ACTION

		DATE
COMMITTEE		
M.A.P.C.	Approved	11/13/75
B.C.C./~~B. CO. C.~~	Approved	12-9-75

DR-75-30 - Amendment to City Zoning Ordinance - And Section 28.04.182.3 Mobile Homes.

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE December 3, 1975

TO Ralph Wulz, City Manager

FROM Robert A. Lakin, Director of Planning

SUBJECT DR 75-30 - Amendment to the Code of the City of Wichita to allow as a BZA exception the placement of mobile homes in the "AA" Single-family zoning district

As you may recall, following discussion on their public agenda of a citizen's request to place a mobile home on a lot zoned "AA" for the purpose of caring for a relative, the Board of Wichita City Commissioners directed the staff to prepare for consideration an amendment to the zoning ordinance which would allow mobile homes to be placed on lots zoned "AA" as a temporary hardship exception through the City Board of Zoning Appeals. At the present time, mobile homes are temporarily permitted, under specific hardship conditions, as a BZA exception in all zoning districts except the "AA" single-family classification.

Attached for consideration by the Board of City Commissioners on their December 9, 1975 meeting agenda are delineated copies of proposed amendments to the zoning ordinance and the mobile home ordinance.

In drafting the amendment to the zoning ordinance, it became apparent that the lot area requirements specified in the mobile home ordinance would also have to be amended to accommodate mobile homes on typical single-family lots within the City. As it is now worded, the mobile home ordinance requires a minimum of 2,500 square feet, or the area required for a single-family home in the zoning district wherein located, whichever is larger. In the "AA" Single-family district, this would require 6,000 square feet of lot area for a mobile home in addition to the 6,000 square feet of area already required for a single-family home existing on the site. Very few single family lots within the City contain 12,000 square feet. The proposed amendment to the mobile home ordinance is, therefore, worded to make the area requirement of the "A" duplex zoning district (3,500 square feet for single-family and 6,000 square feet for duplexes), apply in the "AA" zone when placing mobile homes on a lot with a single-family dwelling as a BZA exception.

RECOMMENDATION

These proposed amendments were considered in a public hearing by the Metropolitan Area Planning Commission on November 13, 1975. At the conclusion of their hearing, the Planning Commission

passed a motion recommending that the Board of City Commissioners adopt the proposed amendments.

Robert A. Lakin
Director of Planning

RAL:RLY:ber
Attachments

cc: John Dekker, Director of Law
Ray Bruggeman, Director of Public Works
Robert Feldner, Supt. of Central Inspection

DELINEATED COPY

Additions underlined
Deletions ~~marked thru~~

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS 28.04.182.3 and 28.04.182.3.3 OF THE CODE OF THE CITY OF WICHITA TO ALLOW AS A BOARD OF ZONING APPEALS EXCEPTION THE PLACEMENT OF MOBILE HOMES IN ANY ZONING DISTRICT.

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

Section 28.04.182.3 of the Code of the City of Wichita shall be amended to read as follows:

3. Mobile Homes

The board of zoning appeals may permit as an exception the placement of a mobile home on any property in any district ~~except in the "AA" one family dwelling district~~ on a temporary basis subject to the following conditions and requirements.

Section 28.04.182.3.3 of the Code of the City of Wichita shall be amended to read as follows:

3.3 The location of such home shall conform to all ~~lot area~~, height and setback requirements of the district in which located and the off-street parking requirements of this chapter. Area allotted for the mobile home shall conform to the provisions of Section 26.04.090(a) of the Code of the City of Wichita.

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 _____, 1975.

_____
Connie A. Peters, Mayor

ATTEST:

_____
Donald C. Gisick
City Clerk
(SEAL)

DELINEATED COPY

Additions underlined
Deletions ~~marked-thru~~

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 26.04.090(a) OF THE CODE OF THE CITY OF WICHITA TO MAKE APPLICABLE THE "A" ZONING DISTRICT MINIMUM AREA REQUIREMENTS FOR MOBILE HOMES LOCATED IN THE "AA" SINGLE FAMILY ZONING DISTRICT.

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

SECTION 26.04.090(a) of the Code of the City of Wichita, Kansas, shall be amended to read as follows:

(a) Area to be provided or allotted the mobile home shall contain not less than twenty-five hundred square feet or the area required for a single-family dwelling in the district wherein located, whichever is larger, except in the "AA" zoning district where, for purposes of this Section, the lot area requirements of the "A" zoning district shall apply. This shall not in any way interfere with the area required for a structure already located on the property.

