

CU-261 - Kenneth G. Fuson, et al requests a Conditional Use Permit to Establish a Mobile Home Park on property zoned "R" Rural Residential District. Generally located

*POSTED
5-23-83*

ACTION

7:30 Pm. V.C.P.C. DATE
~~COMMITTEE~~ *Defunct for town - 6-6-83*
V.C.P.C. *Revised for body 8-1-83*
M.A.P.C. 6-16-83

B.C.C./B. CO. C. _____ 8-22-83
HARPC _____

V.C.P.C. 9-12-83

7-26-83 Case Withdrawn by the Applicant.

Closed

Map No. 5456C
Sec. _____
Twp. _____
Range _____

DATA SHEET
(ZONING & CONDITIONAL USE)

Z- _____
SCZ- _____
CU- 261
Filed 5-18-83

ASSOCIATED CASE: _____

APPLICATION DATA: From _____ to _____

1. Applicant: Kenneth G. Fuson, et al
Address 8320 Peachtree Lane, 67207 Phone 683-9135
2. Agent: _____
Address _____ Phone _____
3. General Location: Northeast corner of 69th St. North and Seneca
4. Proposed Use: to establish a Mobile Home Park on property zoned "R"
Rural Residential District

AREA DATA:

1. Acres: 71 (1320 ft. by 2680 ft.) (IRREGULAR)
2. Adjoining Zoning: E "R" S "R-1" W "R" N "R"
3. Land Use: East FARM HOUSE South MOBILE HOME
West MOBILE HOME North UNDEVELOPED
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: SINGLE FAM - MOBILE HOME
6. Area (is) (is not) platted.

PROCEDURE DATA:

1. Zoning Committee _____ by _____
2. MAPC Meeting: _____

V.C.P.C. Date 6-6-83 Action Deferred for two months. 8-1-83
7:30pm 6-6-83
MAPC 6-16-83

3. Governing Body (Bd. City Commissioners - Bd. County Commissioners)

Date	Action	Resolution

NOTES:

Case Closed - Withdrawn by the applicant. 7-26-83. JKS

LOS ANGELES-CINCINNATI-BOSTON OR
MEMPHIS, TN 38101
U.S.A.

Shiloh
No. 2153C

CASE NO. CU-261

Conditional Use Permit to Establish a Mobile Home Park
on Property Zoned "R" Rural Residential District

The West half of the Southwest Quarter of Section 5, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT A TRACT DESCRIBED AS: Beginning at a point N 00°01'30" W 729.78' from the Southwest corner of the Southwest 1/4 of said Section 5; thence N 00°01'30" W 1025.22'; thence N 89°68'30" E 30.00'; thence S 11°47'40" E 490.26'; thence S 19°37'25" E 1360.45'; thence S 89°42'05" W 309.13' to a point on a chord of 1552.39' radius curve to the right; thence along said curve described by the following chord bearing and distance; N 16°42'80" W 66.22' to the point of tangency of said curve; thence N 14°69'30" W 256.87' to the point of curvature of a 1312.39' radius curve to the left; described the following chord bearing and distances; N 17°05'45" W 97.12'; N 23°34'55" W 199.80'; N 28°58'00" W 46.69' to the point of tangency of said curve thence N 29°59'10" W 116.52' to the point of beginning; AND EXCEPT A TRACT DESCRIBED AS: Beginning at the Southwest corner of the Southwest Quarter of Section 5, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence North 00°01'30" West 729.78 feet, thence South 29°59'10" East 115.52 feet to the point of tangency of a 1312.39 feet radius of a curve to the right; thence along said curve described by the following chord bearings and distances, South 28°58'00" East 46.69 feet; South 23°34'55" East 199.80 feet; South 17°05'45" East 97.12 feet to the point of curvature to said curve; thence South 14°53'30" East 256.87 feet to the point of tangency of a 1552.39 feet radius curve to the left; thence along said curve described by the following chord bearing a distance South 16°42'50" East of 66.22 feet to the point of the chord of said curve; thence South 89°42'05" West 173.87 feet to the point of beginning. Generally located at the northeast corner of 69th Street North and Seneca.

343 South Fountain
Wichita, Kansas 67218
July 26, 1983

Mr. Jack H. Galbraith
Assistant Secretary
Wichita-Sedgwick County
Metropolitan Area
Planning Commission
City Hall, Tenth Floor
455 North Main
Wichita, Kansas 67202

Re: Case No. CU-261

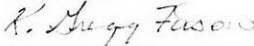
Dear Mr. Galbraith:

On behalf of the owners, Kenneth G. and Betty L. Fuson, I regret to inform you that the Conditional Use Permit application per the above referenced case number is hereby withdrawn.

The decision for withdrawing the application was based upon a serious illness just recently developed by one of the owners. In the event that the seriousness of the owners' present situation stabilizes itself, they will look forward to pursuing this project at a later date.

I appreciate your assistance and the professionalism you have awarded my family with this project.

Sincerely,



K. Gregg Fuson

KGF/ljh

RECEIVED

AUG 3 1983

METROPOLITAN PLANNING

ROUTE

K. Gregg Fuson
343 South Fountain
Wichita, KS 67218



Mr. Jack H. Galbraith
Assistant Secretary
Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Hall, Tenth Floor
455 North Main
Wichita, KS 67202

Mobile home park developer withdraws permit request

Greg Fuson, who appeared before the Valley Center Planning Commission and City Council last month trying to sell his family's dream of building a mobile home park at the corner of 69th North and Seneca, said Tuesday that he has withdrawn his request for a conditional use permit to begin the project.

Kenneth and Betty Fuson of Wichita own the 70-acre property but their son, Greg, has been principal spokesman and chief developer for the project.

Gregg said the request for the conditional use permit was withdrawn because of a recent downturn in his mother's health. If circumstances allow,

he added, the request will be submitted again next year.

The Fusons' plan to build a 400-unit-plus mobile home park using Valley Center water and sewage services prompted an outcry from residents of the area surrounding the proposed site.

In protests to the planning

commission, they claimed the mobile home park would create severe traffic problems and ruin the rural atmosphere of their homes.

The Fusons countered that the park would provide low-cost housing of quality and augment local tax revenue.

On June 6, the planning commission refused to ap-

prove the Fusons' request until guarantees of water and sewer service had been procured from the Valley Center City Council.

Fuson appeared June 21 before the city council and was told to come back when he could provide more details about the impact of the development.

the ark valley

Thursday
July 28, 1983
Vol. 9, No. 13

The news voice
for Valley Center

news

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JUL 28 1983

TROPOLITAN PLANNIN

UTE

CU-261 - 14 "Notice to Adjoining Property Owners" mailed 7-26-83 informing them that at the VCPC meeting of 6-6-83, this case was deferred for 2 months to 8-1-83. However, on this date (7-26-83) the applicant advised us that he has withdrawn the case and it is now considered closed.

13 Notices mailed 7-26-83 to the Valley Center City Planning Commissioners (including Phil Nelson, Administrator; City clerk; Claud Shelor; and Ron Worley)

2 Applicants

—
29 TOTAL

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

July 26, 1983

Re: Case No. CU-261
Conditional Use Permit to establish a Mobile Home Park
Generally located at the northeast corner of 69th Street
North and Seneca.

NOTICE TO ADJOINING PROPERTY OWNERS:

At the Valley Center City Planning Commission meeting on
on June 6, 1983, Case No. CU-261 was deferred for two months to
August 1, 1983. This is to advise you that the applicant has now
withdrawn his request and the case is now considered closed.


Jack H. Galbraith
Assistant Secretary

Developer's analysis isn't ready

Mobile home park developer Greg Fuson was instructed by the Valley Center City Council June 21 to provide a detailed analysis of what it would cost the city to provide his project with water and sewer services before the body will consider granting them.

Fuson said Monday that he has requested his engineering firm to come up with an estimate of how much the analysis will cost him and that the figure the firm arrives at will determine if and when he will reappear before the council. He is certain, he added, that he will not be back by the next council meeting, July 5.

The proposed park, which would bring 420 new residences to the area near 69th North and Seneca, has drawn protests from property owners who live near the projected site.

Fuson said he cannot afford

to invest a lot of money in studies before he gains approval for the project.

"Developers do not start with a final plat at the beginning," he said. "Final plats cost a lot of money. You don't spend the money on a final plat until you have a project."

The park plan must be approved by the city council, the Valley Center Planning Commission, the Wichita-Sedgwick County Area Planning Commission and the Sedgwick County Commission.

Fuson has failed to get beyond the first administrative hurdle, although he made an appeal to the Valley Center Planning Commission and the city council. Both bodies instructed Fuson to come back after he put together more specific information about the impact the park would have on the community.

Fuson said he was disappointed by the council's request but added that he "appreciated the way the council acted in a professional manner."

"I don't think it was an intentional stall tactic," Fuson continued. "I think the council needs some information, but I think city administrator Phil Nelson provided a lot of pertinent information that, in my opinion, they ignored."

