plan prepared under Section 26.04.070 or Section 26.04.090.

(h) Recreation Space - Each mobile home park shall devote at least eight percent of its gross area to recreation space for the use and enjoyment of the occupants of the park. Each such recreational space shall not be less than ten thousand square feet of land area. Required setbacks and clearances, and the roadways and off-street parking spaces, shall not be considered as recreational space.

(i) Screening - Whenever a mobile home park adjoins an arterial street or an area zoned other than for residential use, then special protection shall be provided for the park by planting of the setback from such adjoining boundary, to create a landscape buffer consisting of coniferous and deciduous plant material.

(j) Lighting - All park and camp roadways shall be lighted at night with seven thousand lumen lamps at a maximum interval of two hundred feet located approximately twenty feet from the ground, or friendship

lights (gas or electric), with lighting equal to forty watts, and lighted automatically from dusk to dawn, shall be provided for each mobile home space adjacent to the park roadways, or at a maximum interval of seventy-five feet adjacent to camp roadways."

SECTION 26.04.150 of the Code of the City of Wichita, Kansas, is hereby amended to read as follows:

"26.04.150 Sewage disposal. (a) Individual Sewer Connections - Sewer connections shall be provided for each mobile home space in accordance with Section 16.04.200 of this code. If individual connections are provided for house trailers, they shall be of similar construction.

(b) Design - Any sewage system connecting to the city sewer system shall be in accordance with all applicable requirements of Chapter 16 of this code. All sewage systems shall be designed by a licensed professional engineer and shall be submitted for approval by the superintendent of sewer public-works maintenance and the city engineer or their authorized representatives.

(c) Treatment Plant - When the sewer lines of the park or camp are not connected to a public sewer, a sewage treatment plant or sewage disposal system approved by the health officer shall be provided. The design of such facilities for new parks and camps shall be based on their ultimate maximum capacity. The approval of the health officer shall be obtained on the type of treatment proposed and on the design of the facility prior to the construction.

(d) Camps shall provide sanitary stations for the sole purpose of removing and disposing of wastes from holding tanks in a clean, efficient and convenient manner. Sanitary stations shall be approved by the health officer, connected to the sewage system, located not less than fifty feet from any space or other residential area, and be screened from other activities by visual barriers such as fences, walls or natural growth."

"SECTION 26.04.119 shall be added to the Code of the City of Wichita, Kansas and read as follows:

"26.04.119 Appeals. Appeals from the interpretation or application of the provisions of this chapter may be made to the Board of City Commissioners. Such appeals shall be made to the City Manager who may refer the matter to an appropriate Board, Commission or Department for recommendation prior to placing the matter on the agenda for City Commission consideration."

The original Sections 26.04.120 and 26.04.150 of the Code of the City of Wichita, Kansas, are hereby repealed.

This ordinance shall be included in the Code of the City of Wichita, Kansas, and shall be effective upon its passage and publication once in the official paper.

ADOPTED at Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1979.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Donald C. Gisick, City Clerk

Approved as to form:

\_\_\_\_\_  
John Dekker, Director of Law

THE CITY OF WICHITA  
OFFICE OF CITIZEN PARTICIPATION

DATE October 8, 1979

RECEIVED

OCT 9 1979

METROPOLITAN PLANNING

ROUTE

TO E. H. Denton, City Manager

FROM Sarah Gilbert, Assistant CP Coordinator

SUBJECT DR 79-13: Possible amendment to  
Title 26 - Mobile Home Park Regulations

During the first week in October, the CPO Neighborhood Councils reviewed the captioned subject. Members were provided copies of the September 20, 1979 memorandum from the Director of Planning, the September 13, 1979 letter from R. Donald Allison, and the proposed ordinance. The CP staff discussed the amendments with Planning staff prior to the Council meetings.

The amendment numbers in the Council Comments refer to:

1. Reduce the separation between a mobile home and an open appurtenance (carport or patio cover) and an adjacent mobile home from twenty feet to ten feet.
2. Reduce the front setback from a park roadway from ten feet to five feet.
3. Remove the requirement for sidewalks within a mobile home park and leave the installation optional with the park operator.
4. Roadway widths shall be in general conformance to the local residential street requirements of the "MAPC Subdivision Regulations".
5. An alternate to an eighty foot diameter cul-de-sac as approved by the Planning Department, the same as is set forth in the subdivision regulations.
6. The inclusion of a procedure for appeal of the interpretation and enforcement of the regulations.

COUNCIL COMMENTS

- A - Recommended approval of all amendments.
- B - Recommended 6-1 approval of all proposed amendments except #2.
- C - No quorum, members expressed concern about possible crowding and small lots.
- D - Recommended approval: #1 (6-1)  
#2 (6-1)  
#3 (5-2)  
#4 (7-0)  
#5 (7-0)  
#6 (7-0)

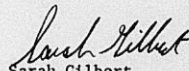
E. H. Denton, City Manager  
DR 79-13  
October 8, 1979 - Page 2

- E - Opposed #1 through #5, supported #6.
- F - Opposed #1, #2, and #4, on the grounds that they would result in inadequate living and open space and would lead to further crowding.
- G - Proposed amendments were acceptable.
- H - Generally approved the amendments although there was concern about eliminating the requirement for sidewalks.
- I - Opposed #1, #2, and #3; stated that sidewalks should be required as a safeguard for children and other pedestrians.
- J - No action.
- K - No action.
- L - Received and filed.
- M - Recommended 5-3 approval of all proposed amendments except #2. Members expressed concern that reduction of the setback from ten to five feet would create safety and sight obstruction problems.
- N - Recommended approval of all proposed amendments.
- O - No quorum, members expressed concern about reduction of setback and removal of requirement for sidewalks.

SUMMARY

The proposed amendments received the following recommendations from the ten Neighborhood Councils taking action:

- #1 - 7 approved, 3 opposed
- #2 - 5 approved, 5 opposed
- #3 - 8 approved, 2 opposed
- #4 - 8 approved, 2 opposed
- #5 - 9 approved, 1 opposed
- #6 - 10 approved,

  
Sarah Gilbert  
Assistant CP Coordinator

SG:lw  
cc: Robert A. Lakin, Director of Planning

Possible Double  
let - from  
too - and from

Call Don Allison

Concern about people  
being at BCC not  
being agreeable to students

from: Craig date: 8-23

admin. adv. plans cur. plans social graphics

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| <input type="checkbox"/> swander     | <input type="checkbox"/> handle        | <input type="checkbox"/> library     |
| <input type="checkbox"/> lickteig    | <input type="checkbox"/> all staff     | <input type="checkbox"/> information |
| <input type="checkbox"/> grossnickle | <input type="checkbox"/> comment       | <input type="checkbox"/> files       |

remarks: We're not going to PC  
on this one? Do we need a meeting  
with publishers hearing a thing? by Staff?  
BCC. Don't want the indication  
showing up & bidding at BCC.

Additions underlined  
Deletions marked thru

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"26.04.150 Sewage disposal. (a) Individual Sewer Connections - Sewer connections shall be provided for each mobile home space in accordance with Section 16.04.200 of this code. If individual connections are provided for house trailers, they shall be of similar construction.

(b) Design - Any sewage system connecting to the city sewer system shall be in accordance with all applicable requirements of Chapter 16 of this code. All sewage systems shall be designed by a licensed professional engineer and shall be submitted for approval by the superintendent of sewer ~~public-works~~ maintenance and the city engineer or their authorized representatives.

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(d) Camps shall provide sanitary stations for the sole purpose of removing and disposing of wastes from holding tanks in a clean, efficient and convenient manner. Sanitary stations shall be approved by the health officer, connected to the sewage system, located not less than fifty feet from any space or other residential area, and be screened from other activities by visual barriers such as fences, walls or natural growth."

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The original Sections 26.04.120 and 26.04.150 of the Code of the City of Wichita, Kansas, are hereby repealed.

This ordinance shall be included in the Code of the City of Wichita, Kansas, and shall be effective upon its passage and publication once in the official paper.