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 _____, 1975.

_____
Connie A. Peters, Mayor

ATTEST:

_____
Donald C. Gisick
City Clerk

(SEAL)

Original + 2 copies have been given to the City Clerk.
R.L.

)._____

AN ORDINANCE AMENDING SECTIONS 28.04.182.3 AND 28.04.182.3.3 OF THE CODE OF THE CITY OF WICHITA TO ALLOW AS A BOARD OF ZONING APPEALS EXCEPTION THE PLACEMENT OF MOBILE HOMES IN ANY ZONING DISTRICT.

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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.

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Connie A. Peters, Mayor

ATTEST:

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Donald C. Gisick, City Clerk

(SEAL)

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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 _____, 1975.

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Connie A. Peters, Mayor

ATTEST:

_____
Donald C. Gisick, City Clerk

(SEAL)

ORDINANCE NO._____

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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 _____, 1975.

_____
Connie A. Peters, Mayor

ATTEST:

_____
Donald C. Gisick, City Clerk

(SEAL)

B.C.C. - 12/9

WICHITA-SEDGWICK COUNTY Item 16 DATE

METROPOLITAN AREA PLANNING DEPARTMENT

December 3, 1975

TO Ralph Wulz, City Manager

FROM Robert A. Lakin, Director of Planning

SUBJECT DR 75-30 - Amendment to the Code of the City of Wichita to allow as a BZA exception the placement of mobile homes in the "AA" Single-family zoning district

lady notified?

As you may recall, following discussion on their public agenda of a citizen's request to place a mobile home on a lot zoned "AA" for the purpose of caring for a relative, the Board of Wichita City Commissioners directed the staff to prepare for consideration an amendment to the zoning ordinance which would allow mobile homes to be placed on lots zoned "AA" as a temporary hardship exception through the City Board of Zoning Appeals. At the present time, mobile homes are temporarily permitted, under specific hardship conditions, as a BZA exception in all zoning districts except the "AA" single-family classification.

Attached for consideration by the Board of City Commissioners on their December 9, 1975 meeting agenda are delineated copies of proposed amendments to the zoning ordinance and the mobile home ordinance.

In drafting the amendment to the zoning ordinance, it became apparent that the lot area requirements specified in the mobile home ordinance would also have to be amended to accommodate mobile homes on typical single-family lots within the City. As it is now worded, the mobile home ordinance requires a minimum of 2,500 square feet, or the area required for a single-family home in the zoning district wherein located, whichever is larger. In the "AA" Single-family district, this would require 6,000 square feet of lot area for a mobile home in addition to the 6,000 square feet of area already required for a single-family home existing on the site. Very few single family lots within the City contain 12,000 square feet. The proposed amendment to the mobile home ordinance is, therefore, worded to make the area requirement of the "A" duplex zoning district (3,500 square feet for single-family and 6,000 square feet for duplexes), apply in the "AA" zone when placing mobile homes on a lot with a single-family dwelling as a BZA exception.

Total 9500 ft?

RECOMMENDATION

These proposed amendments were considered in a public hearing by the Metropolitan Area Planning Commission on November 13, 1975. At the conclusion of their hearing, the Planning Commission

passed a motion recommending that the Board of City Commissioners adopt the proposed amendments.

Robert A. Lakin
Director of Planning

RAL:RLY:ber
Attachments

cc: John Dekker, Director of Law
Ray Bruggeman, Director of Public Works
Robert Feldner, Supt. of Central Inspection

DELINEATED COPY

Additions underlined
Deletions ~~marked-thru~~

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

Section 28.04.182.3 of the Code of the City of Wichita shall be amended to read as follows:

3. Mobile Homes

The board of zoning appeals may permit as an exception the placement of a mobile home on any property in any district ~~except in the "RA" one family dwelling district~~ on a temporary basis subject to the following conditions and requirements.

Section 28.04.182.3.3 of the Code of the City of Wichita shall be amended to read as follows:

3.3 The location of such home shall conform to all ~~lot-area~~, height and setback requirements of the district in which located and the off-street parking requirements of this chapter. Area allotted for the mobile home shall conform to the provisions of Section 26.04.090(a) of the Code of the City of Wichita.

