

Planning Agenda Item # _____

City of Wichita
City Council Meeting
September 9, 1997

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Z-3243 - ALAN D. MCCLURE (PROPERTY OWNER/APPLICANT); MARK SAVOY, SAVOY, RUGGLES & BOHM (AGENT) REQUEST ZONE CHANGE FROM "SF-6" SINGLE-FAMILY RESIDENTIAL TO "MH" MANUFACTURED HOUSING, LOCATED NORTH OF 44TH STREET SOUTH ¼ MILE EAST OF WEST STREET.

(DISTRICT #4)

INITIATED BY: Metropolitan Area Planning Department



AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to platting within 1 year (10-0).

CPO Recommendation: Deny (6-1).

Staff Recommendation: Approve, subject to platting within 1 year.

Background: The applicant requests a zone change from "SF-6" Single-Family Residential to "MH" Manufactured Housing on an unplatted 22.6 acre site located north of 44th Street South, approximately ¼ mile east of West Street for the development of the Cottonwood Grove mobile home park.

The preliminary layout plan submitted for this case (attached) shows access to the proposed Cottonwood Grove mobile home park from 44th Street, an internal collector street. The plan shows a 25 foot street system with 3 foot sidewalks on either side, serving 79 total spaces averaging approximately 6,000 square feet. There is an area at the southwest corner of the application area (Lot 401) for the location of a storm shelter. The total density for the site is approximately 3.5 dwelling units per acre. With the relatively large drainage features proposed, this layout would provide 22.4 percent of the park for open space and recreational areas.

The surrounding properties to the south (James Place Addition zoned in July of 1987 and platted in September of 1989) and west (Cottonwood Grove Additions zoned in April of 1985 and platted in July of 1987) are currently zoned "MH" Manufactured Housing, while properties to the north and east have more restrictive zoning ("SF-20" and "SF-6", respectively) than that being requested. There is a single-family subdivision (South Park Second Addition platted in April of 1985) adjacent to the east of this tract, but it has remained undeveloped.

Prior to the MAPC hearing, planning staff prepared a short staff report (copy attached) concerning the supply of Manufactured Housing zoning, both developed and undeveloped, in the southwest section of Wichita. This study was intended to determine whether requests for "MH" zoning are in line with the Comprehensive Plan's estimated annual supply, as well as to find locations where logical extensions of existing "MH" districts may exist. The subject property was designated as a "logical extension" of the Cottonwood Grove mobile home park.

Citizen Participation Organization Southwest Council 4 discussed this matter during their July 24, 1997 meeting, and after four residents from the James Place Addition spoke in opposition to the request and a CPO council member expressed the opinion that the area was being stigmatized by the expanding manufactured housing base, voted (6-1) to recommend denial of the request.

During the July 31, 1997 MAPC hearing on the matter, the agent for the applicant discussed the new owner's proposed development and mentioned that the original owner/developer had intended to expand the Cottonwood Grove park into this area. It was also pointed out that most of the land closest to the James Place Addition, fronting on 44th Street, could not be used as mobile home park spaces, but would be limited to individual lots similar to those in James Place. Several residents from the James Place Addition again spoke in opposition to the request, stating that the new addition would lower their property values and impact the character of the neighborhood. After the discussion, the MAPC voted (10-0) to approve the request as recommended by staff. Following the hearing, staff received protest petitions from area property owners totaling 7.33% of the land surrounding the subject tract opposing the request.

Recommendation:

1. Concur with the findings of the MAPC and approve the zone change, subject to the condition of platting; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council; or
2. Return the application to the MAPC for reconsideration.

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

(_____) Published in The Daily Reporter on _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY CITY OF WICHITA CODE SEC. 28.04.010.

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

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Sec 28.04.010, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3243

Zone change request from "SF-6" Single-Family Residential District to "MH" Manufactured Housing District, and to "P-O" Protective Overlay District #19 described as:

Cottonwood Grove 3rd Addition. Generally located north of 44th Street south, 1/4 mile east of West Street.

SUBJECT TO THE FOLLOWING PROTECTIVE OVERLAY RESTRICTION:

1. The applicant shall submit a landscape plan showing buffers along the north and east property lines. The buffers shall include a solid screening fence with trees planted every 40 feet or a 25 foot wide landscaped area with trees planted every 25 feet plus shrubs.
2. The applicant shall provide a Landscaped Street Yard as specified in the City's Landscap Ordinance for non-residential uses along 44th Street.
3. The applicant shall provide fencing and storage sheds for all units within the mobile home park. All fencing and storage sheds shall be uniform in material, size, and design. A plan indicating the specific materials and design treatment intended shall be submitted to the Planning Director for approval prior to issuance of any permits.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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