At the June 21 meeting, Nelson presented a projection of the increased water usage the park would demand.

Fuson said he has no qualms about providing information to the council that has direct bearing on his project but that he fears the research the council requested could be used for other purposes at his expense.

"I'm not going to pay for Valley Center's research," he said, "just so it can be utilized for other projects."

City asks mobile home park costs

Mayor breaks tie on controversy

By Mike Shields

Would-be mobile home park developer Greg Fuson appeared before the Valley Center City Council Tuesday night, requesting city water and sewer services for his project which would bring 420 new residences to the area near 69th North and Seneca by 1987.

The council met in the school district's Central Office, 132 S. Park, instead of City Hall because an unusually large public turnout was expected to protest the Fuson request.

Fuson didn't face the stiff public opposition he encountered at the Valley Center Planning Commission meeting a couple of weeks ago. Few more than a dozen people were in the gallery Tuesday, but the council's action on his request—determined by Mayor Marceyn Harris' tie-breaking vote—was an echo of what he heard from the planning commission.

The council instructed Fuson to come back later with more information about what it would cost the city to provide the services he requested.

Fuson faced the council because the planning commission ordered him to answer several questions arising from his development proposal, including how water and sewage service would be provided for the project, before it will consider his request for a conditional use permit to get the park started.

See 'City council,' Page 2

PAGE 2 THE ARK VALLEY NEWS, THURSDAY, JUNE 23, 1983

★ CITY COUNCIL

Continued from Page 1

Fuson and his parents, Ken and Betty, hope to turn their 71-acre farm into a haven for low-cost housing. Area residents complain that the mobile home park would overtax already poorly maintained dirt roads to their homes, in addition to destroying the rural atmosphere they cherish.

The proposed park must run a gauntlet of administrative approval before becoming reality. The development plan must be okayed by the city council, the Valley Center Planning Commission, the Wichita-Sedgwick County Area Planning Commission and the county commission.

Had the council denied Fuson's request outright, his development plan would have been killed, and council members were reluctant to sound the death knell.

"I don't like being in the position of saying yes or no," said Dick Dunn, "If we say no, we kill it. The only thing we should be concerned with is if

we can provide the water and sewage with little cost to the public or save the public money. That's what we're here for. I don't want to decide whether or not that park goes in or not.

"I think it's going to come right back to us anyway," responded councilman Gary Long, who voiced his disapproval of the development early in the council's discussion. "I'm totally against the project."

The council introduced several motions dealing with Fuson's request but, in the flurry of discussion, failed to draw the necessary seconds that would have brought them to a vote.

After one vaguely worded motion, the council was summoned to executive session by city attorney Loren Houk in an attempt to guarantee procedural clarity.

"I would say that if we're going to provide them the water, we need to start immediately on a new well," said city superintendent Mike Freed, assessing the impact

the development would have on the existing city water system.

Freed added that if the park reached full occupancy, it could increase Valley Center water usage by a third.

"If we needed a water tower before now, what will this (the park) do to us," asked councilman Cal Byerly. "Another \$400,000 bond issue. This would make us have to have the tower right now."

"No matter what the decision," said city administrator Nelson, "you need to start looking for new water sources because growth is inevitable."

Fuson brought the president of the Kansas Manufactured Housing Institute, Robert Glasse, with him to help make his case to the council.

Glasse, who owns a large mobile home park in Andover, said opposition to park developments is widespread.

"We get it every place we go...every town, every city, every county," he said while

the council was in executive session.

A motion finally was introduced, instructing Fuson to prepare an engineering study on the feasibility of Valley Center providing water and sewage services and what the cost to the city would be.

Councilmen Dunn, Jim Compton and Kenny Carter voted to approve the motion. Charlotte Peters, Byerly and Long voted against it. Mayor Harris broke the tie

Ark Valley News
June 16, 1983

Big turnout is on tap for council

Next week's city council meeting may convene in the school district Central Office instead of the city building.

City administrator Phil Nelson said he expects an unusually large turnout for the meeting because of the scheduled presentation by mobile home park developer Greg Fuson requesting city sewer and water service.

Fuson's plan drew flak at the Valley Center Planning Commission meeting last Monday from residents of the area where the proposed park would be built. A letter to the editor in this issue of The News, signed by 14 opponents of the mobile home development, urges citizens concerned about the Fuson plan to attend the council meeting.

The only other scheduled agenda item, before press time, was review of a proposal to employ the Park City animal control officer on a part-time basis in Valley Center. Nelson said he expects to present Park City's response to the proposal.

Show concern over mobile home park

Are residents of Valley Center aware that the proposed mobile home park at 69th North and Seneca concerns them as well as all residents of Valley Center School District 262?

The developers' proposal stands a chance of raising everyone's taxes even more by taking water and sewage out of the city and crowding our schools even more. The 420 units could possibly mean as many as 1,800 people in the

area. If you are concerned, attend the June 21 council meeting.

Robert Brink
John Rogers
Steve W. Miller
Bill Lahar

Mr. & Mrs. John Cirrens Jr.
Cletl C. Duff
Frank Gillmore
Viola Gillmore
Ralph Gillmore
Mr. & Mrs. James Martinson
Myrna Loy Jewel
Edward Green

opinion/yours

☆☆☆

Planned Mobile Home Park Stirs Waters

By Sara Anspach
Staff Writer

The rural residents who live midway between Valley Center and Wichita like peace and quiet, but they don't mind raising a little ruckus to try to keep the surrounding countryside free of traffic and congestion.

They are protesting a proposal to build a 420-unit mobile home park at 69th Street North and Seneca because they say it would destroy the country ambience of their community.

"The people are here saying, 'Don't. We don't want it,'" Valley Center resident Randy Riley, 815 Butler, told the town's Planning Commission Monday.

Riley and about 40 other residents attended the meeting, and many spoke out against the proposed park. The Planning Commission decided to defer its recommendation on the plan until its Aug. 1 meeting.

Planning commissioners primarily were concerned with whether the proposed developers could obtain water and sewer services from Valley Center. They tabled their recommendation until landowners Ken and Betty Fuson could check on that and other questions the community had about the development.

THE COMMISSION also was interested in the impact the mobile home park would have on the school system. Members asked the Fusons to provide more detailed information on how many school-age children there might be and how much tax revenue would be generated by the park. "Would it actually support the number of students it would generate?" asked chairman O.R. Loewen.

Valley Center's two elementary schools already are "overloaded," Loewen said. Another 100 or so students, which the 420-unit park could bring in, would mean the district would have to build another building, he said.

At issue is 71 acres of farmland about a mile and a half southeast of the Valley Center city limits. The land is zoned for rural residential use, which does not allow a mobile home park without a special conditional use permit from the county.

If the Valley Center Planning Commission makes a recommendation on the conditional use permit Aug. 1, the Metropolitan Area Planning Commission will consider the project at its Aug. 11 meeting. The Sedgewick County Commission, which has final say, won't look at the plan until at least September.

Angry residents said Monday that they plan to protest the proposal at every step.

TWO YEARS AGO, Steve Miller moved his family from Wichita to a 3-acre plot at 7000 N. Seneca, just west of the proposed



Mike Hutmacher/Staff Photographer

Dorothy Brink, above, whose rural home is on the south side of 69th Street across the road from a proposed 420-unit mobile home park, was one of several opponents of the park who spoke at a Valley Center Planning Commission meeting this week.



Cynthia Greer/Staff Artist

mobile home site. He said he worries about what will happen to his quiet rural home if 1,000 or more new residents move in

next door. "We worry about our horse," he said.

Other residents said they were con-

cerned about traffic on the two-lane dirt roads and about drainage problems on the low-lying land.

Myrna Jewell, who lives at 800 W. 69th N. next to the Fusons property, said the site of the proposed park collects water. "His wheatfield stands with water and his wheat turns brown because of it," she said. "We don't need any more problems."

Gregg Fuson, who plans to help his parents develop and manage the park, told the Planning Commission and others at the meeting that as longtime residents of the area, his family didn't want to do anything that would harm the area.

AT MONDAY'S MEETING, he tried to counter some mobile home stereotypes: "Oh, that's something you hitch up to your station wagon and go, right? Wrong," he said.

Instead, he told the audience, today's mobile homes are subject to rigid safety standards and are pleasant to look at and live in. His family's park would be a quality one, he said.

"Obviously we cannot and will not discriminate against people," he said. "However, we can impose lease covenants" such as rules about individual storage on the property and limits on the number of automobiles and pets allowed, he said. The Fusons plan 24-hour maintenance and security on site, he said.

Fuson estimated that the project will cost \$2½ million to complete. Preliminary plans for the park call for 50-by-100-foot lots complete with utility hookups and patios. Fuson plans to set aside 3 percent of the total area — about the size of two football fields — for recreational use.

