Wichita-Sedgwick County Metropolitan Area Planning Department

Dennis and Jennifer Carter
327 N Zachary
Derby, KS 67037

January 9, 2025

RE: CON2024-00256 – Conditional Use request in the County for a single-use RV Campground on property zoned RR Rural Residential District; located approximately 680 feet east of the intersection of East 60th Street South and South 143rd Street East (14600 E. 60th Street South).

Dear applicant,

At its regular meeting on **December 12, 2024**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request, subject to the following conditions:

1. The Conditional Use permits a Recreational Vehicle Campground for one (1) Recreational Vehicle.

2. Tent camping is not permitted.

3. The Recreational Vehicle Campground shall be developed and maintained in general compliance with the approved site plan. All improvements and the operation of the Recreational Vehicle Campground shall be in compliance with applicable regulations and codes.

4. The Conditional Use for a Recreational Vehicle Campground for one (1) Recreational Vehicle shall be declared null and void upon issuance of a certificate of occupancy for a permanent structure on the approved site; or, after the Recreational Vehicle has been removed from the site for a period of 30 days; or, for two (2) years from date of approval with an option to extend one time for a one (1) year period by Administrative Adjustment approved by the Metropolitan Area Planning Department.

5. Onsite water and wastewater services shall be provided in compliance with Sedgwick County codes. Electric, gas, telephone and cable television utility service may be provided as separate utility services from the primary residence.

6. The applicant shall obtain all applicable permits including, but not limited to building, health and zoning. This will include submitting plans for review and approval by the MABCD.

7. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

No valid protests were received against this application. Therefore, the decision of the MAPC is final.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Philip Zevenbergen, AICP
Current Plans
Division Manager

CC: Jim Howell, Board of County Commissioners District V
MABCD

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Dennis and Jennifer Carter
327 N Zachary
Derby, KS 67037

December 13, 2024

RE: CON2024-00256 – Conditional Use request in the County for a single-use RV Campground on property zoned RR Rural Residential District; located approximately 680 feet east of the intersection of East 60th Street South and South 143rd Street East (14600 E. 60th Street South).

Dear applicant,

At its regular meeting on **December 12, 2024**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request, subject to the following conditions:

1. The Conditional Use permits a Recreational Vehicle Campground for one (1) Recreational Vehicle.

2. Tent camping is not permitted.

3. The Recreational Vehicle Campground shall be developed and maintained in general compliance with the approved site plan. All improvements and the operation of the Recreational Vehicle Campground shall be in compliance with applicable regulations and codes.

4. The Conditional Use for a Recreational Vehicle Campground for one (1) Recreational Vehicle shall be declared null and void upon issuance of a certificate of occupancy for a permanent structure on the approved site; or, after the Recreational Vehicle has been removed from the site for a period of 30 days; or, for two (2) years from date of approval with an option to extend one time for a one (1) year period by Administrative Adjustment approved by the Metropolitan Area Planning Department.

5. Onsite water and wastewater services shall be provided in compliance with Sedgwick County codes. Electric, gas, telephone and cable television utility service may be provided as separate utility services from the primary residence.

6. The applicant shall obtain all applicable permits including, but not limited to building, health and zoning. This will include submitting plans for review and approval by the MABCD.

7. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Property owners opposed to the application may file with the County Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **December 26, 2024**. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 1,000 feet of the property for which the application was filed, and must be submitted to the County Clerk by **December 26, 2024**, at 5:00 p.m.

If the application is not protested, the MAPC decision becomes final. If the application is protested, the application will be forwarded onto the Sedgwick County Board of County Commissioners for final action. If necessary, the BOCC would consider this case on **Wednesday, January 22, 2025**, beginning at 9:00 a.m. Meetings take place at 100 North Broadway, Lower Atrium, Wichita, KS 67202.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Philip Zevenbergen, AICP
Current Plans
Division Manager

CC: Jim Howell, Board of County Commissioners District V
MABCD
John Scott Rue, 5702 Chadowes St., Wichita, KS 67208
Joell Slifko, 15123 E. 60th Street South, Derby, KS 67037

CONDITIONAL USE RESOLUTION NO. CON2024-00256

WHEREAS, Dennis and Jennifer Carter, Owners, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use for a Recreational Vehicle Campground in RR Rural Residential District zoning, located at 14600 East 60th Street South, legally described as:

Lot 2, Block A, Johnson Flats Addition, Sedgwick County, Kansas.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of December 12, 2024, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use for a Recreational Vehicle Campground in RR Rural Residential District zoning, located at 14600 East 60th Street South, legally described as:

Lot 2, Block A, Johnson Flats Addition, Sedgwick County, Kansas.

