

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION  
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR ZONING AND APPROVAL OF CONDITIONAL USE PERMIT

*On Oct 5,*

CASE NO. SCZ-0518 - ZONE CHANGE FROM THE "R-1" SUBURBAN RESIDENTIAL AND "C" COMMERCIAL TO "AA" SINGLE-FAMILY DWELLING DISTRICT. AND,

CASE NO. CU-262 - APPROVAL OF A CONDITIONAL USE TO ESTABLISH A MOBILE HOME PARK. GENERALLY LOCATED ON THE EAST SIDE OF 135TH STREET WEST IN AN AREA NORTH OF U.S. HIGHWAY 54.

*99 acres,*

MAPC Recommendation: That these applications be denied.  
(see minutes for full motion)

*8.0*

Hansen moved, Banzer seconded and it carried unanimously.  
Crockett and Moore were absent.

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

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

*60%*

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

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DATA AND MINUTES

MAPC Hearing Date: 9-08-83

BCoC Hearing Date: 10-05-83

AREA DATA:

Acres: 99.0

Size: 1674'x2623' (irregular)

Reason: To develop a mobile home park

	<u>Land Use</u>	<u>Zoning</u>			
Existing	Vacant recreational facility and undeveloped	"R-1" & "C"			
North	Agriculture	"R-1"			
East	Undeveloped & contractor's storage yard	"R-1" & "C"			
South	Undeveloped, bowling alley, indoor soccer	"C"			
West	Undeveloped & single-family	"R-1"			
History:	SCZ-0192	"R-1" to "C"	5-05-66	MAPC	Deny
			6-02-66	MAPC	Approve
			6-29-66	BCoC	Approve
	SCZ-0332	"C" to "R-1"	never considered - case closed		
	CU-119	Mobile Home Park	10-09-69	MAPC	Approve
			3-30-73	case closed - conditions not met	
	CU-167	Mobile Home Park	never considered - case closed		
	CU-169	Mobile Home Park	12-12-74	MAPC	Deny
			1-08-75	BCoC	ret. to MAPC
			2-13-75	MAPC	case withdrawn

Applicant: L.V. Bell, 360 North 135th Street West, Wichita 67235

Protestors: Homer L. Shults, 14431 W. Maple; Dr. Adnan J. Timsah, 11716 E. Kellogg; Marlow Coering, 1349 135th St. W.; Arnold Eck, 1305 So. 135th St. W.; Edward T. Neville, 9625 W. Maple.

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October 5, 1983

Gary Wiley  
Professional Engineering Consultants, P.A.  
1440 East English  
Wichita, Kansas 67211

Re: SCZ-0518 - "R-1" & "C" to "AA";  
CU-262 - Mobile Home Park

Dear Mr. Wiley:

The Board of County Commission on this date, considered the above captioned cases. Their action was to deny the Conditional Use request for mobile home park.

Regarding the zone change request to "AA", the action of the Commission was to defer this case to their meeting of November 2, 1983. The meeting begins at 9:00 a.m. in Room 320, Sedgwick County Courthouse, 525 North Main.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:el

cc: Ron Worley, County Zoning Officer  
L.V. Bell, 360 North 135th Street West, Wichita 67235  
Larry Womack, 3232 S. Clifton, Wichita 67216  
Homer L. Shults, 14431 Maple, Wichita 67235  
Adnan J. Timsah, 11716 E. Kellogg, Wichita 67207  
Arnold J. Eck, 1305 S. 135th St. West, Wichita 67235  
Patricia L. Goering, 1349 S. 135th St. West, Wichita 67235  
Edward T. Neville, 9625 W. Maple, Wichita 67209