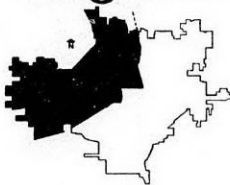
Commissioners and others at the meeting questioned whether 3 percent would be enough. Jack Galbraith, chief planner for the MAPC, said the county usually requires 8 percent of the land set aside for recreation.

Riley said he was worried that residents of the park would roam around the surrounding farmland. "You put 1,800 people on two football fields and they're not going to stay there," he said.

The Fusons' next step will be to ask the Valley Center City Council if the city will provide water and sewer service for the park. City Administrator Phil Nelson is preparing information for council members to review before the council's next meeting June 21, but said he could not predict how members will vote.

Valley Center does provide some water service for rural areas outside of town, he said. The city's sewer system is at 30 percent of capacity and would rise to about 47 percent if the city provided sewer service for the proposed mobile home park, he said.

Neighbors



About Neighbors:

We want to keep you informed about the people and events that affect your life and your neighborhood. Call 268-6444 or write: Neighbors, The Wichita Eagle-Beacon, Box 820, Wichita, Kan. 67201-0820

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Scott Faust Ellen Schechet

Susan Campbell P.J. Rader

opinion/ours

Planners' decision is a sound one

We endorse the decision of the Valley Center Planning Commission Monday night to defer consideration of the request by the Fuson family for a conditional use permit to build a mobile home park on their property at 69th North and Seneca.

Greg Fuson's presentation to the commission was ill-prepared and did little to explain either the benefits or problems the development may bring our community. So the commission sent him away with instructions to flesh out his proposal and come back in August.

In his attempt to sway the commission and the public, Fuson made a big deal of statistics about national trends in mobile home residence. But he ignored the immediate, local ramifications of his own scheme. He matched emotions with angry opponents but did not come up with the information necessary for prudent deliberation by a public body.

Incisive questioning by the commission, especially on the part of chairman Orlie Loewen and commissioner Chuck Swinney, laid Fuson's presentation bare.

The commission also responded correctly in defeating Swinney's motion for outright disapproval of the Fuson request. In spite of the fierce opposition from would-be neighbors of the mobile home park and Fuson's weak presentation, the idea has merit—at least enough to warrant more serious consideration.

A plan that would introduce an entire new neighborhood of some 400 households to this area should not be adopted or dismissed hastily.

Ark Valley News—June 9, 1983

Shirkey ~~CA~~ - P. 134

MAPD
10th FLOOR 455 N MAIN

Planners delay decision on mobile home park

By Mike Shields

Plans by a Wichita father and son to build a 420-unit mobile home park on the old family farm near 59th North and Seneca were set back at least 60 days at the Monday night meeting of the Valley Center Planning Commission.

Greg Fuson, in an appeal characterized by planning commissioner Chuck Swinney as emotional, requested a conditional use permit that would allow him and his parents, Kenneth and Betty Fuson, to take the first steps in converting the 71-acre family property into the North

Country Mobile Home Park. The younger Fuson, an employee of Ritchie Enterprises, said the farm, which has been in the family since 1941, has been unproductive for several years and that he hopes to develop the mobile home park to provide low-cost, quality housing for

hundreds of families and retirement income for his parents. Fuson spent several minutes trying to dispel what he called "myths" about the nature of mobile home parks. "After having worked, developed and constructed some of them," Fuson said,

"I've found them to be a very nice place to live." Citing census bureau statistics, Fuson argued that mobile home residents cannot be stereotyped as low-income transients. He promised he and his parents would be
 See 'Fuson,' Page 2

the ark valley

Thursday
June 9, 1983
Vol. 9, No. 6

news

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JUN 9 1983
METROPOLITAN PLANNING
ROUTE Young

The news voice
for Valley Center



Steve Jones

al burst of speed in a dash at Hammons was one of nearly

★ FUSON

Continued from Page 1

in that square footage," said Randy Riley, owner-manager of the Valley Center Farmers' Elevator, capping remarks about mobile homes six to the acre with limited recreation area.

After the initial flurry of questions from fellow commissioners and the public, Swinney moved that the development proposal be turned down. His motion was voted down 5-3 after it was pointed out that disapproval would prevent Fuson from returning to the commission for another year but would not prevent him from seeking approval from the MAPD and the county commission with a revised proposal.

Voting in favor of Swinney's motion were Bud Williams and Katherine Schroeder. Casting negative votes were O.R. Loewen, Paul Bryan, Charlie Gerety, Clifford Quenzler, Marvin Whitted and Bob Vohs.

Approval by the Valley Center Planning Commission is only the first step in getting the development under way. Fuson also must receive approval from the MAPD and a final okay from the county commission.

The permit request was tabled by a second motion—voted against only by Swinney—requiring Fuson to return to the Planning Commission meeting Aug. 1 with responses to several questions posed by the commission and the public at the Monday meeting.

The motion also called for Fuson to make application to the Valley Center City Council for water and sewer service prior to resubmitting his proposal to the planning commission.

In a telephone interview Tuesday, Fuson said the planning commission decision does not mean the mobile home park project has suffered a serious setback.

"I didn't like the fact they set me back 60 days," he said. "That's going to hurt a lot."

But, he added, the Monday night meeting was merely preliminary and that he now has a better understanding of what sort of plans he must submit to win approval. Fuson said he plans to go before the City Council June 21.

Questions to be answered concern possible tax revenues, the impact on the school system, maintenance of 69th North, site drainage, sewer and water services, a designated recreation area in the court, types of mobile homes to be restricted or permitted in the park and expected demographic makeup of the park.

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for the record



Police report

June 4—Police arrested Michael E. Valentine, 100 E. First, on three outstanding warrants issued by the Wichita Police Department. Valentine was transported to 37th North and Meridian by Valley Center officers and was turned over to a Wichita officer.

June 2—Cheryl Warner, 350 S. Colby, reported vandalism to her home and to an apartment building owned by Warner's Inc. at 230 E. Allen.

June 2—Vandalism was reported to the building at the city swimming pool, 255 E. Allen.

June 1—Joe Quiring, 100 N. Abilene, reported the theft of four hubcaps valued at \$167.

Ambulance calls

N. Park, sick call, Wesley Medical Center.

June 6—Orville Harrier, Topeka, injured in mo-ped accident at 85th North and Seneca, county ambulance transported patient to Wesley Medical Center.

June 1—Laura Onstott, 500 N. Colby, sick call from Methodist Church, 560 N. Park, Wesley Medical Center.

June 1—Phyllis E. Christlieb, 122 W. Fifth, sick call, Bethel Hospital, Newton.

Fire alarms

June 6—One-fourth mile west of 85th North and Seneca, assist at mo-ped accident.

Building permits

June 6—Stephen Glotzbach, 442 Hickory Lane, above-ground swimming pool,



SEDGWICK COUNTY, KANSAS
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213-4188
(316) 268-7901

Claud S. Shelor, P.E.
Director of Public Works/County Engineer

TO: G. Lynn Shirkey, Junior Planner

FROM: Claud S. Shelor, P.E.
County Engineer/Director of Public Works

DATE: June 3, 1983

SUBJ: CU-261: Request for Conditional
Use N.E. Corner of Seneca & 69th St. N.

This office has viewed the site plan for the above conditional use and offers the following comments:

1. There is no visible outlet for drainage from the tract other than minimum capacity roadside ditches along 69th Street.
2. The lack of a defined drainage system has not presented a problem to agricultural land use, but the proposed zoning represents a significant change in land use which can double or triple the peak rate of stormwater runoff.
3. Estimates of percentage of the area which would become impervious and the rate of runoff which would occur for the 1% chance storm indicate that a drainage right-of-way 50 to 60 feet wide would be needed on which to construct a 30 foot wide channel between this tract and an existing drainage channel one half mile to the east. In addition there are pipelines which may have to be lowered to construct this channel.
4. If the tract is drained west to the West Branch of Chisholm Creek, a major drainage structure would be required under Seneca, and the entire site would need to be filled to an elevation of 1338 to protect it against backwater flooding from the Creek. The present ground ranges from elevation 1336 at the south end to 1338 at the north end.

If you should have any questions concerning these comments, please call.

CSS/PD/sd

cc: Mike Everhart, Environmental Health Dept.
Carol A. Reffner, Secretary, Valley Center Planning Commission
Ron Worley, Building & Codes

RECEIVED

JUN 3 1983

METROPOLITAN PLANNING
ROUTE

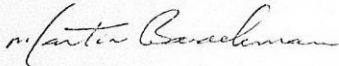
THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health DATE June 3, 1983

TO G. Lynn Shirkey, Jr. Planner MAPD
FROM Martin Barackman, Water Quality Supervisor
SUBJECT CU-261 - Conditional Use
Permit For N.E. Corner of
Seneca and 69th N.

It is our understanding that the proposed North Country Mobile Home Park, at the location referenced above, will be served by public water and sewer facilities from Valley Center. We would approve of this development on this basis.