Approved subject to the following conditions:

1. The Conditional Use permits a Recreational Vehicle Campground for one (1) Recreational Vehicle.

2. Tent camping is not permitted.

3. The Recreational Vehicle Campground shall be developed and maintained in general compliance with the approved site plan. All improvements and the operation of the Recreational Vehicle Campground shall be in compliance with applicable regulations and codes.

4. The Conditional Use for a Recreational Vehicle Campground for one (1) Recreational Vehicle shall be declared null and void upon issuance of a certificate of occupancy for a permanent structure on the approved site; or, after the Recreational Vehicle has been removed from the site for a period of 30 days; or, for two (2) years from date of approval with an option to extend one time for a one (1) year period by Administrative Adjustment approved by the Metropolitan Area Planning Department.

5. Onsite water and wastewater services shall be provided in compliance with Sedgwick County codes. Electric, gas, telephone and cable television utility service may be provided as separate utility services from the primary residence.

6. The applicant shall obtain all applicable permits including, but not limited to building, health and zoning. This will include submitting plans for review and approval by the MABCD.

7. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 9th Day of January, 2025.

METROPOLITAN AREA PLANNING COMMISSION

Bryan Erye, Chairman

ATTEST:

Scott Wadle, Secretary

Sedgwick Co. public notice

(Published In The Ark Valley News Nov. 21, 2024.)

MAPC December 12, 2024
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, December 12, 2024, no earlier than 1:30 p.m.,** the Wichita Sedgwick County Metropolitan Area Planning Commission/ Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. **If you have any questions regarding the meeting or items on this notice, please call the Wichita Sedgwick County Metropolitan Area Planning Department at (316) 268 4421.**

CON2024-00249: Conditional Use request in the County to allow an Accessory Apartment on property zoned RR Rural Residential, generally located south of West 39th Street South and east of South 391st Street West (4400 South 391st Street West). (Cheney Area of Influence)

CON2024-00256: Conditional Use in the County for a Single-Use RV Campground on property zoned RR Rural Residential; located approximately 680 feet east of the intersection of East 60th Street South and South 143rd Street East (14600 East 60th Street South).

CON2024-00258: Conditional Use in the County to allow Oil and Gas Drilling on property zoned RR Rural Residential District, generally located on the southeast corner of West 71st Street South and South 135th Street West.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the Wichita Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters 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 changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate:

1) **Attend In-Person** at the **Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202.** Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268 4464) by 5:00 PM, 3 days prior to the meeting.

2) **Submit Comments Ahead of Time** regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) – using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting. Planning Departments staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. **Written Comments** should be submitted by 5:00 PM the day before the meeting. **Video and Audio Comments** (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

Email Planning@wichita.gov
Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department
Attn: **Scott Wadle**
271 W. 3rd Street – Suite 201
Wichita, KS 67202
Phone 316.268.4421
Fax 316.858.7764

3) **If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.**

Option to View Remotely (Not Participate)

The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: https://www.wichita.gov/Planning.

WITNESS MY HAND on November 21, 2024
Scott Wadle, Secretary
Wichita Sedgwick County Metropolitan Area Planning Commission

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 21st day of November, 2024. with subsequent publications being made on the following dates:

_____, 2024 _____, 2024

_____, 2024 _____, 2024

_____, 2024 _____, 2024

Chris Strunk

Subscribed and sworn to before me this 21st day of November, 2024.