ADOPTED at Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1979.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Donald C. Gisick, City Clerk

Approved as to form:

\_\_\_\_\_  
John Dekker, Director of Law

B A RUEDEBUSCH

★ Park 2206 W MACARTHUR 286 SPACES  
Home 3200 SE BLVD

HAROLD ORINDGREFF

★ Park 4480 SO MERIDIAN 239 SPACES  
Home 1756 N. YOUNG

ROBERT PURCELL

★ Park: 4960 SO SENECA 67 SPACES  
Home: 230 N CRESTWAY

C J MENDENHALL

★ Park: 1915 W MACARTHUR 371 SPACES  
OFFICE: 3825 S. SENECA

Wm ALCORN

★ Park 2625 So West 132 SPACES  
OFFICE " "

EDWARD CREAMER

★ Park 1912 W MACARTHUR 40 SPACES  
Home " " "

NANCY SHERWOOD

Park 4824 W PAWNEE 49 SPACES  
OFFICE " " "

(10)

JASPER N. CASE

PARK ADDRESS 5420 SO. BROADWAY (KANSAS MOBILE HOME PARK)  
RES: 2309 LYDIA

ELMER B. WOMACK

\* PARK ADD. 3232 SO. CLIFTON (COLONIAL MOBILE HOME PARK)  
RES: 3559 S. CLIFTON

CARLSBERG MGMT. CO. - MGR. MIKE MCCREIGHT

\* PARK ADD. 130 SO. GREENWICH RD.  
RES: 1801 CENTURY PARK WEST  
LOS ANGELES, CALIF. 90067

TOM J. REED

PARK ADD. 2635 SO. HYDRAULIC REED A WAY MOBILIFE  
RES: 2635 SO. HYDRAULIC

\* PARK ADD. 4560 S. HYDRAULIC RIVERSIDE MOBILE HOMES, INC.  
DONALD P. CAIN SR.,  
RES: 8027 W. KELLOGG

PARK ADD. 1001 E. MCARTHUR  
W. E. CLARKSON LAKEVIEW

\* RES: 4133 GARDNER AVE.  
KANSAS CITY, MO.

PARK ADD. 1302 E. MCARTHUR  
~~W. E. CLARKSON~~ W. C. MOUTRAY, MGR. (RAINBOW M. H. COURT)  
RES: 3900 WEST KELLOGG

PARK ADD. 2320 E. MCARTHUR  
C. DEAN MCCORMICK

RES: 5400 SO. SENECA

PARK ADD. 3200 S.E. BLVD.  
\* ✓ B.A. RILDEBUSCH K & R TRATEL  
SAME

PARK ADD.

51<sup>ST</sup> + SO. HYDRAULIC

TAMARA DEV. CO., INC.

★

STEVEN R. EWING

6136 E. 9<sup>TH</sup>

WICHITA, KANSAS 67208

(Pinewood Estates Homeowners)  
Assoc.

# Sedgwick County Mobile Home Association



Aetna Mobile Home, Inc.  
 3101 S. Broadway  
 Wichita, Kansas  
 522-2551 or 522-5761 or 522-2431  
 Bob Glasse

Dick Allison Mobilehomes, Inc.  
 4230 S. Broadway  
 Wichita, Kansas 67216  
 524-4286  
 Dick or Don Allison

Shocker Mobile Homes  
 11051 East Kellogg  
 Wichita, Kansas 67207  
 685-4331  
 Cecil Master

Hometown Sales  
 4611 S. Broadway  
 Wichita, Kansas 67216  
 522-1551  
 John Herron

Jayhawk Mobile Homes, Inc.  
 3006 S. Broadway  
 Wichita, Kansas 67216  
 522-2246  
 Bob Glasse

Green Acres Mobile Home Park  
 4480 S. Meridian  
 Wichita, Kansas 67217  
 522-6454  
 Harold Orndgeff  
~~Home-1256 N. Young 67212~~

Lakeshore Mobile Home Resort  
 3940 S. Seneca  
 Wichita, Kansas 67217  
 522-0804  
 Arnold Messerschmidt

Foremost Insurance Co.  
 120 N. Batten  
 Wichita, Kansas 67218  
 685-4559  
 Larry Bolar

C J's Mobile Home Sales  
 3825 S. Seneca  
 Wichita, Kansas 67217  
 524-3091  
 C.J. Mendenhall  
 Kenny Haddock

Lifestyle Mobile Home  
 11129 E. Kellogg  
 Wichita, Kansas 68207  
 681-1005  
 Paul Tredwell

W W Homes, Inc.  
 4400 S. Broadway  
 Wichita, Kansas 67216  
 524-8391  
 John Rupp

Kansas Mobile Home of Wichita, Inc.  
 2621 S. Broadway  
 Wichita, Kansas 67216  
 262-3576  
 W. Fred Steinle

Colonial Mobile Home Park  
 3232 S. Clifton  
 Wichita, Kansas 67216  
 684-1171  
 Elmer Womack

Mobile Manor Mobile Park, Inc.  
 3200 S.E. Boulevard Lot 65  
 Wichita, Kansas 67216  
 684-1531  
 B.A. Ruedebusch(Rudy)

Lakeside Mobile Home Park  
 2625 S. West  
 Wichita, Kansas  
 943-4401  
 William Alcorn 943-0524

Lakeview Mobile Home Park  
 1001 E. MacArthur  
 Wichita, Kansas 67216  
 522-5141  
 Mrs. Lou Delling

★ Park Towne - Wichita  
130 S. Greenwich Rd  
Wichita, Kansas  
686-1121  
Bob Frank

★ Hardison Shady Acres Park  
5944 Jones Lot 16  
Wichita, Kansas 67217  
524-0205  
Richard & Patty Hardison

Bob's Mobile Home Maint. Inc.  
Rt #3  
Augusta, Kansas 67010  
776-2350  
Bob Lies

Midwest Mobile Home, Inc.  
3956 S. Broadway  
Wichita, Kansas 67216  
529-1441  
Mike Smalley

★ Riverside Mobilehome Park, Inc.  
4560 S. Hydraulic  
Wichita, Kansas  
522-2921  
Tom Weir 264-0653  
(Consolidated Realty)

★ Sunset Mobile Manor  
Progressive Enterprises  
16171 W. Highway 54  
Goddard, Kansas 67052  
794-2329

★ Bill's Mobile Home Service  
641 N. Sedgwick  
Wichita, Kansas 67203  
Bill Wycoff

Rud's Mobile Home Service  
1912 W. MacArthur  
Wichita, Kansas 67217  
524-5046

J. & W Mobile Home Service & Supply  
4444 S. Broadway  
Wichita, Kansas 67216  
522-8651

Mobile Brokers & Service  
11323 W. Kellogg  
Wichita, Kansas 67209  
722-4344  
Bill Barclay

M & S Repair & Sales  
4200 S. Broadway  
Wichita, Kansas 67216  
524-8521  
George Findley

Specialty Service Co.  
4435 S. Broadway  
Wichita, Kansas 67216  
524-3261  
Troy Kloefkorn

Winter's Mobile Home Service  
4217 S. Broadway  
Wichita, Kansas 67216  
Jim Winters

Trailer Parts Supply, Inc.  
421 E. 21st St.  
Wichita, Kansas 67214  
262-3701  
Scott Alter

Inter Therm, Inc.  
1900 S. West St.  
Wichita, Kansas 67213  
943-2145  
Lloyd McCombs

Dautel Mobilehome Transporting Service  
4634 S. Main  
Wichita, Kansas 67217  
524-8050  
Don Dautel

★ AAA Air Conditioning & Electric Service  
~~301 N. Main~~ 117 Anita Drive  
Haysville, Kansas 67060 524-7151

★ Air Capital Mobile Home Park  
1912 W. MacArthur  
Wichita, Kansas 67217  
524-0813

★ El Caudillo, Inc. Park  
4960 S. Seneca  
Wichita, Kansas  
522-4121  
Bob Purcell

★ Northern - Heights Mobile Manor  
6045 N. Broadway  
Wichita, Kansas  
744-0481

★ Pleasant Acres Mobile Home Farm  
2320 E. MacArthur  
Wichita, Kansas  
524-4811  
Dean McCormick-524-4661  
5400 S. Seneca

Ralph Hasenbank  
2206 W. MacArthur #92  
Wichita, Kansas  
522-0710

★ First National Bank of Wichita  
105 N. Main Box 1

Fourth National Bank & Trust Co.  
PO Box 1318  
Wichita, Kansas 67201  
261-4444  
Wayne Emberson

National Bank of Wichita  
714 North West St.  
Wichita, Kansas 67203  
943-2211  
Frank Kellenbarger

Seneca State Bank of Wichita  
3193 S. Seneca  
Wichita, Kansas 67217  
522-3481  
Gary Ubben

Southwest National Bank  
400 East Douglas  
Wichita, Kansas 67202  
264-5303  
Glen E. Holmes

KFDI Radio  
PO Box 1402  
Wichita, Kansas 67201  
938-9141  
Charles Traffis

The Gas Service Co.  
127 N. Market  
Wichita, Kansas 67201  
263-7511  
Gene Hipp

KGE The Electric Co.  
201 N. Market  
Wichita, Kansas 67201  
264-1111  
Barney Truesdell

Major, Inc.  
4323 W. 31st St. South  
Wichita, Kansas 67217  
943-2256  
Jess Kitchen

Mid Kansas Construction Co., Inc.  
1245 S. Santa Fe  
Wichita, Kansas 67202  
264-2831  
Bob Stauss

Continental Properties  
INVESTMENTS, Inc.