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 _____, 1975.

_____
Connie A. Peters, Mayor

ATTEST:

_____
Donald C. Gisick
City Clerk
(SEAL)

DELINEATED COPY

Additions underlined
Deletions ~~marked-thru~~

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 26.04.090(a) OF THE CODE OF THE CITY OF WICHITA TO MAKE APPLICABLE THE "A" ZONING DISTRICT MINIMUM AREA REQUIREMENTS FOR MOBILE HOMES LOCATED IN THE "AA" SINGLE FAMILY ZONING DISTRICT.

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

SECTION 26.04.090(a) of the Code of the City of Wichita, Kansas, shall be amended to read as follows:

(a) Area to be provided or allotted the mobile home shall contain not less than twenty-five hundred square feet or the area required for a single-family dwelling in the district wherein located, whichever is larger, except in the "AA" zoning district where, for purposes of this Section, the lot area requirements of the "A" zoning district shall apply. This shall not in any way interfere with the area required for a structure already located on the property.

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 _____, 1975.

_____
Connie A. Peters, Mayor

ATTEST:

_____
Donald C. Gisick
City Clerk

(SEAL)

December 3, 1975

Ralph Wulz, City Manager

Robert A. Lakin, Director of Planning

DR 75-30 - Amendment to the Code of the City of Wichita to allow as a BZA exception the placement of mobile homes in the "AA" Single-family zoning district

As you may recall, following discussion on their public agenda of a citizen's request to place a mobile home on a lot zoned "AA" for the purpose of caring for a relative, the Board of Wichita City Commissioners directed the staff to prepare for consideration an amendment to the zoning ordinance which would allow mobile homes to be placed on lots zoned "AA" as a temporary hardship exception through the City Board of Zoning Appeals. At the present time, mobile homes are temporarily permitted, under specific hardship conditions, as a BZA exception in all zoning districts except the "AA" single-family classification.

Attached for consideration by the Board of City Commissioners on their December 9, 1975 meeting agenda are delineated copies of proposed amendments to the zoning ordinance and the mobile home ordinance.

In drafting the amendment to the zoning ordinance, it became apparent that the lot area requirements specified in the mobile home ordinance would also have to be amended to accommodate mobile homes on typical single-family lots within the City. As it is now worded, the mobile home ordinance requires a minimum of 2,500 square feet, or the area required for a single-family home in the zoning district wherein located, whichever is larger. In the "AA" Single-family district, this would require 6,000 square feet of lot area for a mobile home in addition to the 6,000 square feet of area already required for a single-family home existing on the site. Very few single family lots within the City contain 12,000 square feet. The proposed amendment to the mobile home ordinance is, therefore, worded to make the area requirement of the "A" duplex zoning district (3,500 square feet for single-family and 6,000 square feet for duplexes), apply in the "AA" zone when placing mobile homes on a lot with a single-family dwelling as a BZA exception.

RECOMMENDATION

These proposed amendments were considered in a public hearing by the Metropolitan Area Planning Commission on November 13, 1975. At the conclusion of their hearing, the Planning Commission

passed a motion recommending that the Board of City Commissioners adopt the proposed amendments.

Robert A. Lakin
Director of Planning

RAL:RLY:ber
Attachments

cc: John Dekker, Director of Law
Ray Bruggeman, Director of Public Works
Robert Feldner, Supt. of Central Inspection

November 14, 1975

Ms. Bessie Carney
433 North Baehr
Wichita, Kansas 67212

Re: DR 75-30 - Amendment to the zoning ordinance to permit mobile homes in "AA" Districts by Board of Zoning Appeals

Dear Ms. Carney:

At the regular meeting of the Metropolitan Area Planning Commission on November 13, 1975, the above-captioned item was considered. It was the action of the Commission to recommend the approval of the amendment.