Notary Public

My commission expires

Additional copies $

Printer's fee

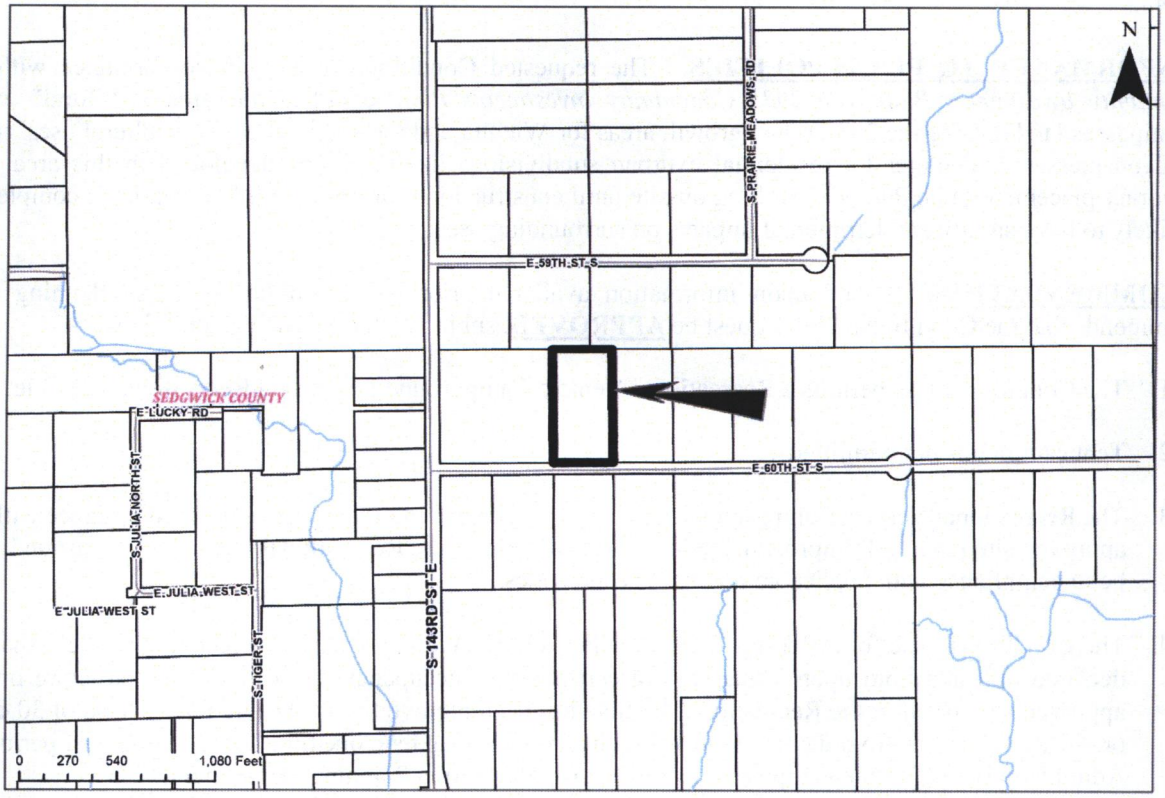
LISA K. STRUNK NOTARY PUBLIC 4/24/28 STATE OF KANSAS

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.3

STAFF REPORT
MAPC: December 12, 2024

CASE NUMBER:	CON2024-00256 (County)
APPLICANT/AGENT:	Dennis and Jennifer Carter (Applicants)
REQUEST:	Conditional Use to permit a Single-Vehicle RV Campground
CURRENT ZONING:	RR Rural Residential District
SITE SIZE:	5 acres
LOCATION:	Generally located within one-quarter mile east of South 143rd Street East and one-quarter mile north of East 63rd Street South (14600 E. 60th Street South).
PROPOSED USE:	Permit Temporary Use of RV as Dwelling
RECOMMENDATION:	Approval with Conditions



BACKGROUND: The applicants are requesting a Conditional Use for a single-vehicle Recreational Vehicle (RV) Campground on property zoned RR Rural Residential District (RR). The five-acre property is generally located within one-quarter mile east of South 143rd Street East and one-quarter mile north of East 63rd Street South (14600 East 60th Street South). The RV is currently being utilized on-site. The purpose of the request is to continue to utilize the RV as a dwelling on-site until a single-family dwelling can be constructed. The applicants indicate that the single-family dwelling will likely be completed in the next 18 months. An RV Campground is permitted in the RR District with Conditional Use approval.