This development, as shown on the preliminary plat, could not be approved on the basis of on site sewage facilities or individual water wells. If public water was not available, the developer would need to provide a community water supply well and comply with applicable state regulations for construction and operation of a public water supply.



Martin Barackman
Water Quality Supervisor

MB/br

cc: Jack A. Brown
Michael J. Everhart

Hearing on mobile home park Monday

By Mike Shields

A request for a conditional use permit to build a mobile home park on 60 acres at Seneca and 69th North is expected to draw opposition from residents of the area at the Monday night Valley Center Planning Commission meeting.

Phil Nelson, Valley Center city administrator, said he has received several phone calls from citizens concerned that a mobile home park would disturb the semi-rural ambience.

The area in question lies beyond Valley Center city limits but, Nelson said, is within a three-mile radius of the community and falls within the jurisdiction of the Valley-Center Planning Commission.

If the request is approved, it still must be approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Sedgwick County Commission.

Jim Martinson, 6965 N. Seneca, grew up with the would-be park developer,

Kenneth Fuson, near the site and still lives there. The retired Coleman employee said his family and the Fuson family had been neighbors since 1941. Fuson now resides in Wichita and Martinson is not enthused about seeing the Fuson family farm converted to mobile home lots.

"I don't have any objection to the man trying to make some money," Martinson said. "Some of the way (Gov. John) Carlin's doing things, those of us with little-bitty acreages are going to have to have some kind of income."

But, he added, "We and the neighbors moved out with the purpose of finding a little seclusion and to get away from the city problems. Now we're having the city problems brought to us."

Martinson said he has spoken with Fuson and that his childhood neighbor hopes to divide the 60 acres into 100 lots.

"I don't care how nice it is," Martinson continued, "whether you call it a park, an estate, or whatever. When you get that many people together in a confined area,

you're going to have problems."

Martinson said he and other neighbors are concerned about the increased traffic the development would bring to the area. He said he plans to attend the Monday night meeting to express his concern.

Fuson, an employee of Ritchie Enterprises, could not be reached for comment.

The planning commission will meet at 7:30 p.m. in the U.S.D. 262 Central Office, 132 S. Park. The meeting is open to the public.

June 7, 1983

K. Gregg Fuson
343 South Fountain
Wichita, Kansas 67218

Re: CU-261 - To permit establishment
of a Mobile Home Park. Generally
located at the northeast corner
of 69th St. North & Seneca.

Dear Mr. Fuson:

The Valley Center Planning Commission at its regular meeting of June 6, 1983 considered the above captioned case. After considerable discussion and a number of questions, their action was to defer this case to their meeting in August. The major issues were: How is the property to be served with water, and sewer? They recommended that, if your intent is to request these services to be furnished by Valley Center, you should obtain that determination prior to their further consideration of this case. Additional concerns and questions included the following:

- Expected taxes generated from the park and from individual units.
- The number of school age children expected from the park.
- How is drainage to be handled?
- Comparison of population from similar type of park in Wichita.
- An example of a park in Wichita to which your proposal is most similar.
- Your proposed restrictions for the area.
- The size and location of your proposed open space areas.
- Whether or not 69th Street, or Seneca, is scheduled for improvement in the County C.I.P.

Page Two
June 7, 1983
CU-261

These are most of the questions as I remember them. The Metropolitan Area Planning Commission will not consider this case on June 16 as advertised, but rather will consider it on August 11, 1983 after Valley Center reconsiders it on August 1, 1983.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

cc: Kenneth G. & Betty L. Fuson, 8320 Peachtree Lane, Wichita 67207
Gary Wiley, Professional Engineering Consultants, P.A.
1440 E. English, 67211
Phil Nelson, City Administrator, Valley Center City Hall,
117 N. Park, Valley Center, Kansas 67147
Michael J. Everhart, County Department of Environmental Health
Claud S. Shelor, Director of County Department of Public Works

6-6-83

North Country M.H. Park.

Applicant objected to 8% open space.
3% provide 2 foot ball fields
He proposes larger sites 50x100

5.9 units per acre

Proposal to extend water and sewer from
Valley Center - Paid 15 years

Questions to be answered -

No of occupants per unit - 2.2 - 2.8
A commissioner raised the question
as to the number of single parents
that would live there.

How much tax dollars received per
unit.

Would there be provision for storm
shelters. answer No

Drainage problems (major) Wiley responded
that drainage had to go to the west
even if it required a retention pond
+ a pump. Co Engineer says this
is "big bucks".

Sanitary Sewers - need to see if Valley
Center will treat. If so, Co sewer
benefit district. Size of line is
important.

Water - Needs to come from Valley
Center
Rural Water District.

Roads Condition is poor - Sand.
Drainage stands on roads -
Snow Removal is poor.
Ketchikan Township doesn't have
funds for proper maintenance
problem with dust.
Pressure would be for County to
take over the system.

Seneca after closed because of
standing water

Cost Estimates
80,000 Water system
250,000 for sewer for phase 1

Frank Gillmore -
Bothered by Traffin -
Road floods -

Seneca
800 West 69th

Robert Brinda
Dirt is a major problem.

Steve Miller -
69 snows in a day or two
Seneca closed because of water

Bill Lehr. Traffin -
6944 Seneca Rhil road crossing

Mr. Rowley Concerned with water
and the obstructions of drainage.

Do not going to spend \$40,000
to do engineering

Do Ketchi Township considering paving
From downtown to Medina

Sanitary Sewer for Phase I
86,000 for water
200,000 + for sewer system

Randy Ryan
815 Butter Valley Center

Steve Miller -

Inspection -

Tabled to have a determination
is made by the City Council on
Water & Sewer.

Amendment to the motion -

60 day deferral

7-1

1 Monday in the month of August

Taxes

School District

Surface Water Drain

Sewerage

Water -

Road Conditions

Recreation Area

Restrictions for the Area.

Population of Parks in Wichita -

Sample of Parks in Wichita

93679
93648
39

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

CU-261 - CONDITIONAL USE PERMIT TO ESTABLISH A MOBILE HOME PARK ON PROPERTY ZONED "R" RURAL RESIDENTIAL DISTRICT GENERALLY LOCATED AT THE NORTHEAST CORNER OF 69TH STREET NORTH AND SENECA.

VCPC HEARING DATE: 6-06-83
MAPC HEARING DATE: 6-16-83

Acres: (71) Size: 1320' x 2640' (Irregular)

To be developed in 3 phases. 420 units
Reason: To establish a mobile home park.

	<u>Land Use</u>	<u>Zoning</u>
Existing	<u>Single-family & Agriculture</u>	"R"
North	<u>Agriculture</u>	"R"
East	<u>Single-family & Agriculture</u>	"R"
South	<u>Mobile home</u>	"R-1"
West	<u>Drainage Ditch & Agriculture</u>	"R"

History: None

Applicant: Kenneth G. & Betty L. Fuson, 8320 Peachtree Lane, Wichita 67207

COMMENTS: *Letter from County Engineer - Drainage Problem.*
Letter from County Health Dept - Public Water & Sewer -

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

The applicant is requesting a Conditional Use Permit to establish a mobile home park on an unplatted tract of land containing approximately 71 acres zoned "R" Rural Residential located at the northeast corner of Seneca and 69th Street North.

Subject property lies outside of the urban growth area as depicted in "The Next Thirty Years" (Sewage Facilities Plan for Sedgwick County), and neither water nor sewer lines are projected for the area. The Soil Survey of Sedgwick County, Kansas, indicate that the soils on this property perc slowly, there is wetness and that they are generally unacceptable for septic tanks and lateral fields. Municipal type sewer and water systems should be provided and the applicant should be prepared to discuss these issues when the case is considered by the Valley Center Planning Commission and at later hearings.

The County Zoning Resolution states that mobile home parks may be permitted as a conditional use in the "R" Rural Residential zoning district, provided that the applicant shall first have met all applicable conditions established in the County Trailer Code. The County Trailer Code provides that the applicant shall submit three copies of a site design plan to the Health Department detailing the number, location, and size of all trailer spaces, all proposed building locations, street layouts, topography and drainage and grading plans. The applicant has submitted to the MAPD a rather basic development plan which does not contain the information required by the Trailer Code, and we have been advised by the Division of Environmental Health that the applicant has not discussed his proposal nor submitted plans to them on this project.

notes to day

3-5

- 20' front yards.
 - 20' rear yards
 - 24 hrs management services on the site
- Security 24 hrs a day

No outside storage.

Parking off the street -

Two automobiles per trailer.

Rate per # for pets

MH must have been built after a certain date. 8:20 he added presentation.

2.2 - 2.8 No of people per unit.

How much tax dollars per unit.

Valley under schools are over crowded.

Provision for storm shelter. None

Average age of occupants -

No of vehicles and ages from Winters -

Tax dollars - paid per mobile unit.

Comments

Fauls Rowley

Dorothy Brink

Question at a 3 1/2 growth when will schools have to be expanded.

Rural Water District -

Wiley says drainage must go into the west even if there has to be a retention pond and a pump station.