The matter will be forwarded to the Board of City Commissioners for consideration on December 9, 1975, the meeting to start at 9:00 a.m. in the City Commission Chambers, First Floor, City Hall, 455 North Main.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

RE: AGENDA ITEM NO. 33

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE November 6, 1975

TO Wichita-Sedgwick County Metropolitan Area Planning Commission

FROM Robert A. Lakin, Director of Planning

SUBJECT DR 75-30 - Amendment to City ordinance Re: Permitting Mobile Homes in the "AA" Single Family zoning district as Board of Zoning Appeals Exception

Attached for your consideration is a copy of a proposed amendment to the mobile home ordinance and the zoning ordinance of the City of Wichita. Following discussion on their public agenda of a citizen's request to place a mobile home on a lot zoned "AA" for the purpose of caring for a relative, the Board of Wichita City Commissioners directed the staff to prepare for consideration an amendment to the zoning ordinance which would allow mobile homes to be placed on lots zoned "AA" as a temporary hardship exception through the City Board of Zoning Appeals. At the present time, mobile homes are temporarily permitted, under specific hardship conditions, as a BZA exception in all zoning districts except the "AA" Single-family classification.

In drafting the amendment to the zoning ordinance, it became apparent that the lot area requirements specified in the mobile home ordinance would also have to be amended to accommodate mobile homes on typical single-family lots within the City. As it is now worded, the mobile home ordinance requires a minimum of 2,500 square feet, or the area required for a single-family home in the zoning district wherein located, whichever is larger. In the "AA" Single-family district, this would require 6,000 square feet of lot area for a mobile home in addition to the 6,000 square feet of area already required for a single-family home existing on the site. Very few single family lots within the City contain 12,000 square feet. The proposed amendment to the mobile home ordinance is, therefore, worded to make the area requirement of the "A" Duplex zoning district (3,500 square feet for single-family and 6,000 square feet for duplexes), apply in the "AA" zone when placing mobile homes on a lot with a single-family dwelling as a BZA exception.

These proposed amendments have been advertised for public hearing during your November 13, 1975 Planning Commission meeting. Notices of the hearing have been forwarded to various interested groups and individuals and to date there have been no adverse replies.

It is recommended that the Planning Commission pass a motion recommending that the Board of Wichita City Commissioners adopt the amendments to the zoning ordinance and the mobile home ordinance.

Robert A. Lakin
Director of Planning

RAL:RLY:ber
Attachment

DELINEATED COPY

Additions underlined
Deletions ~~marked-thru~~

Proposed Amendment to the
Zoning Ordinance and the Mobile Home Ordinance
of the
City of Wichita

It is proposed to amend Section 26.04.090, paragraph (a), of the Code of the City of Wichita as follows:

(a) Area to be provided or allotted the mobile home shall contain not less than twenty-five hundred square feet or the area required for a single family dwelling in the district wherein located, whichever is larger, except in the "AA" zoning district where, for purposes of this Section, the lot area requirements of the "A" zoning district shall apply. This shall not in any way interfere with the area required for a structure already located on the property.

It is proposed to amend Section 28.04.182.3 of the Code of the City of Wichita as follows:

3. Mobile Homes

The board of zoning appeals may permit as an exception the placement of a mobile home on any property in any district ~~except in the "AA" one family dwelling district~~ on a temporary basis subject to the following conditions and requirements.

It is proposed to amend Section 28.04.182.3.3 of the Code of the City of Wichita as follows:

3.3. The location of such home shall conform to all ~~lot area~~, height and setback requirements of the district in which located and the off street parking requirements of this chapter. Area allotted for the mobile home shall conform to the provisions of Section 26.04.090(a) of the Code of the City of Wichita.

November 6, 1975

Wichita-Sedgwick County Metropolitan
Area Planning Commission

Robert A. Lakin, Director of Planning

DR 75-30 - Amendment to City ordinance Re: Permitting Mobile Homes in the "AA" Single Family zoning district as Board of Zoning Appeals Exception

Attached for your consideration is a copy of a proposed amendment to the mobile home ordinance and the zoning ordinance of the City of Wichita. Following discussion on their public agenda of a citizen's request to place a mobile home on a lot zoned "AA" for the purpose of caring for a relative, the Board of Wichita City Commissioners directed the staff to prepare for consideration an amendment to the zoning ordinance which would allow mobile homes to be placed on lots zoned "AA" as a temporary hardship exception through the City Board of Zoning Appeals. At the present time, mobile homes are temporarily permitted, under specific hardship conditions, as a BZA exception in all zoning districts except the "AA" Single-family classification.

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These proposed amendments have been advertised for public hearing during your November 13, 1975 Planning Commission meeting. Notices of the hearing have been forwarded to various interested groups and individuals and to date there have been no adverse replies.