~~Wichita, Kansas 67204~~  
Wichita, Kansas 67204  
838-7014  
Phil Edwards 3820 N. Athenian

Union National Bank  
456 N. Main  
Wichita, Kansas 67202  
264-0111  
Steve Kammerer

~~4631 Palisade~~ MECLEEC  
4631 Palisade  
Wichita, Kansas 67216  
~~522-4768~~  
~~Rick Price~~

Walt's Mobile Home Repair  
7715 Pattie  
Wichita, Kansas 67216

Coleman Company  
Special Products Group  
Third Floor  
250 N. St. Francis  
Wichita, Kansas 67201  
261-3211  
Gary West

American Distributing  
725 E. Skinner  
Wichita, Kansas 67211  
264-4373  
Gary Hoover

~~Union National Bank~~  
~~Wichita, Kansas 67202~~

TAMARAC Development Co, Inc

Steve Ewing  
6136 E. 9th - Wichita, Ks.  
Phone 681-1602  
P.O. Box # 18051

Wichita, Kansas ~~67202~~  
67208  
(Pine Wood Estates)

35

ditions underlined  
deletions marked-thru

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTIONS 26.04.120 AND 26.04.150 AND ADDING SECTION 26.04.119 TO THE CODE OF THE CITY OF WICHITA, KANSAS; PERTAINING TO THE LOCATION AND PLACEMENT OF MOBILE HOMES WITHIN A MOBILE HOME PARK OR TRAILER CAMP, AND AMENDING THE ROADWAY REQUIREMENTS, AND PROVIDING APPEAL PROCEDURES TO THE TERMS OF THIS CHAPTER; AND REPEALING SAID ORIGINAL SECTIONS 26.04.120 AND 26.04.150 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

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

SECTION 26.04.120 of the Code of the City of Wichita, Kansas, is hereby amended to read as follows:

"26.04.120 Park and camp layouts. (a) Area - Mobile home parks shall contain the minimum area as required by the zoning title. Trailer camps shall contain a minimum of one thousand five hundred square feet for each trailer or camping space.

(b) Setbacks - All mobile homes and house trailers shall be so located as to maintain a setback no less than twenty feet from any public street or highway right-of-way; as to maintain a setback no less than five ten feet from the edge of a park or camp roadway ~~or sidewalk~~; and as to maintain a setback no less than ten feet from any side or rear boundary line when such boundary is not common to any public street or highway right-of-way.

(c) Clearance - All mobile homes or house trailers shall be so located as to maintain a clearance of not less than twenty feet from another mobile home, house trailer or enclosed appurtenance thereto and not less than ten feet from any unenclosed or appurtenance thereto within the same mobile home park or trailer camp such as unenclosed carports and patio covers; and as to maintain a clearance of not less than twenty feet from any building or service building within the park or camp. All mobile homes or house trailers that were existing on March 3, 1964, and have been licensed on a continuing basis in accordance with applicable standards of Ordinance 27-552 shall be permitted to maintain an end-to-end clearance of not less than ten feet from another

mobile home or a clearance of not less than ten feet from a garage.

(d) Roadways and Sidewalks - All mobile home or house trailer spaces shall abut upon a park or camp roadway, with no mobile home or house trailer having its direct access from a public street or highway unless such mobile home is located on a lot in a mobile home subdivision or is located in accordance with Section 26.04.090. Roadways shall be in general conformance to the local residential street requirements of the "MAPC Subdivision Regulations". Roadway widths shall be measured back to back of curbs. Roadways where no parking is permitted shall not be less than 21 feet. When parking is permitted on one side of the roadway, roadways shall not be less than 29 feet. When parking is permitted on both sides of the roadway, roadways shall not be less than 35 feet. It shall be the responsibility of the park operator to post the roadways where parking is prohibited and enforce the limitations. Sidewalks shall be optional within the park or camp. All roadways shall not be less than twenty-four feet, including curbs on each side. A three-foot sidewalk, not less than four inches thick, being provided adjacent to each curb in all mobile home parks. In these instances where a park roadway adjoins a public street or highway, a sidewalk need only be provided adjacent to the interior side of such roadway. All roadways shall have unobstructed access to a public street or highway, with all deadend roadways being provided an adequate vehicular turn around (cul-de-sac) with a diameter of not less than eighty feet, or shall have an alternate turn-around area such as hammer-heads, etc., as may be approved by the Planning Department as providing service equal to the cul-de-sac. All park and camp roadways shall be surfaced with concrete, asphaltic concrete or asphalt to the minimum standard for flexible or rigid pavement as included in the "Minimum Property Standards for Mobile Home Courts" as published by the Federal Housing Administration.

(e) Patios and Storage Lockers - Each mobile home and house trailer space shall be provided with a paved patio of at least two hundred square feet. A storage locker of at least one hundred twenty cubic feet shall be provided for each mobile home space. Storage lockers shall be designed in a manner that will enhance the park and shall be constructed of suitable weather-resistant materials.

(f) Off-street Parking - Surfaced off-street parking shall be provided for each mobile home and house trailer space and any additional parking as required by Title 28 of this code. No portion of the park roadways shall be used to provide the required off-street parking.

(g) Identification of Roadways and Spaces - All park and camp roadways and mobile home or house trailer spaces shall be clearly identified with letters or numerals of a light reflecting material. Such letters or numerals are to be a minimum of two inches in height. Such identification shall be in complete agreement with the plan prepared under Section 26.04.070 or Section 26.04.090.

(h) Recreation Space - Each mobile home park shall devote at least eight percent of its gross area to recreation space for the use and enjoyment of the occupants of the park. Each such recreational space shall not be less than ten thousand square feet of land area. Required setbacks and clearances, and the roadways and off-street parking spaces, shall not be considered as recreational space.

(i) Screening - Whenever a mobile home park adjoins an arterial street or an area zoned other than for residential use, then special protection shall be provided for the park by planting of the setback from such adjoining boundary, to create a landscape buffer consisting of coniferous and deciduous plant material.

(j) Lighting - All park and camp roadways shall be lighted at night with seven thousand lumen lamps at a maximum interval of two hundred feet located approximately twenty feet from the ground, or friendship

lights (gas or electric), with lighting equal to forty watts, and lighted automatically from dusk to dawn, shall be provided for each mobile home space adjacent to the park roadways, or at a maximum interval of seventy-five feet adjacent to camp roadways."

SECTION 26.04.150 of the Code of the City of Wichita, Kansas, is hereby amended to read as follows:

"26.04.150 Sewage disposal. (a) Individual Sewer Connections - Sewer connections shall be provided for each mobile home space in accordance with Section 16.04.200 of this code. If individual connections are provided for house trailers, they shall be of similar construction.

(b) Design - Any sewage system connecting to the city sewer system shall be in accordance with all applicable requirements of Chapter 16 of this code. All sewage systems shall be designed by a licensed professional engineer and shall be submitted for approval by the superintendent of sewer public-works maintenance and the city engineer or their authorized representatives.