The attached site plan illustrates the RV is placed west of a shop building. The site plan also indicates a general location of the future dwelling that is southwest of the RV location, in between the "Y" in the driveway.

Properties to the north, east, south and west of the subject site are zoned RR and developed with large-lot single-family dwellings.

CASE HISTORY: In 2022, the subject site was platted as part of the Johnson Flats Addition. There are no other cases are associated with this site.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Large lot single-family residence
SOUTH:	RR	Large lot single-family residence
EAST:	RR	Large lot single-family residence
WEST:	RR	Large lot single-family residence

PUBLIC SERVICES: The subject site has access to East 60th Street South, a two-way, residential gravel road. Water is provided to the subject site by Sedgwick County Rural Water District #3, and sewer will be an on-site system.

CONFORMANCE TO PLANS/POLICIES: The requested Conditional Use is in conformance with the *Community Investments Plan. The 2035 Community Investments Plan* identifies this area as "Rural" which encompasses land outside the 2035 urban growth areas for Wichita and the small cities. Agricultural uses, rural-based businesses, and larger lot residential exurban subdivisions likely will be developed in this area. The temporary placement of an RV as a dwelling on-site until construction of a single-family dwelling is complete is not likely to have significant detrimental impacts on surrounding uses.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the Conditional Use request be **APPROVED**, subject to the following conditions:

1. The Conditional Use permits a Recreational Vehicle Campground for one (1) Recreational Vehicle.

2. Tent camping is not permitted.

3. The Recreational Vehicle Campground shall be developed and maintained in general compliance with the approved site plan. All improvements and the operation of the Recreational Vehicle Campground shall be in compliance with applicable regulations and codes.

4. The Conditional Use for a Recreational Vehicle Campground for one (1) Recreational Vehicle shall be declared null and void upon issuance of a certificate of occupancy for a permanent structure on the approved site; or, after the Recreational Vehicle has been removed from the site for a period of 30 days; or, for two (2) years from date of approval with an option to extend one time for a one (1) year period by Administrative Adjustment approved by the Metropolitan Area Planning Department.

5. Onsite water and wastewater services shall be provided in compliance with Sedgwick County codes. Electric, gas, telephone and cable television utility service may be provided as separate utility services from the primary residence.

6. The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by the MABCD.

7. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Properties to the north, east, south and west of the subject site are zoned RR and developed with large-lot single-family dwellings.

2. **The suitability of the subject property for the uses to which it has been restricted:** The subject site is zoned RR Rural Residential District and is suitable for single-family, agricultural, and a limited number of commercial uses as rural home occupations. A Recreational Vehicle Campground requires Conditional Use approval in the RR District.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Recreational Vehicle Campground means the use of land designed for occupancy by Recreational Vehicles for temporary or transient living purposes, including the use of camping spaces for tents. The conditions of approval restrict the site to one (1) Recreational Vehicle and no tent camping and place a time limit on how long the RV can be used prior to construction and occupancy of a single-family dwelling.

4. **Length of time subject property has remained vacant as zoned**: The subject site has never been developed.

5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** The public's health, safety, and welfare should not be impacted by the request. Denial of the request could represent a hardship on the applicants who desire to reside on site prior to / and during construction of their single-family dwelling.

6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested Conditional Use is in conformance with the *Community Investments Plan* as identified in the staff report.