The applicants site plan indicates 25' back of curb to back of curb roadways with an 8' parallel parking lane adjacent to each side of the curb. Also indicated, is a 10x20 foot patio and adequate setbacks except for the front which should be a minimum of 5'. Adequate useable open space is not shown.

2. Inasmuch as there are rather major problems associated with this area, in terms of provisions of municipal water and sewer and nondesignated growth area, the Planning Commission may want to defer this case until the applicant has an opportunity to review his plans with the Health Department. Should the Commission, however, determine that this is an appropriate area for a mobile home park, then the following conditions would be consistent with other approved mobile home parks:
 - a. The applicant shall plat the area within one year from the date of approval of the conditional use by the Board of County Commissioners; or the application be considered denied and closed. Said plat shall be recorded with the Register of Deeds prior to the publication of the resolution establishing the conditional use.
 - b. Submission of two copies of the "Mobile Home Park Development Plan" to the Metropolitan Area Planning Department for their files. Said development plan shall:
 - 1) have been approved by the Environmental Health Department;
 - 2) shall conform to the requirements of the County Trailer Code.
 - c. The applicant shall meet all the applicable conditions established in the County Trailer Code.
 - d. The public water supply system shall be in accord with standards of the State Health Department.
 - e. The water and sewer system shall be designed by a licensed engineer and shall be approved by the Environmental Health Department.
 - f. No individual mobile home space shall have direct access to a public street.
 - g. 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.
 - h. All private roads within the mobile home park shall be paved with concretê, 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.
 - i. There shall be no open storage and each mobile home space shall be provided with a storage locker.
 - j. The density of the mobile home park shall not exceed 7 units per acre.
 - k. All mobile homes shall comply with the anchorage to the ground provisions as required by State statutes.
 - l. The mobile home park shall devote to at least eight percent of its gross area to recreation space for the use and enjoyment of the occupants of the park. Each such recreational space shall not be less than 10,000 square feet of land area.

Mrs. Faxon

Desired a residential housing project
that is well designed in the community.

Provide affordable housing that is needed
in the community.

Has been purchased after World War II

- Mobile Home Park - can't be placed on a permanent
foundation

3 years minimum time for

$2\frac{1}{2}$ million dollars -

One main stream into 69 streams -
over the office area.

Three openings onto Severn.

Keep the barn -

Paved streets 5" concrete 6" asphalt
Rolled back curb & gutters

8' width concrete parking section on both
sides of the street.

3% of the area is 90,000 sq ft.

50' x 100' lots -

5.9 units per acre -

Receive Water from Valley Center

77 at north end valley center

Severn hook up with Valley Center

Paid back to the County on a 15 year bond



SEDGWICK COUNTY, KANSAS
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213-4438
(316) 266-7801

Claud S. Shelor, P.E.
Director of Public Works/County Engineer

TO: G. Lynn Shirkey, Junior Planner

FROM: Claud S. Shelor, P.E.
County Engineer/Director of Public Works

DATE: June 3, 1983

SUBJ: CU-261: Request for Conditional
Use N.E. Corner of Seneca & 69th St. N.

This office has viewed the site plan for the above conditional use and offers the following comments:

1. There is no visible outlet for drainage from the tract other than minimum capacity roadside ditches along 69th Street.
2. The lack of a defined drainage system has not presented a problem to agricultural land use, but the proposed zoning represents a significant change in land use which can double or triple the peak rate of stormwater runoff.
3. Estimates of percentage of the area which would become impervious and the rate of runoff which would occur for the 1% chance storm indicate that a drainage right-of-way 50 to 60 feet wide would be needed on which to construct a 30 foot wide channel between this tract and an existing drainage channel one half mile to the east. In addition there are pipelines which may have to be lowered to construct this channel.
4. If the tract is drained west to the West Branch of Chisholm Creek, a major drainage structure would be required under Seneca, and the entire site would need to be filled to an elevation of 1338 to protect it against backwater flooding from the Creek. The present ground ranges from elevation 1336 at the south end to 1338 at the north end.

If you should have any questions concerning these comments, please call.

CSS/PD/sd

cc: Mike Everhart, Environmental Health Dept.
Carol A. Reffner, Secretary, Valley Center Planning Commission
Ron Worley, Building & Codes

RECEIVED

JUN 3 1983

METROPOLITAN PLANNING
ROUTE


THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health DATE June 3, 1983

TO G. Lynn Shirkey, Jr. Planner MAPD
FROM Martin Barackman, Water Quality Supervisor
SUBJECT CU-261 - Conditional Use
Permit For N.E. Corner of
Seneca and 69th N.

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Martin Barackman
Water Quality Supervisor

MB/br

cc: Jack A. Brown
Michael J. Everhart

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2. Inasmuch as there are rather major problems associated with this area, in terms of provisions of municipal water and sewer and nondesignated growth area, the Planning Commission may want to defer this case until the applicant has an opportunity to review his plans with the Health Department. Should the Commission, however, determine that this is an appropriate area for a mobile home park, then the following conditions would be consistent with other approved mobile home parks:
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 - c. The applicant shall meet all the applicable conditions established in the County Trailer Code.
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 - e. The water and sewer system shall be designed by a licensed engineer and shall be approved by the Environmental Health Department.
 - f. No individual mobile home space shall have direct access to a public street.
 - g. 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.
 - h. 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.
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 - k. All mobile homes shall comply with the anchorage to the ground provisions as required by State statutes.
 - l. The mobile home park shall devote at least eight percent of its gross area to recreation space for the use and enjoyment of the occupants of the park. Each such recreational space shall not be less than 10,000 square feet of land area.

REFERRAL FROM WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
TO VALLEY CENTER CITY PLANNING COMMISSION

CASE NO. CU-261 To be heard by the M.A.P.C. on June 16, 1983

Request for Conditional Use Permit.

Reason for Request (As Provided By Petitioner):
To establish a mobile home park.

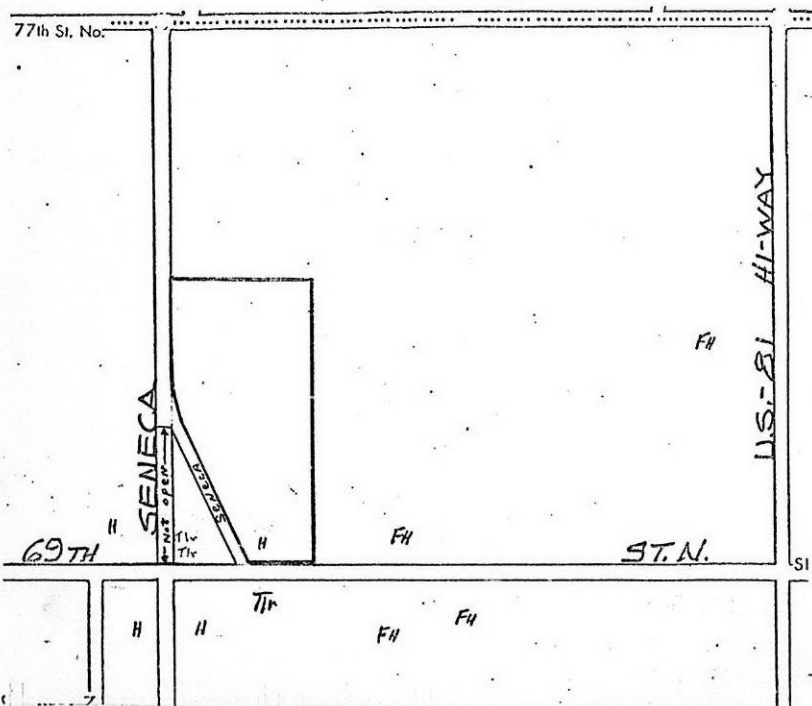
Location of Property: Northeast corner of 69th Street North and Seneca.

Legal Description of Property: See attached sheet.

APPLICANT: Kenneth G. Fuson, et al
Address: 8320 Peachtree Lane, Wichita, KS 67207

AGENT for Applicant: N/A

Surrounding Land Use: North, agriculture; south, mobile home;
east, single family and agriculture;
west, drainage ditch and agriculture.