It is recommended that the Planning Commission pass a motion recommending that the Board of Wichita City Commissioners adopt the amendments to the zoning ordinance and the mobile home ordinance.

Robert A. Lakin
Director of Planning

RAL:RLY:bar
Attachment

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
PHONE 262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

October 21, 1975

To: All Parties Interested in the Zoning Ordinance of the City of Wichita

Subject: DR 75-30 - Amendment to City Ordinance Re: Permitting Mobile Homes in the "AA" Single Family zoning district as a BZA exception.

Attached for your consideration is a copy of a proposed amendment to the Mobile Home Ordinance and the Zoning Ordinance of the City of Wichita. At the request of the Board of City Commissioners these proposed amendments have been prepared to allow the placement of a mobile home in any zoning district on a temporary basis by the Board of Zoning Appeals (BZA). At the present time, mobile homes are under specific conditions permitted as a BZA exception in all zoning districts except in the "AA" Single Family classification. These amendments would allow them as a BZA exception in the "AA" zoning district provided they meet the lot area requirements of the "A" zoning district (3500 square foot minimum per single family dwelling).

These proposed amendments have been advertised to be heard in a public hearing by the Wichita-Sedgwick County Metropolitan Area Planning Commission on November 13, 1975. The hearing will be conducted during the regularly scheduled meeting of the Planning Commission which begins at 1:30 p.m., in the Planning Commission Conference Room, 4th Floor, City Building Annex, 104 South Main Street, Wichita, Kansas. Any person interested in these proposed amendments should plan to attend the November 13, 1975 meeting.

Robert A. Lakin
Robert A. Lakin
Director of Planning

RAL:RLY:rme
Attachment

The Daily Record

AFFIDAVIT OF PUBLICATION

1066 N. Waco - Wichita, Kansas 67203

82433 (Published in The Daily Record October, 23 1975)

OFFICIAL NOTICE

To Whom it may concern and to all persons interested:

Notice is hereby given that on Thursday, November 13, 1975 the Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401, City Building Annex, 104 South Main Street, Wichita, Kansas, at 1:30 p.m., will consider the following change in Title 26 and Title 28 of the Code of the City of Wichita, Kansas:

Amend Section 26.04.090 and Section 28.04.162.3 to permit as an exception by the Board of Zoning Appeals on a temporary basis subject to conditions and requirements, the placement of a mobile home on any property in any zoning district including the "AA" single family zoning district.

Copies of the proposed amendment are available upon request from the Wichita-Sedgwick County Metropolitan Area Planning Department at the above address. The proposed amendment will there be discussed and considered by the Wichita-Sedgwick County Metropolitan Area Planning Commission, and all persons interested in said matter will be heard at that time concerning their views and wishes, and any protest against any of the provisions of the proposed changes of the Zoning Ordinance and Mobile Home Ordinance will be considered by the Commission as by law provided.

WITNESS my hand and seal this 23rd day of October, 1975.

ROBERT A. LAKIN, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning
Commission
(Seal)

32 lines

STATE OF KANSAS, SEDGWICK COUNTY, SS:

Cheri Bush, of lawful age, being first duly sworn, deposes and says that she is Business Manager of THE DAILY RECORD, a newspaper printed in the State of Kansas, and published in and of general paid circulation on a weekly, monthly or yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is published at least weekly fifty (50) times a year, has been so published continuously and uninterruptedly in said County and State for a period of more than five (5) years prior to the first publication of the notice attached, and has been admitted at the post office of Wichita in said County and State as second class matter.

That a notice, a true copy of which is hereto attached, was published in the regular and entire issue of said newspaper for ~~one~~ one consecutive ~~days~~ ..... as follows:

1st 10/23/75

2nd .....

3rd .....

4th .....

5th .....

6th .....

Cheri Bush
Business Manager

Subscribed and sworn to before me this 23rd day of October, 1975

William G. Sheldon
Notary Public

My commission expires 11/25/78

Publication Fees $ 5.03

WILLIAM G. SHELDON
STATE NOTARY PUBLIC
BUTLER COUNTY, KANSAS
MY COMM. EXP. NOV. 25, 1978

RECEIVED
OCT 24 1975
METROPOLITAN PLANNING

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
PHONE 262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

October 21, 1975

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Robert A. Lakin
Director of Planning

RAL:RLY:rme
Attachment

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Additions underlined
Deletions ~~marked-thru~~

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(Published in the Daily Record, October 23, 1975)

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WITNESS my hand and seal this 23rd day of October, 1975.