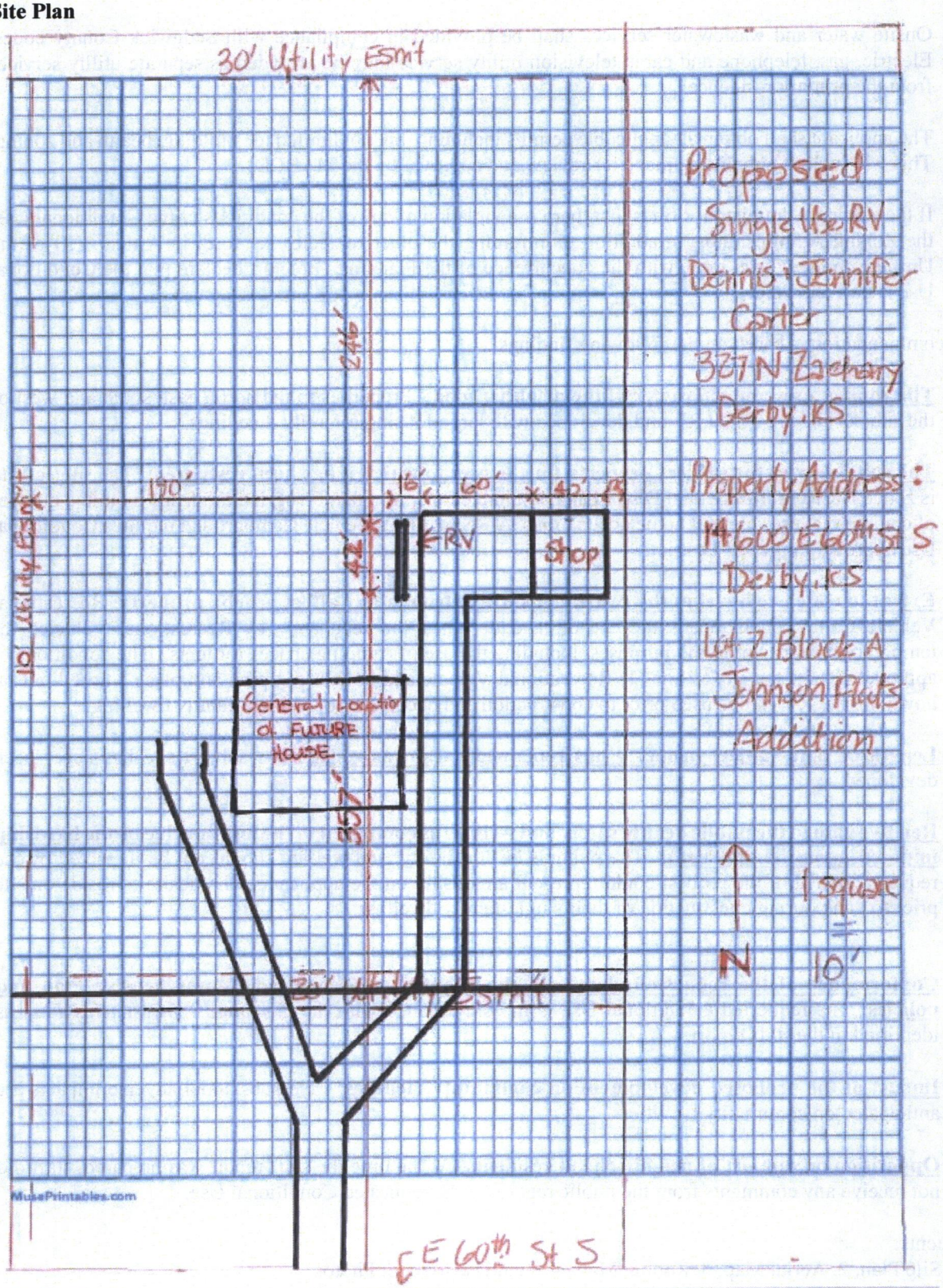
7. **Impact of the proposed development on community facilities**: No substantial adverse impacts are anticipated on community facilities.

8. **Opposition or support of neighborhood residents**: At the time the staff report was prepared, staff did not receive any comments from the public regarding the requested Conditional Use.