(c) Treatment Plant - When the sewer lines of the park or camp are not connected to a public sewer, a sewage treatment plant or sewage disposal system approved by the health officer shall be provided. The design of such facilities for new parks and camps shall be based on their ultimate maximum capacity. The approval of the health officer shall be obtained on the type of treatment proposed and on the design of the facility prior to the construction.

(d) Camps shall provide sanitary stations for the sole purpose of removing and disposing of wastes from holding tanks in a clean, efficient and convenient manner. Sanitary stations shall be approved by the health officer, connected to the sewage system, located not less than fifty feet from any space or other residential area, and be screened from other activities by visual barriers such as fences, walls or natural growth."

"SECTION 26.04.119 shall be added to the Code of the City of Wichita, Kansas and read as follows:

"26.04.119 Appeals. Appeals from the interpretation or application of the provisions of this chapter may be made to the Board of City Commissioners. Such appeals shall be made to the City Manager who may refer the matter to an appropriate Board, Commission or Department for recommendation prior to placing the matter on the agenda for City Commission consideration."

The original Sections 26.04.120 and 26.04.150 of the Code of the City of Wichita, Kansas, are hereby repealed.

This ordinance shall be included in the Code of the City of Wichita, Kansas, and shall be effective upon its passage and publication once in the official paper.

ADOPTED at Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1979.

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Donald C. Gisick, City Clerk

Approved as to form:

\_\_\_\_\_  
John Dekker, Director of Law



# PARKS

MOBILE MANOR  
2014 & 2206 W. MCARTHUR  
PHONE JA 4-4171  
MGR. JIM WILLIAMS

K & R TRATEL  
4200 S.E. BOULEVARD  
PHONE MU 4-1931  
OWNER - B.A. RUEDEBUSCH

Wichita, Kansas  
September 3, 1979

Metropolitan Area Planning Department  
City Hall  
455 North Main Street  
Wichita, Kansas 67202

Att: Mr. Bob Lakin

Dear Sirs:

Regarding the new proposed Mobile Home Park ordinance, may I suggest that we press forward as rapidly as possible to put it into effect.

Yours truly,

*B. A. Ruedebusch*  
Mobile Manor Inc.  
Wichita, Kansas

RECEIVED

SEP 5 1979  
METROPOLITAN PLANNING  
ROUTE

RECEIVED

SEP 5 1979  
METROPOLITAN PLANNING  
ROUTE   *jo*

September 20, 1979

E. H. Denton, City Manager

Robert A. Lakin, Director of Planning

DR 79-13 - Possible amendments to Title 26 -  
Mobile Home Park Regulations

Attached is a delineated copy of a proposed amendment to Title 26-Mobile Home Park Regulations. This has been prepared at the request of the Sedgwick County Mobile Home Association. Please place this item on the agenda for consideration by the City Commission at the meeting of October 9, 1979.

BACKGROUND

Prior to 1964, mobile home regulations were very minimal and consisted mainly of licensing requirements. The City Commission instructed the staff to prepare an ordinance setting forth minimum development standards for mobile home parks to create a better atmosphere for mobile home dwellers. Working with the mobile home park operators, a new ordinance was subsequently adopted. In 1969, some amendments were made to the ordinance which included the requirement that all mobile homes be anchored to the ground; that roadways be surfaced; and that recreational space be provided within each mobile home park.

Although several minor amendments have been adopted since 1969, the development standards have remained intact. A recent request by the Sedgwick County Mobile Home Association to amend the regulations has been reviewed by the staff of the various departments and with representatives of the Mobile Home Association. A copy of a letter from Don Allison, President of the Sedgwick County Mobile Home Association, concurring in the changes is attached.

SUMMARY

The proposed amendment will make the following changes in the regulations:

1. Reduce the separation between a mobile home and an open appurtenance (carport or patio cover) on an adjacent mobile home from 20 feet to 10 feet.
2. It will reduce the front setback from a park roadway from 10 feet to 5 feet.

Page 2  
September 20, 1979  
DR 79-13

3. It will remove the requirement for sidewalks within a mobile home park and leave the installation optional with the park operator.
4. Roadway widths shall be in general conformance to the local residential street requirements of the "MAPC Subdivision Regulations", i.e.,
  - a. 21 feet - no parking permitted
  - b. 29 feet - parking one side only
  - c. 35 feet - parking permitted both sides.
5. An alternate to an 80 foot diameter cul-de-sac as approved by the Planning Department, the same as is set forth in the subdivision regulations.
6. The inclusion of a procedure for appeal of the interpretation and enforcement of the regulations.

RECOMMENDED ACTION

1. Concur in the recommendation of the staff and the Sedgwick County Mobile Home Association and place the ordinance on first reading.
2. Make any changes deemed to be in the best interest of the community and place the ordinance on first reading.

\_\_\_\_\_  
Robert A. Lakin  
Director of Planning

RAL:GEL:bbc  
Attachment

cc: Don Anderson, Director of Housing & Economic Development  
Robert Feldner, Superintendent of Central Inspection  
Jim Aiken, Director of Environmental Health  
John Dekker, Director of Law  
Darrell Brewer, Superintendent of Sewer Maintenance  
Bill Lauver, Fire Marshall  
Wichita Area Builders Assn., 730 N. Main, Suite 1 67203  
Members of Sedgwick County Mobile Home Association  
(as furnished by D. Allison)  
Sarah Gilbert, Assistant CP Coordinator

1. B.A. RUEDERBUSCH  
3200 S.E. Blvd W.K. 67216
2. Harold Orindgraff  
1756 N. Young W.K. 67212
3. Robt Purcell  
230 N. Crestway 67208
4. C. J. MENDENHALL  
3825 S. Seneca 67217
5. Wm ALCORN  
2625 So. West St. 67217
6. Edward Crossman  
1912 W. McArthur 67217
7. Nancy Sherwood  
4824 W. Pawnee 67209
8. Elmer Wamaele  
3559 So. Clifton 67216
9. Carlsberg Mgmt Co.  
1801 Century Park West  
Los Angeles, Ca 90067
10. Tom J. Reed  
2635 So. Hydraulic 67216

Copies mailed  
9-20-79  
JGG

11. Donald P. Cain, Sr.  
8027 W. Kellogg 67209
12. W. E. Clarkson  
4133 Gardner Ave  
K.C. Mo.
13. Steven R. Ewing  
6136 E. 9<sup>th</sup> 67208
14. Bob Glasse  
3101 S. Bdwy. 67216
15. Don Allison  
4230 So. Bdwy 67216
16. Cecil Master  
11051 E. Kellogg 67207
17. Arnold Messerschmidt  
3840 So. Seneca 67217
18. Paul Tredwell  
11129 E. Kellogg 67207
19. William Alcorn  
2625 S. West 67217
20. Mrs. Lou Delling  
1001 E. MacArthur 67216

21. Bob Frank  
130 So. Greenwich Rd. 67207
22. Richard Hardison  
5944 Jones - Lot 16 WK. 67217
- 23 Tom Weir  
4560 So. Hydraulic 67216
- 24 Northorn Heights Mobile Manor  
6045 N. Bdwy WK 67219
- 25 Dean McCormick  
5400 So. Seneca 67217
26. Jess Kitchen  
4323 W. 31<sup>st</sup> So. 67217
- 27 Bob Stauss  
1245 S. Santa Fe 67211
- 28 Phil Edwards  
3820 N. Athanian 67204
- 29

August 23, 1979

Mr. Don Allison  
Allison Mobile Homes  
4230 South Broadway  
Wichita, Kansas 67216

Re: DR 79-13 Amendment to Mobile  
Home Regulations

Dear Don:

Attached hereto is a delineated copy of a proposed ordinance amending Title 26, Mobile Home Regulations, of the Code of the City of Wichita, Kansas.

This amendment has been prepared as a result of the request made by Mr. Ruedeusch and presented by you at a meeting in the Manager's Conference Room on June 20, 1979. This amendment has been discussed by members of the City staff and is a compromise between the present code requirements and the requests by the Mobile Home Park Operators at the meeting.

I have also sent copies of this material to those copied in on this letter and hope if they have separate comments on the ordinance they will be forwarded to me no later than Wednesday, September 12, 1979.