CASE NO. CU-261

Conditional Use Permit to Establish a Mobile Home Park
on Property Zoned "R" Rural Residential District

The West half of the Southwest Quarter of Section 5, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT A TRACT DESCRIBED AS: Beginning at a point N 00°01'30" W 729.78' from the Southwest corner of the Southwest 1/4 of said Section 5; thence N 00°01'30" W 1025.22'; thence N 89°68'30" E 30.00'; thence S 11°47'40" E 490.26'; thence S 19°37'25" E 1360.45'; thence S 89°42'05" W 309.13' to a point on a chord of 1552.39' radius curve to the right; thence along said curve described by the following chord bearing and distance; N 16°42'80" W 66.22' to the point of tangency of said curve; thence N 14°69'30" W 256.87' to the point of curvature of a 1312.39' radius curve to the left; described the following chord bearing and distances; N 17°05'45" W 97.12'; N 23°34'55" W 199.80'; N 28°58'00" W 46.69' to the point of tangency of said curve thence N 29°59'10" W 116.52' to the point of beginning; AND EXCEPT A TRACT DESCRIBED AS: Beginning at the Southwest corner of the Southwest Quarter of Section 5, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence North 00°01'30" West 729.79 feet, thence South 29°59'10" East 115.52 feet to the point of tangency of a 1312.39 feet radius of a curve to the right; thence along said curve described by the following chord bearings and distances, South 28°58'00" East 46.69 feet; South 23°34'55" East 199.80 feet; South 17°05'45" East 97.12 feet to the point of curvature to said curve; thence South 14°53'30" East 256.87 feet to the point of tangency of a 1552.39 feet radius curve to the left; thence along said curve described by the following chord bearing a distance South 16°42'50" East of 66.22 feet to the point of the chord of said curve; thence South 89°42'05" West 173.87 feet to the point of beginning. Generally located at the northeast corner of 69th Street North and Seneca.

CU-261 - 14 "Notice to Adjoining Property Owners" mailed 5-23-83 for the VALLEY CENTER CITY PLANNING COMMISSION meeting on 6-6-83, and the MAPC meeting for 6-16-83.

To be mailed : The following received a notice, staff report & referral sheet:

13 Valley Center City Planning Commis. (including Administrator, City Clerk, Claud Shelor & Ron Worley)

2 Applicants

—
29 TOTAL

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

May 23, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Monday, June 6, 1983 at 7:30 p.m., the VALLEY CENTER CITY PLANNING COMMISSION, City Hall, Valley Center, Kansas, will consider the following item for purposes of making a recommendation to the Metropolitan Area Planning Commission and Board of County Commissioners:

CASE NO. CU-261

Conditional Use Permit to Establish a Mobile Home Park
on Property Zoned "R" Rural Residential District

The West half of the Southwest Quarter of Section 5, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT A TRACT DESCRIBED AS: Beginning at a point N 00°01'30" W 729.78' from the Southwest corner of the Southwest 1/4 of said Section 5; thence N 00°01'30" W 1025.22'; thence N 89°68'30" E 30.00'; thence S 11°47'40" E 490.26'; thence S 19°37'25" E 1360.45'; thence S 89°42'05" W 309.13' to a point on a chord of 1552.39' radius curve to the right; thence along said curve described by the following chord bearing and distance; N 16°42'80" W 66.22' to the point of tangency of said curve; thence N 14°69'30" W 256.87' to the point of curvature of a 1312.39' radius curve to the left; described the following chord bearing and distances; N 17°05'45" W 97.12'; N 23°34'55" W 199.80'; N 28°58'00" W 46.69' to the point of tangency of said curve thence N 29°59'10" W 116.52' to the point of beginning; AND EXCEPT A TRACT DESCRIBED AS: Beginning at the Southwest corner of the Southwest Quarter of Section 5, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence North 00°01'30" West 729.78 feet, thence South 29°59'10" East 116.52 feet to the point of tangency of a 1312.39 feet radius of a curve to the right; thence along said curve described by the following chord bearings and distances, South 28°58'00" East 46.69 feet; South 23°34'55" East 199.80 feet; South 17°05'45" East 97.12 feet to the point of curvature to said curve; thence South 14°53'30" East 256.87 feet to the point of tangency of a 1552.39 feet radius curve to the left; thence along said curve described by the following chord bearing a distance South 16°42'50" East of 66.22 feet to the point of the chord of said curve; thence South 89°42'05" West 173.87 feet to the point of beginning. Generally located at the northeast corner of 69th Street North and Seneca.

If this matter is not deferred for further hearings by the Valley Center 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, June 16, 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

May 23, 1983

Mike Everhart, Environmental Health Department
Claud Shelor, County Engineer

G. Lynn Shirkey, Junior Planner

CU-261 - Request for Conditional Use Permit at the
northeast corner of Seneca and 69th Street North.

Attached is a copy of a site plan for the above referenced
case for your review and comments with regard to water,
sewer, drainage, etc.

This case is scheduled for hearing by the Valley Center
Planning Commission on June 6, 1983. Any comments you might
have prior to that date would be appreciated.

G. Lynn Shirkey
Junior Planner

GLS:el

att:

5456C

7130 VCPC: 6-6-83
MAPC: 6-16-83

APPLICATION FOR APPROVAL OF CONDITIONAL USE PERMIT
FOR PROPERTY LOCATED WITHIN THE JURISDICTION
OF THE BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

N-"R"
S-"R-1"
E-"R"
W-"R"

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.

CU-261

A. APPLICANT Kenneth G. Fuson

ADDRESS 8320 Peachtree Lane PHONE 683-9135
Wichita, KS 67207

AGENT N/A

✓ ADDRESS _____ PHONE _____

B. APPLICANT Betty L. Fuson

ADDRESS 8320 Peachtree Lane PHONE 683-9135
Wichita, KS 67207

AGENT N/A

ADDRESS _____ PHONE _____

C. APPLICANT K. Gregg Fuson

✓ ADDRESS 343 S. Fountain PHONE 686-7894
Wichita, KS 67218

AGENT N/A

ADDRESS _____ PHONE _____

(Use separate sheet if necessary for names of additional applicants).

2. a. The applicant proposes to establish a Mobile home park
- _____ (use)
- on property legally described as Lot(s) *
- _____, Block(s) _____
- of the _____ Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet).

*The West half of the Southwest Quarter of Section 5, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT A TRACT DESCRIBED AS: the flood control and except that part Southwest of the flood control right-of-way except the South 300 feet thereof.

Use legal from ownership list

2. b. There are 71 acres (round to nearest tenth) in the above described property.

3. THIS PROPERTY IS LOCATED AT (ADDRESS) 1022 W. 69th St. North, Wichita, KS 67204

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE N/E CORNER OF 69th St. North AND
Seneca, OR

B. ON THE East SIDE OF Seneca (AVE.) STREET BETWEEN
69th St. No. (AVE.) STREET AND 77th St. No. (AVE.) STREET.

4. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED "R"
(ZONING DISTRICT CLASSIFICATION).

5. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:
For development of a mobile home park which will at completion accommodate approximately 420 double-wide units. The project is proposed to be constructed in a minimum of three (3) phases.

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 ABSTRACTOR'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.

Kenneth G. Fuson
BY Kenneth G. Fuson
AUTHORIZED AGENT (IF ANY)

K. Gregg Fuson
BY K. Gregg Fuson
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

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 2:00
(AM, PM) on May 18th 1983 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 500⁰⁰.

G. Lynn Shiskey Name
Jr. Planner Title

OWNERSHIP LIST

Legal DescriptionOwner/Address

The West half of the Southwest Quarter of Section 5, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT A TRACT DESCRIBED AS:

Beginning at a point N 00 degrees 01' 30" W 729.78' from the Southwest corner of the Southwest $\frac{1}{4}$ of said Section 5; thence N 00 degrees 01' 30" W 1025.22'; thence N 89 degrees 68' 30" E 30.00'; thence S 11 degrees 47' 40" E 490.26'; thence S 19 degrees 37' 25" E 1360.45'; thence S 89 degrees 42' 05" W 309.13' to a point on a chord of a 1552.39' radius curve to the right; thence along said curve described by the following chord bearing and distance; N 16 degrees 42' 80" W 66.22' to the point of tangency of said curve; thence N 14 degrees 69' 30" W 256.87' to the point of curvature of a 1312.39' radius curve to the left; described the following chord bearing and distances; N 17 degrees 05' 45" W 97.12'; N 23 degrees 34' 55" W 199.80'; N 28 degrees 58' 00" W 46.69' to the point of tangency of said curve thence N 29 degrees 59' 10" W 116.52' to the point of beginning; AND EXCEPT A TRACT DESCRIBED AS: Beginning at the Southwest corner of the Southwest Quarter of Section 5, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence North 00 degrees 01' 30" West 729.78 feet, thence South 29 degrees 59' 10" East 115.52 feet to the point of tangency of a 1312.39 feet radius of a curve to the right; thence along said curve described by the following chord bearings and distances, South 28 degrees 58' 00" East 46.69 feet; South 23 degrees 34' 55" East 199.80 feet; South 17 degrees 05' 45" East 97.12 feet to the point of curvature to said curve; thence South 14 degrees 53' 30" East 256.87 feet to the point of tangency of a 1552.39 feet radius curve to the left; thence along said curve described by the following chord bearing an distance South 16 degrees 42' 50" East of 66.22 feet to the point of the chord of said curve; thence South 89 degrees 42' 05" West 173.87 feet to the point of beginning.