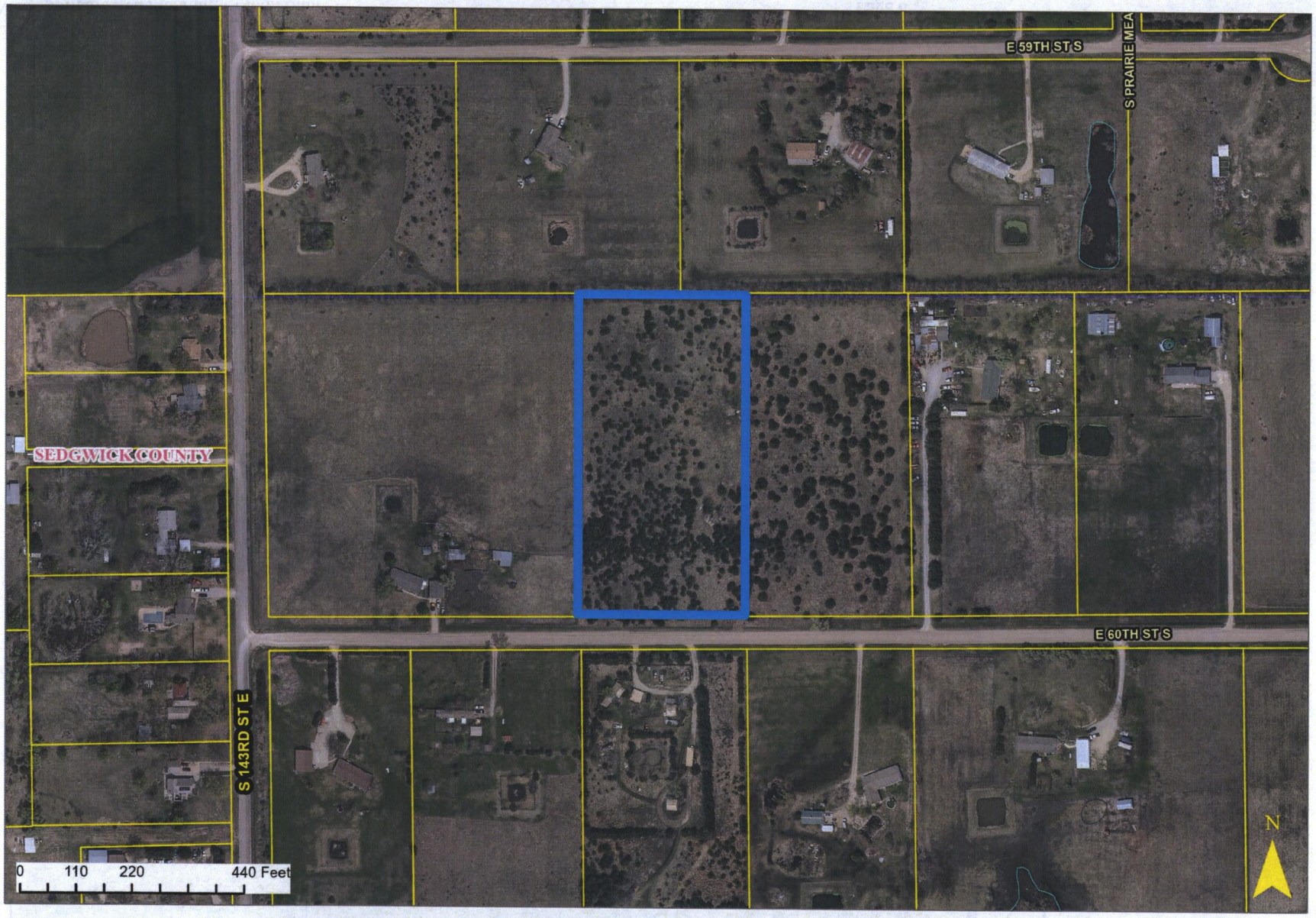
Attachments:

1. Site Plan, 2. Aerial Map, 3. Zoning Map, 4. Land Use Map, 5. Photos

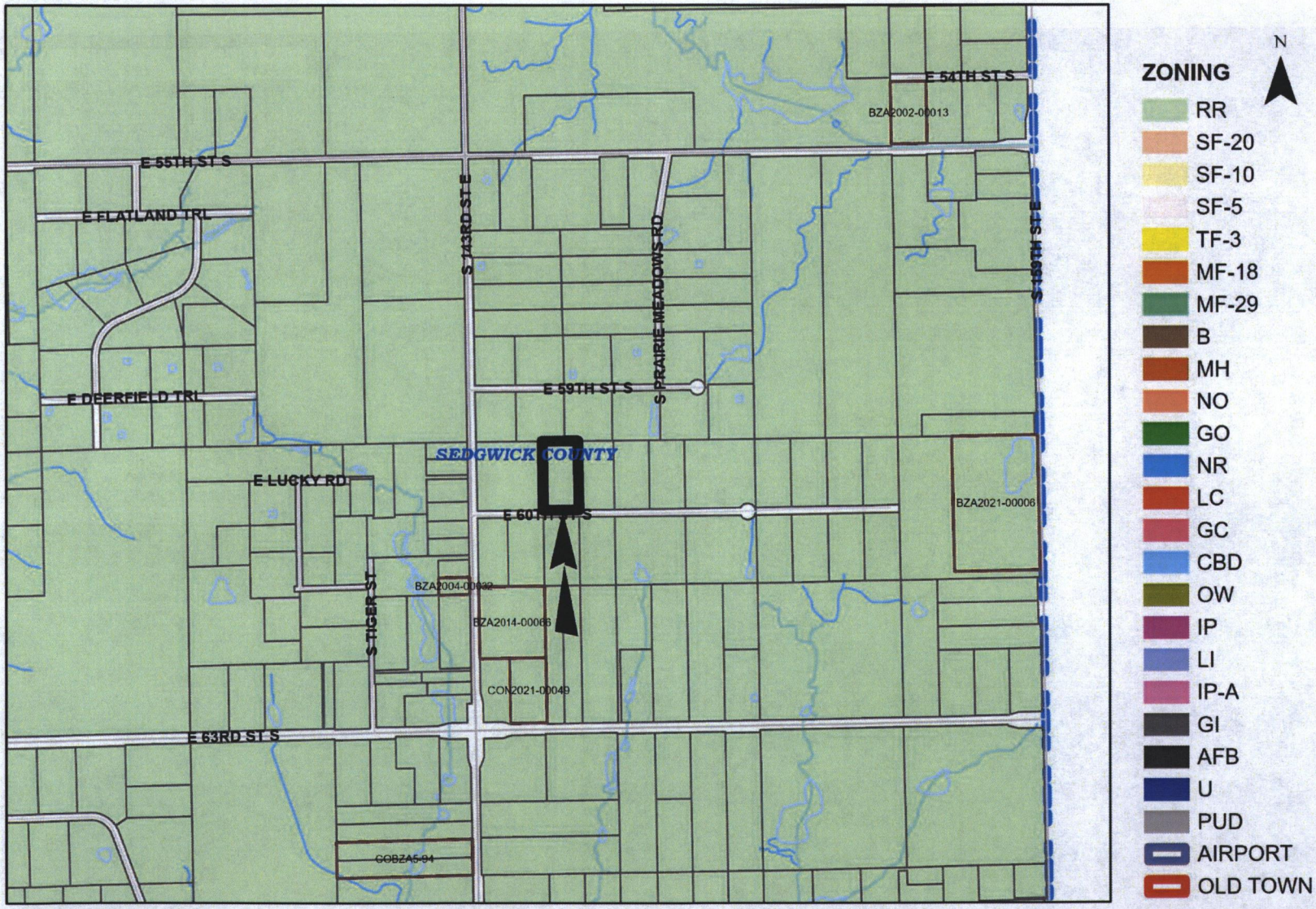
Site Plan


30' Utility Esmt
Proposed
Single Use RV
Dennis + Jennifer
Carter
337 N Zachary
Derby, KS
Property Address:
14600 E 60th St S
Derby, KS
Lot 2 Block A
Jennson Plats
Addition
170'
16'
60'
45'
RV
Shop
General Location of FUTURE House
10' Utility Esmt
30' Utility Esmt
1 square = 10'
N
E 60th St S
MusePrintables.com