Robert A. Lakin, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning
Commission

(SEAL)

37 mailed 10-24-75 of the following:
Notice
Proposed Amendment and Letter

CITY ZONING ORDINANCE
AMENDMENT MAILOUT LIST

City Staff

Ralph Wulz, City Manager
John Dekker, Director of Law
H. R. Kuhn, Assistant City Attorney (Garvey Building, 67202)
R. W. Bruggeman, Director of Public Works
Robert Feldner, Superintendent of Central Inspection
Dick Linn, City Engineering
Floyd Hobbs, Fire Department
Mervyn Silverman, Director-W-SC Health Department
John Wynkoop, Director of Water Department
Public Information Office
Kenneth Kitchen, Director, Urban Renewal Agency

Miscellaneous City Officials

Richard Holstead, Director
Building Project Studies
Board of Education
1400 George Washington Dr.
Wichita, Kansas 67211

Center for Urban Studies
Wichita State University
1845 Fairmount
Wichita, Kansas 67208

Misc. Organization & Businesses

Monty Robson, President
Wichita Chapter
American Institute of Architects
7701 East Kellogg
Wichita, Kansas 67207

A. T. Jones, President
Wichita Bar Association
700 Farm Credit Bank Bldg.
Wichita, Kansas 67202

Misc. Organization & Businesses (cont'd

Richard Upton
Executive Vice President
Wichita Chamber of Commerce
350 West Douglas
Wichita, Kansas 67202

Ogle E. Rhoten, President
Professional Engineering Society
4018 North Charles
Wichita, Kansas 67202

Timothy J. Hurley
Executive Vice President
Wichita Assn. of Homebuilders
730 North Main
Wichita, Kansas 67203

J. Craig Mann, Chairman
Zoning-Subdivision Committee
Wichita Assn. of Homebuilders
Design Concepts
151 North Broadway
Wichita, Kansas 67202

Larry L. Henry
District Conservationist
Soil Conservation Service
4100 Maple
Wichita, Kansas 67209

8/22/75

Misc. Organization & Businesses
(cont'd)

Colby Sandlian
230 South Market
Wichita, Kansas 67202

Nestor Weigand, Jr.
110 North Main
Wichita, Kansas 67202

Manager
Southwestern Bell Telephone
154 North Broadway
Wichita, Kansas 67202

James A. Maguire, President
Wichita Board of Realtors
626 North Broadway
Wichita, Kansas 67214

Wesley E. Galyon
Executive Vice President
Wichita Board of Realtors
626 North Broadway
Wichita, Kansas 67214

Baughman Company
330 Laura
Wichita, Kansas 67211

Campbell and Castle Engineers
P. O. Box 1835
Wichita, Kansas 67201

R. S. Delamater
Consulting Engineer
Century Plaza Building
Wichita, Kansas 67202

Earl T. Graves
Wheeler, Kelly, Hagny, Ins., Inc.
100 North Broadway
Wichita, Kansas 67202

Frank Malone
Fidelity Title Company
221 North Market
Wichita, Kansas 67202

Don C. Moehring, Engineer
314 Brown Building
Wichita, Kansas 67202

Oblinger and Smith Corp.
625 First National Bank Bldg.
Wichita, Kansas 67202

Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67214

Reiss and Goodness Engineers
2160 East Douglas
Wichita, Kansas 67214

Security Abstract and Title Co.
434 North Main
Wichita, Kansas 67202

Kenneth O. Taylor, Engineer
1542 South St. Francis
Wichita, Kansas 67211

MRS. Bessie Carney
433 N. Baehr
Wichita, Kansas 67212

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Robert A. Lakin, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning
Commission

(SEAL)

DR-75-30

NOTE: When sending out notices to adjacent property owners,

NOTIFY: MRS. BESSIE CARNEY
433 N. BAEHR
WICHITA, KANSAS, 67212

943-9612

REMINDER - ADVERTISE this case NO LATER THAN OCTOBER 23, 1975.

WICHITA-SEDGWICK COUNTY

DATE Oct. 8, 1975

METROPOLITAN AREA PLANNING DEPARTMENT

TO The Files

FROM Jack H. Galbraith, Chief Planner

SUBJECT Memo to DR-75-30 file.