Beginning at a point N 00 degrees 01' 30" W 729.78' from the Southwest corner of the Southwest $\frac{1}{4}$ of said Section 5; thence N 00 degrees 01' 30" W 1025.22'; thence N 89 degrees 68' 30" E 30.00'; thence S 11 degrees 47' 40" E 490.26'; thence S 19 degrees 37' 25" E 1360.45'; thence S 89 degrees 42' 05" W 309.13' to a point on a chord of a 1552.39' radius curve to the right; thence along said curve described by the following chord bearing and distance; N 16 degrees 42' 80" W 66.22' to the point of tangency of said curve; thence N 14 degrees 69' 30" W 256.87' to the point of curvature of a 1312.39' radius curve to the left; described the following chord bearing and distances; N 17 degrees 05' 45" W 97.12'; N 23 degrees 34' 55" W 199.80'; N 28 degrees 58' 00" W 46.69' to the point of tangency of said curve thence N 29 degrees 59' 10" W 116.52' to the point of beginning.

Kenneth G. & Betty Lou Fuson
8320 Peach Tree Ln.
Wichita, Kansas 67207

Jack Spratt, Don Hagg, Tom Scott

The Board of County Commissioners,
Sedgwick County, Kansas
525 N. Main
Wichita, Kansas 67203

Legal Description

Owner/Address

Beginning at the Southwest corner of the Southwest Quarter of Section 5, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence North 00 degrees 01' 30" West 729.78 feet, thence South 29 degrees 59' 10" East 115.52 feet to the point of tangency of a 1312.39 feet radius of a curve to the right; thence along said curve described by the following chord bearings and distances, South 28 degrees 58' 00" East 46.69 feet; South 23 degrees 34' 55" East 199.80 feet; South 17 degrees 05' 45" East 97.12 feet to the point of curvature to said curve; thence South 14 degrees 53' 30" East 256.87 feet to the point of tangency of a 1552.39 feet radius curve to the left; thence along said curve described by the following chord bearing an distance South 16 degrees 42' 50" East of 66.22 feet to the point of the chord of said curve; thence South 89 degrees 42' 05" West 173.87 feet to the point of beginning.

Steve R. & Frances E. Miller
No Address Available

724 W. 31st So.
67217

201 Harmon
Haysville
67068

The East half of the Southwest quarter of Section 5, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas.

Dale Goodrich
3053 Porter
Wichita, Kansas 67204

The Northwest quarter of Section 5, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the North 654 feet of the East half of said Northwest quarter.

Frank F. Rowley
9102 N. Meridian
Valley Center, Kansas 67147

All of the Southeast Quarter lying East of the Right-of-way of the Atchison, Topeka & Santa Fe Railway, and all that part of the Southwest Quarter lying East of said Right-of-Way, all in Section 6, Township 26 South, Range 1 East of the Sixth Principal Meridian, in Sedgwick County, Kansas, EXCEPT the following described tract of land in the Southeast Quarter of Section 6, described as follows: Beginning at a point on the East line of the Southeast Quarter of said Section 6, S 00 degrees 01' 30" E 1384.77' from the Northeast corner of Southeast 1/4 of said Section 6; thence S 00 degrees 0' 30" E 540.63'; thence N 29 degrees 59' 10" W 908.85'; thence S 60 degrees 00' 50" W 20.00'; thence N 29 degrees 59' 10" W 135.00'; thence N. 60 degrees 00' 50" E 20.00'; thence N. 29 degrees 59' 10" W 1180.69'; thence S 89 degrees 25" E 288.76'; thence N. 29 degrees 59' 10" E 1416.09'; thence N 60 degrees 00' 50" E 20.00'; thence S 29 degrees 59' 10" E 195.46' to the point of beginning, shown by actual survey to containing 11.26 acres more or less.

M. M. Hammer & Viola Mae
2801 N. St. Clair
Wichita, Kansas 67204

Beginning at a point on the East line of the Southeast Quarter of said Section 6, S 00 degrees 01' 30" E 1384.77' from the Northeast corner of Southeast 1/4 of said Section 6; thence S 00 degrees 0' 30" E 540.63'; thence N. 20 degrees 59' 10" W 908.85'; thence S 60 degrees 00' 50" W 20.00'; thence N 29 degrees 59' 10" W 135.00'; thence N 60 degrees 00' 50" E 20.00'; thence N 29 degrees 59' 10" W 1180.69'; thence S 89 degrees 56' 25" E 288.76'; thence N 29 degrees 59' 10" E 1416.09'; thence N 60 degrees 00' 50" E 20.00'; thence S 29 degrees 59' 10" E

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Sedgwick County, Kansas
525 N. Main
Wichita, Kansas 67203

Legal Description

Owner/Address

(Continued)

195.46' to the point of beginning, shown by actual survey to containing 11.26 acres more or less.

The Northeast quarter of Section 6, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT A TRACT DESCRIBED AS: Beginning at a point N 89 degrees 56' 26" W 833.58' from the Southeast corner of the Northeast 1/4 of said Section 6; thence N 89 degrees 58' 25" W 277.20'; thence N. 29 degrees 50' 10" W 314.31'; thence S 60 degrees 00' 50" W 20.00'; thence N 29 degrees 50' 10" W 135.00'; thence N 60 degrees 00' 50" E 30.00'; thence N 29 degrees 59' 10" W 727.50'; thence S 60 degrees 00' 50" W 15.00'; thence N 29 degrees 59' 10" W 110.00'; thence N 60 degrees 00' 50" E 15.00'; thence N 29 degrees 50; 10" W 1099.51' to the point of curvature of a 1662.39' radius curve to the right; thence along said curve described the the following chord bearings and distances: N 26 degrees 22' 46" W 195.35' N 19 degrees 04' 55" W 199.86', N 11 degrees 42" 05" W 199.86, N 04 degrees 25" 30" W 22.82'; thence N 89 degrees 54' 30" E 44.21'; thence N 89 degrees 68' 15" E 200.47' to a point on chord of a 1312.39' radius curve to the left; thence along said curve, described by the following chord bearings and distances: S 08 degrees 21' 16" E 96.76', S 17 degrees 05' 05" E 199.80'; S 25 degrees 43' 05" E, 195.32' to the point of curvature of said curve; thence S 29 degrees 59' 10" E 807.01'; thence N. 60 degrees 00' 50" E 20.00'; thence S 20 degrees 59' 10" E 135.00'; thence S 60 degrees 00' 50" W 20.00'; thence S 29 degrees 59' 10" E 1683.13' to the point of beginning.

Herbert W. Timmerkamp
R. R. 2
Valley Center, Kansas 67147

Beginning at a point N 89 degrees 56' 26" W 833.58' from the Southeast corner of the Northeast 1/4 of said Section 6; thence N 89 degrees 58' 25" W 277.20'; thence N. 29 degrees 50' 10" W 314.31'; thence S 60 degrees 00' 50" W 20.00'; thence N 29 degrees 50' 10" W 135.00'; thence N 60 degrees 00' 50" E 30.00'; thence N 29 degrees 59' 10" W 727.50'; thence S 60 degrees 00' 50" W 15.00'; thence N 29 degrees 59' 10" W 110.00'; thence N 60 degrees 00' 50" E 15.00'; thence N 29 degrees 50; 10" W 1099.51' to the point of curvature of a 1662.39' radius curve to the right; thence along said curve described the the following chord bearings and distances: N 26 degrees 22' 46" W 195.35' N 19 degrees 04' 55" W 199.86', N 11 degrees 42" 05" W 199.86, N 04 degrees 25" 30" W 22.82'; thence N 89 degrees 54' 30" E 44.21'; thence N 89 degrees 68' 15" E 200.47' to a point on chord of a 1312.39' radius curve to the left; thence along said curve, described by the following chord bearings and distances: S 08 degrees 21' 16" E 96.76', S 17 degrees 05' 05" E 199.80'; S 25 degrees 43' 05" E, 195.32' to the point of curvature of said curve; thence S 29 degrees 59' 10" E 807.01'; thence N. 60 degrees 00' 50" E 20.00'; thence S 20 degrees 59' 10" E

The Board of County Commissioners,
Sedgwick County, Kansas
525 N. Main
Wichita, Kansas 67203

Legal Description

Owner/Address

(Continued)

135.00'; thence S 60 degrees 00' 50" W
20.00'; thence S 29 degrees 59' 10" E
1683.13' to the point of beginning.

Lots 5 and 6, Goodrich, Sedgwick County,
Kansas.

✓ James Lee Martinson, a/k/a James L.
Martinson and Pearl S. Martinson, a/k/a Pearl
Martinson, 6965 N. Seneca, Wichita, Ks. 67224

Lot 7, Goodrich, Sedgwick County, Kansas.

✓ Victor Delbert Martinson a/k/a Victor D.
Martinson & Zana Martinson, a/k/a Zona
Martinson, No Address Available

X The West half of the Northwest quarter of
Section 8, Township 26 South, Range 1 East
of the 6th P.M., Sedgwick County, Kansas,
EXCEPT Flood Control and EXCEPT the
North 1119.1 feet lying East of Flood
Control and EXCEPT the North 873.33 feet
lying West of Flood Control.