As you will note, the only amendments we are proposing at this time are within the City of Wichita's Mobile Home Park Regulations. The suggestions made by Mr. Sam Hardage are being handled through a seldom used Planned Development section of the County Zoning Resolution for a specific project located in the County, along with some variances from the subdivision regulations.

In summary, the proposed amendment will make the following changes in the regulations:

Page 2  
August 23, 1979  
DR 79-13

1. Reduce the separation between a mobile home and an open appurtenance (carport or patio cover) on an adjacent mobile home from 20 feet to 10 feet.
2. It will reduce the front setback from a park roadway from 10 feet to 5 feet.
3. It will remove the requirement for sidewalks within a mobile home park and leave the installation optional with the park operator.
4. Roadway widths shall be in general conformance to the local residential street requirements of the "MAPC Subdivision Regulations", i.e.,
  - a. 21 feet - no parking permitted
  - b. 29 feet - parking one side only
  - c. 35 feet - parking permitted both sides.
5. An alternate to an 80 foot diameter cul-de-sac as approved by the Planning Department, the same as is set forth in the subdivision regulations.
6. The inclusion of a procedure for appeal of the interpretation and enforcement of the regulations.

Prior to forwarding this possible amendment to the City Commission for their consideration, I would appreciate receiving comments from the Mobile Home Park Operators on these changes. I will be on vacation during the next two weeks but will be back in the office on September 10, 1979. Should you have any questions before then, please contact Jack Galbraith at 268-4421.

Sincerely yours,

Glen E. Lytle  
Special Assistant for Zoning

GEI:bbc  
Enclosure

cc: B. A. Ruedebusch, 3200 S. E. Boulevard 67216  
Jim Williams, Mobile Home Manor, 2206 W. MacArthur 67217  
Elmer Womack, Colonial Mobile Home Park, 3232 S. Clifton  
67216  
Larry Whitehouse, Pacesetter, 3900 W. Kellogg 67213  
Horace Jones, Hardage Enterprises, 125 N. Market 67202

• Additions underlined  
Deletions marked thru

ORDINANCE No. \_\_\_\_\_

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AN ORDINANCE AMENDING SECTIONS 26.04.120  
AND 26.04.150 AND ADDING SECTION  
26.04.119 TO THE CODE OF THE CITY OF  
WICHITA, KANSAS; PERTAINING TO THE LOCATION AND  
PLACEMENT OF MOBILE HOMES WITHIN A MOBILE HOME  
PARK OR TRAILER CAMP, AND AMENDING THE ROADWAY  
REQUIREMENTS, AND PROVIDING APPEAL PROCEDURES  
TO THE TERMS OF THIS CHAPTER; AND REPEALING  
SAID ORIGINAL SECTIONS 26.04.120 AND 26.04.150 OF  
THE CODE OF THE CITY OF WICHITA, KANSAS.

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

SECTION 26.04.120 of the Code of the City  
of Wichita, Kansas is hereby amended to read as  
follows:

26.04.120 Park and camp layouts. (a) Area - Mobile  
home parks shall contain the minimum area as required by  
the zoning title. Trailer camps shall contain a minimum  
of one thousand five hundred square feet for each trailer  
or camping space.

(b) Setbacks - All mobile homes and house trailers shall be so located as to maintain a setback no less than twenty feet from any public street or highway right-of-way; as to maintain a setback no less than five ten feet from the edge of a park or camp roadway ~~or sidewalk~~; and as to maintain a setback no less than ten feet from any side or rear boundary line when such boundary is not common to any public street or highway right-of-way.

(c) Clearance - All mobile homes or house trailers shall be so located as to maintain a clearance of not less than twenty feet from another mobile home, house trailer or enclosed appurtenance thereto, and not less than ten feet from any unenclosed ~~or~~ appurtenance thereto within the same mobile home park or trailer camp such as unenclosed carports and patio covers; and as to maintain a clearance of not less than twenty feet from any building or service building within the park or camp. All mobile homes or house trailers that were existing on March 3, 1964, and have been licensed on a continuing basis in accordance with applicable standards of Ordinance 27-552 shall be permitted to maintain an end-to-end clearance of not less than ten feet from another mobile home or a clearance of not less than ten feet from a garage.

(d) Roadways and Sidewalks - All mobile home or house trailer spaces shall abut upon a park or camp roadway, with no mobile home or house trailer having its direct access from a public street or highway unless such mobile home is located on a lot in a mobile home subdivision or is located in accordance with Section 26.04.090. Roadways shall be in general conformance to the local residential street requirements of the "MAPC Subdivision Regulations". Roadway widths shall be measured back to back of curbs. Roadways where no parking is permitted shall not be less than 21 feet. When parking is permitted on one side of the roadway, roadways shall not be less than 29 feet. When parking is permitted on both sides of the roadway, roadways shall not be less than 35 feet. It shall be the responsibility of the park operator to post the roadways where parking is prohibited and enforce the limitations. Sidewalks shall be optional within the park or camp. ~~All roadways shall not be less than twenty-four feet, including curbs on each side. A three-foot sidewalk, not less than four inches thick, being provided adjacent to each curb in all mobile home parks. In those instances where a park roadway adjoins a public street or highway, a sidewalk need only be provided adjacent to the interior side of such roadway.~~ All roadways shall have unobstructed access to a public street or highway, with all deadend roadways being provided an adequate vehicular turn around (cul-de-sac) with a diameter

of not less than eighty feet, or shall have an alternate turn-around area such as hammer-heads, etc., as may be approved by the Planning Department as providing service equal to the cul-de-sac. All park and camp roadways shall be surfaced with concrete, asphaltic concrete or asphalt to the minimum standard for flexible or rigid pavement as included in the "Minimum Property Standards for Mobile Home Courts" as published by the Federal Housing Administration.

(e) Patios and Storage Lockers - Each mobile home and house trailer space shall be provided with a paved patio of at least two hundred square feet. A storage locker of at least one hundred twenty cubic feet shall be provided for each mobile home space. Storage lockers shall be designed in a manner that will enhance the park and shall be constructed of suitable weather-resistant materials.

(f) Off-street Parking - Surfaced off-street parking shall be provided for each mobile home and house trailer space and any additional parking as required by Title 28 of this code. No portion of the park roadways shall be used to provide the required off-street parking.

(g) Identification of Roadways and Spaces - All park and camp roadways and mobile home or house trailer spaces shall be clearly identified with letters or numerals of a

5.

light reflecting material. Such letters or numerals are to be a minimum of two inches in height. Such identification shall be in complete agreement with the plan prepared under Section 26.04.070 or Section 26.04.090.

(h) Recreation Space - Each mobile home park shall devote at least eight percent of its gross area to recreation space for the use and enjoyment of the occupants of the park. Each such recreational space shall not be less than ten thousand square feet of land area. Required setbacks and clearances, and the roadways and off-street parking spaces, shall not be considered as recreational space.

(i) Screening - Whenever a mobile home park adjoins an arterial street or an area zoned other than for residential use, then special protection shall be provided for the park by planting of the setback from such adjoining boundary, to create a landscape buffer consisting of coniferous and deciduous plant material.

(j) Lighting - All park and camp roadways shall be lighted at night with seven thousand lumen lamps at a maximum interval of two hundred feet located approximately twenty feet from the ground, or friendship lights (gas or electric), with lighting equal to forty watts, and lighted automatically from dusk to dawn, shall be provided for each mobile home space adjacent

to the park roadways, or at a maximum interval of seventy-five feet adjacent to camp roadways."

*Clar - 26.04.150  
note section  
has been deleted  
from our book*

SECTION 26.04, 150 of the Code of the City of Wichita, Kansas is hereby amended to read as follows:

x "26.04.150 Sewage disposal. (a) Individual Sewer Connections - Sewer connections shall be provided for each mobile home space in accordance with Section 16.04.200 of this code. If individual connections are provided for house trailers, they shall be of similar construction.

(b) Design - Any sewage system connecting to the city sewer system shall be in accordance with all applicable requirements of Chapter 16 of this code. All sewage systems shall be designed by a licensed professional engineer and shall be submitted for approval by the superintendent of sewer public-works maintenance and the city engineer or their authorized representatives.