The Board of City Commission at their regular meeting of October 7, 1975, instructed that we prepare an amendment to the Zoning Ordinance to permit the Board of Zoning Appeals to have jurisdiction in considering exception applications for the placement of Mobile Homes in the "AA" One Family Dwelling district. It is therefore, necessary that the first paragraph in this section be amended to strike the words "except in the "AA" One Family Dwelling district."

Have asked Bob Young to prepare this amendment and have it advertised for public hearing for the November 13, 1975 Planning Commission meeting. Attention should also be given to 3.3 of this section re Lot Area requirements as Lytle advises that he believes lot zoning "AA" must have 12,000 square feet before the Board can authorize the placement of a mobile home on a lot with a Single Family Dwelling. Consider the possible deletion of conforming to Lot Area in 3.3 and authorize the Board to consider appropriate lot size.

Jack H. Galbraith
Chief Planner

JHG:el

Oct. 8, 1975

The Files

Jack H. Galbraith, Chief Planner

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(SEAL)

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
PHONE 262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

October 21, 1975

To: All Parties Interested in the Zoning Ordinance of the City of Wichita

Subject: DR 75-30 - Amendment to City Ordinance Re: Permitting Mobile Homes in the "AA" Single Family zoning district as a BZA exception.

Attached for your consideration is a copy of a proposed amendment to the Mobile Home Ordinance and the Zoning Ordinance of the City of Wichita. At the request of the Board of City Commissioners these proposed amendments have been prepared to allow the placement of a mobile home in any zoning district on a temporary basis by the Board of Zoning Appeals (BZA). At the present time, mobile homes are under specific conditions permitted as a BZA exception in all zoning districts except in the "AA" Single Family classification. These amendments would allow them as a BZA exception in the "AA" zoning district provided they meet the lot area requirements of the "A" zoning district (3500 square foot minimum per single family dwelling).

These proposed amendments have been advertised to be heard in a public hearing by the Wichita-Sedgwick County Metropolitan Area Planning Commission on November 13, 1975. The hearing will be conducted during the regularly scheduled meeting of the Planning Commission which begins at 1:30 p.m., in the Planning Commission Conference Room, 4th Floor, City Building Annex, 104 South Main Street, Wichita, Kansas. Any person interested in these proposed amendments should plan to attend the November 13, 1975 meeting.

Robert A. Lakin
Robert A. Lakin
Director of Planning

RAL:RLY:rme
Attachment

WICHITA—SEDGWICK COUNTY
W-SC
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RAL:RLY:rme
Attachment

WICHITA – SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT

[illegible]

[illegible] 20, 1974

To: All Persons Interested in the Zoning Ordinance of the City of Wichita

Subject: ZON 75-20 - Amendment to City Ordinance to Permitting Mobile Homes in the "RS" Single Family Residence District as a CUA exception.

[illegible]

[illegible]

[illegible]

DELINEATED COPY

Additions underlined
Deletions ~~marked-thru~~

Proposed Amendment to the
Zoning Ordinance and the Mobile Home Ordinance
of the
City of Wichita

It is proposed to amend Section 26.04.090, paragraph (a), of the Code of the City of Wichita as follows:

(a) Area to be provided or allotted the mobile home shall contain not less than twenty-five hundred square feet or the area required for a single family dwelling in the district wherein located, whichever is larger, except in the "AA" zoning district where, for purposes of this Section, the lot area requirements of the "A" zoning district shall apply. This shall not in any way interfere with the area required for a structure already located on the property.

It is proposed to amend Section 28.04.182.3 of the Code of the City of Wichita as follows:

3. Mobile Homes

The board of zoning appeals may permit as an exception the placement of a mobile home on any property in any district ~~except in the "AA" one family dwelling district~~ on a temporary basis subject to the following conditions and requirements.

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PR 75-30

JB -
Set DR.
Advertise change to
28.04.183-3
by deleting in the 2+3rd lines
the following:
"except in the "AA" one-family
dwelling district"

Auth by BCC 10-7-75
Set for 1st meeting in Nov.

Notify
Mrs. Bessie Carney
433 North Bacon.

See P9 BCC agenda -
Advise her by letter of next
proceeding re BZA. Better
have her come in + talk to Dolson.