✓ Clell C. Duff
6824 N. Seneca
Wichita, Kansas 67204

A tract of land in the West one-half of the
Northwest Quarter of Section 8, Township 26
South, Range 1 East of the 6th P.M.,
Sedgwick County, Kansas, described as
beginning at a point on the North line of
said Section 8, N 89 degrees 42' 05" E
530.16' from the Northwest corner of said
Section 8; thence N 89 degrees 42' 05" E
792.04'; thence S 00 degrees 03' 50" W
1119.10'; thence N 37 degrees 57' 35" W
977.98' to the point of curvature of a
1312.39' radius curve to the right; thence
along said curve to the following chord
bearings and distances, N 35 degrees 09' 05"
W 128.59' N 27 degrees 58' 40" W 199.80 to
a point of said curve; thence N 19 degrees
17' 40" W 66.03' to the point of beginning.

✓ John Lindsey Rogers & Vickie Elaine
905 W. 69th North
Wichita, Kansas 67204

The East Half of the Northwest Quarter of
Section 8, Township 26 South, Range 1 East
of the 6th P.M., Sedgwick County, Kansas,
EXCEPT A TRACT DESCRIBED AS: Beginning
at a point S 00 degrees 06' 50" E 2655.62';
thence S 89 degrees 53' 05" W 214.45' from
the Northeast corner of the Northwest 1/4 of
said Section 8; thence S 39 degrees 53' 05"
W 266.26' to a point on a chord of a
1789.86' radius curve to the left, further
described by the following chord bearings and
distances, N 27 degrees 52' 20" W 116.97',
N 34 degrees 30' 35" W 215.09' to the point
of tangency of said curve; thence N 37
degrees 57' 35" W 1091.97'; thence N 00
degrees 03' 50" E 389.62'; thence S 37
degrees 57' 35" E 425.98'; thence N 62
degrees 02' 25" E 20.00'; thence S 37
degrees 57' 35" E 135.00'; thence S 52
degrees 02' 25" W 20.00'; thence S 37
degrees 57' 36" E 837.99' to the point of
tangency of a 2029.86' radius curve to the
right described by the following chord
bearings and distances: S 35 degrees 30' 15":
E 173.74', S 30 degrees 13' 46" E 199.93';
thence S 24 degrees 35' 05" E 124.62' to
the point of beginning.

✓ Robert E. Brink & Dorothy M.
817 W. 69th North
Wichita, Kansas 67204

Legal Description

Owner/Address

Beginning at a point S 00 degrees 06' 50" E 2655.62'; thence S 89 degrees 53' 05" W 214.45' from the Northeast corner of the Northwest 1/4 of said Section 8; thence S 39 degrees 53' 05" W 266.26' to a point on a chord of a 1789.86' radius curve to the left, further described by the following chord bearings and distances, N 27 degrees 52' 20" W 116.97', N 34 degrees 30' 35" W 215.09' to the point of tangency of said curve; thence N 37 degrees 57' 35" W 1091.97'; thence N 00 degrees 03' 50" E 389.62'; thence S 37 degrees 57' 35" E 425.98'; thence N 62 degrees 02' 25" E 20.00'; thence S 37 degrees 57' 35" E 135.00'; thence S 52 degrees 02' 25" W 20.00'; thence S 37 degrees 57' 36" E 837.99' to the point of tangency of a 2029.86' radius curve to the right described by the following chord bearings and distances: S 35 degrees 30' 15" E 173.74', S 30 degrees 13' 46" E 199.93'; thence S 24 degrees 35' 05" E 124.62' to the point of beginning.

The Board of County Commissioners,
Sedgwick County, Kansas
525 N. Main
Wichita, Kansas 67203

The North 973.33 feet of the West Half of the Northwest Quarter of Section 8, Township South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, lying West of the Westerly right of way of the Wichita Valley Centre Flood Control as recorded in Deed Book 1280, Page 357, except the North 50 feet thereof deeded for road, and subject to an easement on the West 30 feet thereof for road purposes.

Bill G. & Marilyn K. Lahar
6944 N. Seneca
Wichita, Kansas 67204

Columbian National Title Insurance of Wichita, Inc., hereby certifies the foregoing to be a true and correct list of all property owners within a 1000 foot radius of the following described property, according to the last deeds of record in the Office of the Register of Deeds, Sedgwick County, Kansas, as of April 25, 1983 at 7:00 a.m.:

See for legal

The West half of the Southwest Quarter of Section 5, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT A TRACT DESCRIBED AS: Beginning at a point N 00 degrees 01' 30" W 729.78' from the Southwest corner of the Southwest 1/4 of said Section 5; thence N 00 degrees 01' 30" W 1025.22'; thence N 89 degrees 68' 30" E 30.00'; thence S 11 degrees 47' 40" E 490.26'; thence S 19 degrees 37' 25" E 1360.45'; thence S 89 degrees 42' 05" W 309.13' to a point on a chord of a 1552.39' radius curve to the right; thence along said curve described by the following chord bearing and distance: N 16 degrees 42' 80" W 66.22' to the point of tangency of said curve; thence N 14 degrees 69' 30" W 256.87' to the point of curvature of a 1312.39' radius curve to the left; described the following chord bearing and distances: N 17 degrees 05' 45" W 97.12'; N 23 degrees 34' 55" W 199.80'; N 28 degrees 58' 00" W 46.69' to the point of tangency of said curve thence N 29 degrees 59' 10" W 116.52' to the point of beginning; AND EXCEPT A TRACT DESCRIBED AS: Beginning at the Southwest corner of the Southwest Quarter of Section 5, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence North 00 degrees 01' 30" West 729.78 feet, thence South 29 degrees 59' 10" East 115.52 feet to the point of tangency of a 1312.39 feet radius of a curve to the right; thence along said curve described by the following chord bearings and distances, South 28 degrees 58' 00" East 46.69 feet; South 23 degrees 34' 55" East 199.80 feet; South 17 degrees 05' 45" East 97.12 feet to the point of curvature to said curve; thence South 14 degrees 53' 30" East 256.87 feet to the point of tangency of a 1552.39 feet radius curve to the left; thence along said curve described by the following chord bearing and distance South 16 degrees 42' 50" East of 66.22 feet to the point of the chord of said curve; thence South 89 degrees 42' 05" West 173.87 feet to the point of beginning.

Columbian National Title Insurance of
Wichita, Inc.

By: *David L. Herd*
David L. Herd, Licensed & Bonded Abstractor

FOR 9-021

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	CV-261	

DESCRIPTION AMOUNT

NAME

ADDRESS

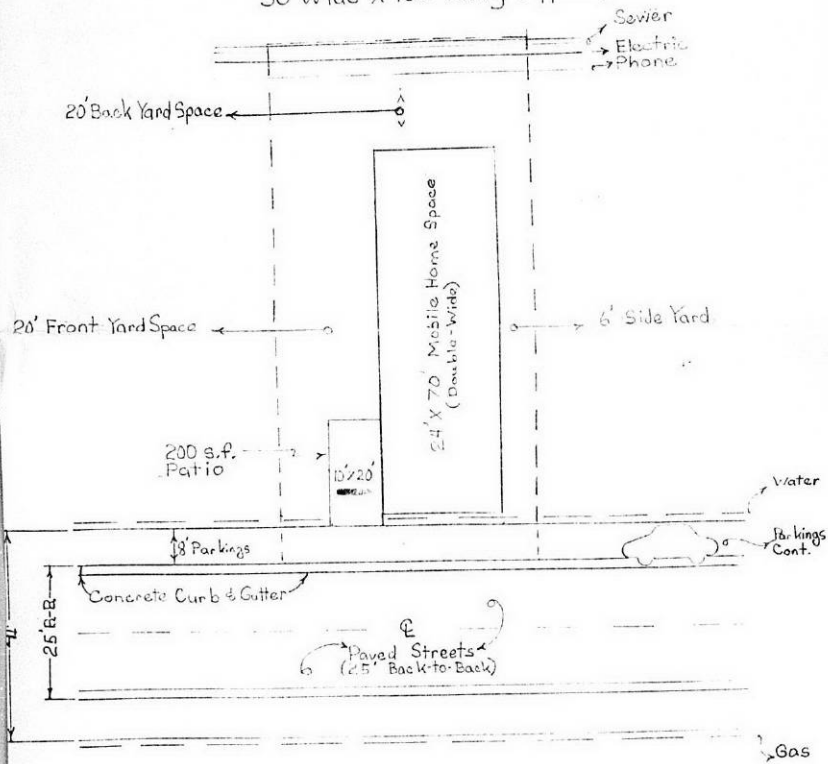
FUND DUE DATE

COMMENTS

DATE BY

TYPICAL 90° MOBILE HOME LAYOUT-SPACE
Scale 1" = 20'

50' Wide x 100' Long (typical)



*

This CU file

Has a Large Drawing

On 35mm Microfilm.

Roll # 1

*