(c) Treatment Plant - When the sewer lines of the park or camp are not connected to a public sewer, a sewage treatment plant or sewage disposal system approved by the health officer shall be provided. The design of

such facilities for new parks and camps shall be based on their ultimate maximum capacity. The approval of the health officer shall be obtained on the type of treatment proposed and on the design of the facility prior to the construction.

(d) Camps shall provide sanitary stations for the sole purpose of removing and disposing of wastes from holding tanks in a clean, efficient and convenient manner. Sanitary stations shall be approved by the health officer, connected to the sewage system, located not less than fifty feet from any space or other residential area, and be screened from other activities by visual barriers such as fences, walls or natural growth. "

SECTION 26.04.119 shall be added to the Code of the City of Wichita, Kansas and read as follows:

" 26.04.119 Appeals. Appeals from the interpretation or application of the provisions of this chapter may be made to the Board of City Commissioners. Such appeals shall be made to the City Manager who may refer the matter to an appropriate Board, Commission or Department for recommendation prior to placing the matter on the agenda for City Commission consideration. "

8.

The original Sections 26.04.120 and 26.04.150 of the Code of the City of Wichita, Kansas, are hereby repealed.

This ordinance shall be included in the Code of the City of Wichita, Kansas, and shall be effective upon its passage and publication once in the official city paper.

ADOPTED at Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1979.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Donald Gisick, City Clerk

Approved as to form:

\_\_\_\_\_  
John Dekker, Director of Law

(c) Clearance - All mobile homes or house trailers shall be so located as to maintain a clearance of not less than twenty feet from another mobile home, house trailer or enclosed appurtenance thereto, and not less than ten feet from any unenclosed or appurtenance thereto within the same mobile home park or trailer camp such as unenclosed carports and patio covers; and as to maintain a clearance of not less than twenty feet from any building or service building within the park or camp. All mobile homes or house trailers that were existing on March 3, 1964, and have been licensed on a continuing basis in accordance with applicable standards of Ordinance 27-552 shall be permitted to maintain an end-to-end clearance of not less than ten feet from another mobile home or a clearance of not less than ten feet from a garage.

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

August 7, 1979

TO Jim Aiken, Director, Environmental Health  
FROM Robert A. Lakin, Director of Planning  
SUBJECT Possible Amendments to Mobile Home Code - Title 26

Attached hereto is a draft copy of amendments to the Mobile Home Park Regulations-Title 26, furnished for your review. These amendments have been prepared as a result of the meeting held with the staff and the Mobile Home Park Association on June 20, 1979.

The amendments as proposed pertain only to mobile home parks and do not relate to the requests of Sam Hardage which dealt primarily with subdivision regulations. We are at the present time working with Hardage on a mobile home subdivision, to be located in the County, in which lots will be sold. This is being accomplished under the planned development regulations of the County Zoning Resolution together with variances to the Subdivision Regulations.

The proposed amendments as submitted to you will make the following changes in the regulations:

1. It will reduce the separation between mobile homes and any appurtenance thereto from 20 feet to 10 feet.
2. It will reduce the setback from a park or camp roadway from 10 feet to 5 feet.
3. It will remove the requirement for sidewalks within a mobile home park and they will become optional to the park operator.
4. Roadway widths shall be in general conformance to the local residential street requirements of the "MAPC Subdivision Regulations", i.e.,
  - a. 21 feet - no parking permitted
  - b. 29 feet - parking one side only
  - c. 35 feet - parking permitted both sides.
5. An alternate to an 80 foot diameter cul-de-sac as approved by the Planning Department, the same as is permitted by the Subdivision Regulations.

Page 2  
August 7, 1979  
Amendments to Mobile Home Code-Title 26

6. Correction of the appropriate title for the now Superintendent of Sewer Maintenance.

Prior to meeting with representatives of the Mobile Home Park Association on these amendments, I would like to have your responses. Accordingly, I am asking those persons copied on this memo, or a designated representative, to meet in the Planning Department Conference Room on Monday, August 13, 1979, at 1:30 p.m.

  
Robert A. Lakin  
Director of Planning

RAL:GEL:bbc  
Enclosure

cc: Robert Feldner, Superintendent of Central Inspection  
Tom Page, Deputy Chief, Fire Department  
Ray Bruggeman, Director of Public Works  
Dick Linn, City Engineer  
Paul Graves, Traffic Engineer  
Darrell Brewer, Superintendent of Sewer Maintenance  
John Wynkoop, Director of Water & Water Pollution Control  
Jack Galbraith, Chief Planner, Current Plans, MAPD

Additions Underlined  
Deletions Marked-thru

(Draft 8-7-79)

POSSIBLE AMENDMENT TO  
TITLE 26 (MOBILE HOMES AND  
MOBILE HOME PARK REGULATIONS)

Section 26.04.120 shall be amended to read as follows:

26.04.120 Park and camp layouts. (a) Area - Mobile home parks shall contain the minimum area as required by the zoning title. Trailer camps shall contain a minimum of one thousand five hundred square feet for each trailer or camping space.

(b) Setbacks - All mobile homes and house trailers shall be so located as to maintain a setback no less than twenty feet from any public street or highway right-of-way; as to maintain a setback no less than five ten feet from the edge of a park or camp roadway or sidewalk; and as to maintain a setback no less than ten feet from any side or rear boundary line when such boundary is not common to any public street or highway right-of-way.

(c) Clearance - All mobile homes or house trailers shall be so located as to maintain a clearance of not less than ten twenty feet from another mobile home, house trailer or appurtenance thereto within the same mobile home park or trailer camp; and as to maintain a clearance of not less than ten twenty feet from any building or service building within the park or camp. All mobile homes or house trailers that were existing on March 3, 1964, and have been licensed on a continuing basis in accordance with applicable standards of Ordinance 27-552 shall be permitted to maintain an end-to-end

clearance of not less than ten feet from another mobile home or a clearance of not less than ten feet from a garage.

(d) Roadways and Sidewalks - All mobile home or house trailer spaces shall abut upon a park or camp roadway, with no mobile home or house trailer having its direct access from a public street or highway unless such mobile home is located on a lot in a mobile home subdivision or is located in accordance with Section 26.04.090. Roadways shall be in general conformance to the local residential street requirements of the "MAPC Subdivision Regulations". Roadway widths shall be measured back to back of curbs. Roadways where no parking is permitted shall not be less than 21 feet. When parking is permitted on one side of the roadway, roadways shall not be less than 29 feet. When parking is permitted on both sides of the roadway, roadways shall not be less than 35 feet. It shall be the responsibility of the park operator to post the roadways where parking is prohibited and enforce the limitations. Sidewalks shall be optional within the park or camp. ~~All roadways shall not be less than twenty-four feet, including curbs on each side. A three-foot sidewalk, not less than four inches thick, being provided adjacent to each curb in all mobile home parks. In those instances where a park roadway adjoins a public street or highway, a sidewalk need only be provided adjacent to the interior side of such roadway.~~ All roadways shall have unobstructed access to a public street or highway, with all deadend roadways being provided an adequate vehicular turn around (cul-de-sac) with a diameter

of not less than eighty feet, or shall have an alternate turn-around area such as hammer-heads, etc., as may be approved by the Planning Department as providing service equal to the cul-de-sac. All park and camp roadways shall be surfaced with concrete, asphaltic concrete or asphalt to the minimum standard for flexible or rigid pavement as included in the "Minimum Property Standards for Mobile Home Courts" as published by the Federal Housing Administration.

(e) Patios and Storage Lockers - Each mobile home and house trailer space shall be provided with a paved patio of at least two hundred square feet. A storage locker of at least one hundred twenty cubic feet shall be provided for each mobile home space. Storage lockers shall be designed in a manner that will enhance the park and shall be constructed of suitable weather-resistant materials.

(f) Off-street Parking - Surfaced off-street parking shall be provided for each mobile home and house trailer space and any additional parking as required by Title 28 of this code. No portion of the park roadways shall be used to provide the required off-street parking.

(g) Identification of Roadways and Spaces - All park and camp roadways and mobile home or house trailer spaces shall be clearly identified with letters or numerals of a

light reflecting material. Such letters or numerals are to be a minimum of two inches in height. Such identification shall be in complete agreement with the plan prepared under Section 26.04.070 or Section 26.04.090.

(h) Recreation Space - Each mobile home park shall devote at least eight percent of its gross area to recreation space for the use and enjoyment of the occupants of the park. Each such recreational space shall not be less than ten thousand square feet of land area. Required setbacks and clearances, and the roadways and off-street parking spaces, shall not be considered as recreational space.

(i) Screening - Whenever a mobile home park adjoins an arterial street or an area zoned other than for residential use, then special protection shall be provided for the park by planting of the setback from such adjoining boundary, to create a landscape buffer consisting of coniferous and deciduous plant material.

(j) Lighting - All park and camp roadways shall be lighted at night with seven thousand lumen lamps at a maximum interval of two hundred feet located approximately twenty feet from the ground, or friendship lights (gas or electric), with lighting equal to forty watts, and lighted automatically from dusk to dawn, shall be provided for each mobile home space adjacent

to the park roadways, or at a maximum interval of seventy-five feet adjacent to camp roadways.

Section 26.04.130 shall be amended to read as follows:

26.04.130 Service buildings. Each park serving or intended to serve one or more house trailers, and all camps, shall be provided with one or more service buildings which shall:

(a) Be located no nearer than ten twenty feet from a mobile home or house trailer in a park, nor nearer than ten twenty feet from a house trailer in a camp;

(b) Be so located that any house trailer which it serves shall not be parked more than two hundred feet from it;

(c) Be of permanent type construction and be adequately lighted;

(d) Be of moisture resistant material to permit frequent washing and cleaning;

(e) Have one flush type toilet, one lavatory and one shower or bathtub for females; and one flush type toilet, one lavatory, one shower or bathtub for males

for up to nine house trailers. One additional unit of the above plumbing facilities shall be provided for each sex for each ten additional house trailers served or major fraction thereof. All lavatories, bathtubs and showers shall be connected with both hot and cold running water.

(f) Have adequate heating facilities to maintain a temperature of seventy degrees Fahrenheit in the building and provide hot water (one hundred forty degrees Fahrenheit) at a minimum rate of eight gallons per hour for the required fixture units;

(g) Have an accessible, adequate, safe and potable water supply of cold water;

(h) Have all rooms well ventilated with all openings effectively screened;

(i) Have at least one slop water closet or other facility suitable for the cleaning and sanitizing of bedpans or other waste receptacles;

(j) Comply with all applicable chapters of this code, regarding the construction of buildings and the installation of electrical, plumbing, heating and air conditioning systems;

(k) Be maintained in a clean sanitary condition and kept free of any condition that will menace the health of any occupants or the public or constitute a nuisance.

Section 26.04.150 shall be amended to read as follows:

26.04.50 Sewage disposal. (a) Individual Sewer Connections - Sewer connections shall be provided for each mobile home space in accordance with Section 16.04.200 of this code. If individual connections are provided for house trailers, they shall be of similar construction.

(b) Design - Any sewage system connecting to the city sewer system shall be in accordance with all applicable requirements of Chapter 16 of this code. All sewage systems shall be designed by a licensed professional engineer and shall be submitted for approval by the superintendent of ~~sewer public-works~~ maintenance and the city engineer or their authorized representatives.

(c) Treatment Plant - When the sewer lines of the park or camp are not connected to a public sewer, a sewage treatment plant or sewage disposal system approved by the health officer shall be provided. The design of

such facilities for new parks and camps shall be based on their ultimate maximum capacity. The approval of the health officer shall be obtained on the type of treatment proposed and on the design of the facility prior to the construction.

(d) Camps shall provide sanitary stations for the sole purpose of removing and disposing of wastes from holding tanks in a clean, efficient and convenient manner. Sanitary stations shall be approved by the health officer, connected to the sewage system, located not less than fifty feet from any space or other residential area, and be screened from other activities by visual barriers such as fences, walls or natural growth.

Section 26.04.119 shall be added as follows:

26.04.119 Appeals. Appeals from the interpretation or application of the provisions of this chapter may be made to the Board of City Commissioners. Such appeals shall be made to the City Manager who may refer the matter to an appropriate Board, Commission or Department for recommendation prior to placing the matter on the agenda for City Commission consideration.

August 7, 1979

Jim Aiken, Director, Environmental Health

Robert A. Lakin, Director of Planning

Possible Amendments to Mobile Home Code - Title 26

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The proposed amendments as submitted to you will make the following changes in the regulations:

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2. It will reduce the setback from a park or camp roadway from 10 feet to 5 feet.
3. It will remove the requirement for sidewalks within a mobile home park and they will become optional to the park operator.
4. Roadway widths shall be in general conformance to the local residential street requirements of the "MAPC Subdivision Regulations", i.e.,
  - a. 21 feet - no parking permitted
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5. An alternate to an 80 foot diameter cul-de-sac as approved by the Planning Department, the same as is permitted by the Subdivision Regulations.

Page 2  
August 7, 1979  
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Prior to meeting with representatives of the Mobile Home Park Association on these amendments, I would like to have your responses. Accordingly, I am asking those persons copied on this memo, or a designated representative, to meet in the Planning Department Conference Room on Monday, August 13, 1979, at 1:30 p.m.

---

Robert A. Lakin  
Director of Planning

RAL:GEL:bbc  
Enclosure

cc: Robert Feldner, Superintendent of Central Inspection  
Tom Page, Deputy Chief, Fire Department  
Ray Bruggeman, Director of Public Works  
Dick Linn, City Engineer  
Paul Graves, Traffic Engineer  
Darrell Brewer, Superintendent of Sewer Maintenance  
John Wynkoop, Director of Water & Water Pollution Control  
Jack Galbraith, Chief Planner, Current Plans, MAPD

Additions Underlined  
Deletions Marked thru

DRAFT 7-26-79

POSSIBLE AMENDMENT TO  
TITLE 28 (MOBILE HOMES AND  
MOBILE HOME PARK REGULATIONS)

SECTION 28.04.120 shall be amended to read  
as follows:

26.04.120 Park and camp layouts. (a) Area - Mobile home parks shall contain the minimum area as required by the zoning title. Trailer camps shall contain a minimum of one thousand five hundred square feet for each trailer or camping space.

(b) Setbacks - All mobile homes and house trailers shall be so located as to maintain a setback no less than twenty feet from any public street or highway right-of-way; as to maintain a setback no less than five ~~ten~~ feet from the edge of a park or camp roadway or sidewalk; and as to maintain a setback no less than ten feet from any side or rear boundary line when such boundary is not common to any public street or highway right-of-way.

(c) Clearance - All mobile homes or house trailers shall be so located as to maintain a clearance of not less than ten ~~twenty~~ feet from another mobile home, house trailer or appurtenance thereto within the same mobile home park or trailer camp; and as to maintain a clearance of not less than ten ~~twenty~~ feet from any building or service building within the park or camp. All mobile homes or house trailers that were existing on March 3, 1964, and have been licensed on a continuing basis in accordance with applicable standards of Ordinance 27-552 shall be permitted to maintain an end-to-end clearance of not less than ten feet from another mobile home or a clearance of not less than ten feet from a garage.

(d) Roadways and Sidewalks - All mobile home or house trailer spaces shall abut upon a park or camp roadway, with no mobile home or house trailer having its direct access from a public street or highway unless such mobile home is located on a lot in a mobile home subdivision or is located in accordance with Section 26.04.090.

Roadways shall be in general conformance to the local residential street requirements of the "MAPC Subdivision Regulations". Roadway widths shall be measured back to back of curbs. Roadways where no parking is permitted

shall not be less than 21 feet. When parking is permitted on one side of the roadway, roadways shall not be less than 29 feet. When parking is permitted on both sides of the roadway, roadways shall not be less than 35 feet. It shall be the responsibility of the park operator to post the roadways where parking is prohibited and enforce the limitations. Sidewalks shall be optional within the park or camp.

All roadways shall not be less than twenty-four feet, including curbs on each side. A three-foot sidewalk, not less than four inches thick, being provided adjacent to each curb in all mobile home parks. In those instances where a park roadway adjoins a public street or highway, a sidewalk need only be provided adjacent to the interior side of such roadway. All roadways shall have unobstructed access to a public street or highway, with all deadend roadways being provided an adequate vehicular turn around (cul-de-sac) with a diameter of not less than eighty feet, or shall have an alternate turn-around area such as hammer-heads, etc., as may be approved by the Planning Department as providing service equal to the cul-de-sac. All park

and camp roadways shall be surfaced with concrete, asphaltic concrete or asphalt to the minimum standard for flexible or rigid pavement as included in the "Minimum Property Standards for Mobile Home Courts" as published by the Federal Housing Administration.

(e) Patios and Storage Lockers - Each mobile home and house trailer space shall be provided with a paved patio of at least two hundred square feet. A storage locker of at least one hundred twenty cubic feet shall be provided for each mobile home space. Storage lockers may be grouped in locker compounds at a distance not to exceed one hundred feet from the mobile homes they serve. The lockers shall be designed in a manner that will enhance the park and shall be constructed of suitable weather-resistant materials.

(f) Off-street Parking - Surfaced off-street parking shall be provided for each mobile home and house trailer space and any additional parking as required by Title 28 of this code. No portion of the park roadways shall be used to provide the required off-street parking.

(g) Identification of Roadways and Spaces - All park and camp roadways and mobile home or house trailer spaces shall be clearly identified

with letters or numerals of a light reflecting material. Such letters or numerals are to be a minimum of two inches in height. Such identification shall be in complete agreement with the plan prepared under Section 26.04.070 or Section 26.04.090.

(h) Recreation Space - Each mobile home park shall devote at least eight percent of its gross area to recreation space for the use and enjoyment of the occupants of the park. Each such recreational space shall not be less than ten thousand square feet of land area. Required setbacks and clearances, and the roadways and off-street parking spaces, shall not be considered as recreational space.

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SECTION 26.04.130 shall be amended to read as follows:

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(b) Be so located that any house trailer which it serves shall not be parked more than two hundred feet from it;

(c) Be of permanent type construction and be adequately lighted;

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(f) Have adequate heating facilities to maintain a temperature of seventy degrees Fahrenheit in the building and provide hot water (one hundred forty degrees Fahrenheit) at a minimum rate of eight gallons per hour for the required fixture units;

(g) Have an accessible, adequate, safe and potable water supply of cold water;

4.

(h) Have all rooms well ventilated with all openings effectively screened;

(i) Have at least one slop water closet or other facility suitable for the cleaning and sanitizing of bedpans or other waste receptacles;

(j) Comply with all applicable chapters of this code, regarding the construction of buildings and the installation of electrical, plumbing, heating and air conditioning systems;

(k) Be maintained in a clean sanitary condition and kept free of any condition that will menace the health of any occupants or the public or constitute a nuisance.

SECTION 26.04.150 shall be amended to read  
as follows:

26.04.150 Sewage disposal. (a) Individual Sewer Connections - Sewer connections shall be provided for each mobile home space in accordance with Section 16.04.200 of this code. If individual connections are provided for house trailers, they shall be of similar construction.

(b) Design - Any sewage system connecting to the city sewer system shall be in accordance with all applicable requirements of Chapter 16 of this code. All sewage systems shall be designed by a licensed professional engineer and shall be submitted for approval by the superintendent of ~~public~~ <sup>sewer</sup> works maintenance and the city engineer or their authorized representatives.

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WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

July 9, 1979

TO Jack H. Galbraith, Chief Planner  
FROM Robert A. Lakin, Director of Planning  
SUBJECT Title 26 Amendments - Mobile Home Code

In reviewing the conversations and requests of the Mobile Home Association as it pertains to Title 26, I believe that amendments to that title are in order. As to the requests from Sam Hardage on Mobile Home Subdivisions, i.e., the sell-off lots, we are approaching that on a different basis at the moment, suggesting that his site (located in the County) be handled through a little-used County regulation involving planned unit developments under County zoning and variances to the subdivision regulations. This is an effort to see how the project works out before we proceed to make major amendments.

Please have a member of your staff work up proposed changes to Title 26 for submission to those receiving copies of this memorandum and for submission to Allison, et al. You need not be limited by the following comments.

As I read the codes, I think the following areas need to be looked at and amendments proposed. Under Title 26 it would seem to me that the existing setbacks along public street rights-of-way and along side or boundary lines of the park, when not common to a street right-of-way, are appropriate at the respective 20 and 10 foot distances. Under Title 26.04.120.B, the 10 foot setback requirement from the edge of park roadways and/or sidewalk is the area of concern. I can accept a 5 foot setback in order to bring the units closer to the edge of the site but do not believe the 3 foot requested by Rudebusch to be appropriate. Please make your recommendations.

The other major change in setbacks appears to me to be the 20 foot separation or clearance from another mobile home unit or building. This is found in 26.04.120.C. Assuming that the Fire Department has no major problems with it, it would appear to me that a 5 or 6 foot setback from the side of pad space or a 10/12 separation from another unit, whether or not it is awnings or main structure would be appropriate. Again, please develop recommendations.

In reading Section 26.04.120.D, relating to Roads and Sidewalks, our standard is currently 24 feet including curbs, plus 3 foot of sidewalk on each side. This Section is also the one that has the 80 foot radius on cul-de-sacs. I would think a more appropriate approach to roadway width here would be to utilize

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July 9, 1979  
Re: Title 26 Amendments - Mobile Home Code

the same ones that we use in subdivisions, whereby our basic two moving lane/two parking lane standard is used and/or a lesser standard if additional off-street parking is provided. I would think that the 33 foot currently used by Rudebusch is not much different than our 35. Therefore, I would think this would not be much of a problem to move to the other subdivision standards. The sidewalk issue of 3 foot on each side I think should relate to the new sidewalk policy being developed. If we don't need them in conventional subdivisions under certain conditions and dwelling unit distribution, etc., then I would think we would not need them in the mobile home parks. I would try to parallel sub D to the standards created in the subdivision regulations.

Paralleling that thinking, I would suggest that subparagraph F on Off-Street Parking which relates to Title 28 be modified to say that it meets Title 29 or such number of off-street parking spaces as may be required with reduced roadway widths. Rather than referencing since the standards seem to move, we may want to spell those out in Sub F.

If my assumption on the issues raised by the Association is correct, (i.e., the 20 foot separation, the 10 foot setbacks from park roadways and the sidewalk issue) I would not think there need to be any amendments to Title 28. As I read Title 28, we are basically requiring 20 foot setbacks from street right-of-way and 10 foot from property lines whether or not we are dealing with front, side, or rear. The density in number of 7 mobile homes per acre also seems to be satisfactory as I listened to them, but I may not have heard everything that was said. If you have any suggestions in this area, let me know. It would seem that we could accommodate the problems much easier if we could stay out of Title 28 because of the time constraints and simply deal with Title 26.

After we have had a draft and submitted in-house to staff and to Allison, we need to determine what type of notice to give in terms of amending Title 26. I would think that we need not have a general public hearing if Allison really represents the Mobile Home Association. I do believe, however, that before we appear on the City Commission agenda with a proposed amendment that we should have had a meeting, probably staff and those involved with the ordinance in its final form. At the very minimum, whether or not we go with a meeting with staff or whether we go directly to the City Commission, I would think a letter to every licensed and registered mobile home park in

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Re: Title 26 Amendments - Mobile Home Code

the City and to all dealers would be indicated. If you have any different thoughts on this matter, please advise.



Robert A. Lakin  
Director of Planning

RAL:bbc

cc: Jim Aiken, Director, Environmental Health  
Bob Feldner, Superintendent, Central Inspection  
Tom Page, Deputy Chief, Fire Department  
Ray Bruggeman, Director, Public Works  
Dick Linn, City Engineer  
Paul Graves, Traffic Engineer



To Jack Galbraith

Date August 29, 1979

From Don Allison

Subject DR 79-13 Amendment to Mobile Home Regulations

RECEIVED  
METROPOLITAN PLANNING  
ROUTE 1

Mr. Lytle sent me an outline of the changes that will be requested of the City Commission on the above mobile home ordinance. They are as we agreed on and I can see no reason to add or change any of the wording.

I will compose a letter from the Sedgwick County Mobile Home Association in the next few days, stating our support of this change, so that Mr. Lakin can enclose this letter in the information he will be sending to the local park operators, if he so chooses.

Thank you for you help on this matter

524 428<sup>6</sup>

*JD*

4230 S. BROADWAY  
WICHITA, KANSAS

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