Aerial Map


E 59TH ST S
S PRAIRIE MEA
SEDGWICK COUNTY
S 143RD ST E
E 60TH ST S
0 110 220 440 Feet
N

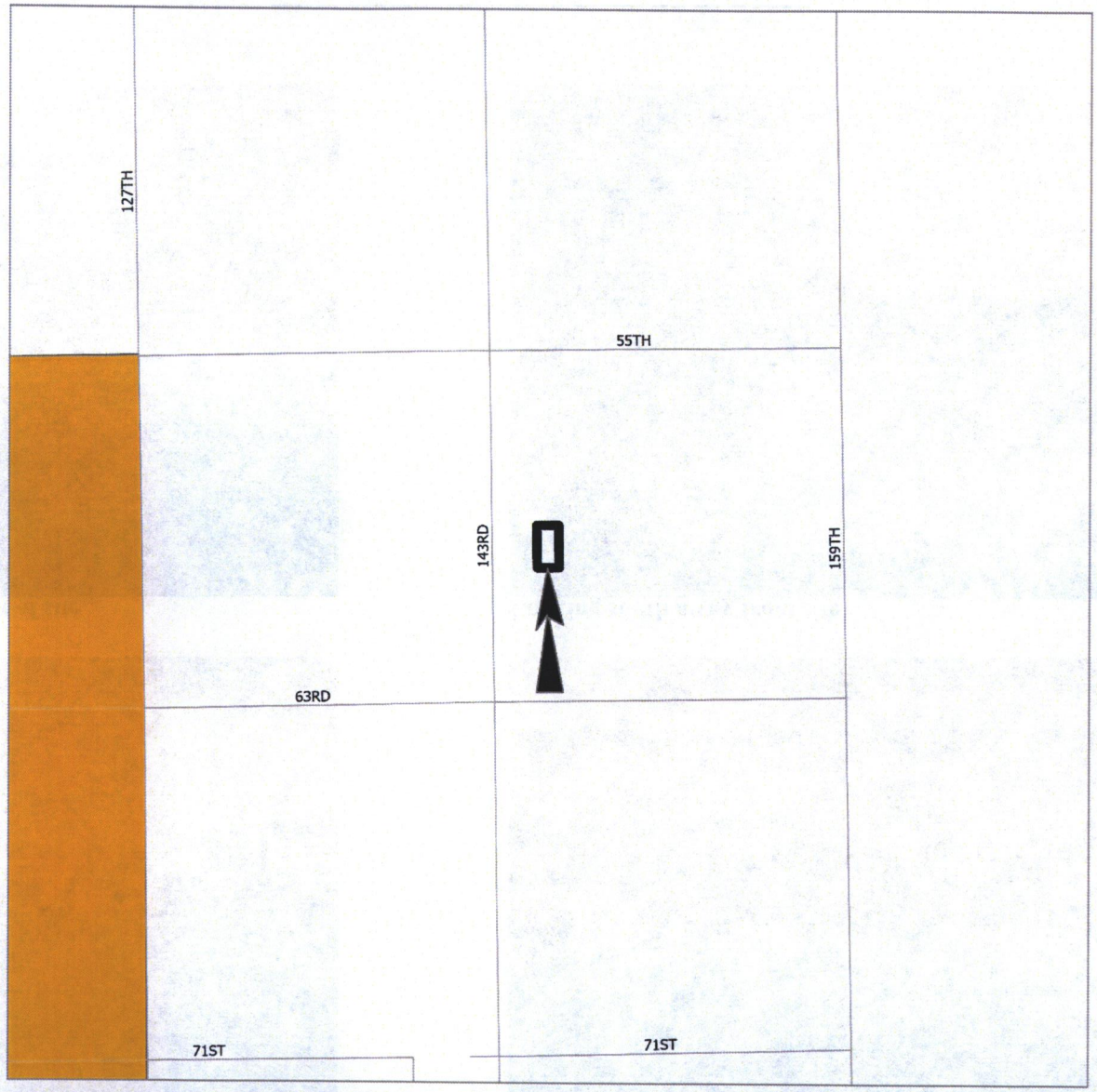
Zoning Map


E 54TH ST S
BZA2002-00013
E 55TH ST S
E FLATLAND TRL
S 143RD ST E
S PRAIRIE MEADOWS RD
S 159TH ST E
E DEERFIELD TRL
E 59TH ST S
SEDGWICK COUNTY
E LUCKY RD
E 60TH ST S
BZA2021-00006
S TIGER ST
BZA2004-00032
BZA2014-00066
CON2021-00049
E 63RD ST S
COBZA5-94
N
ZONING
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN

Land Use Map

2035 Urban Influence Growth Areas Map

(This map is not reflective of the Zoning Areas of Influence in Sedgwick County)



Looking north at site



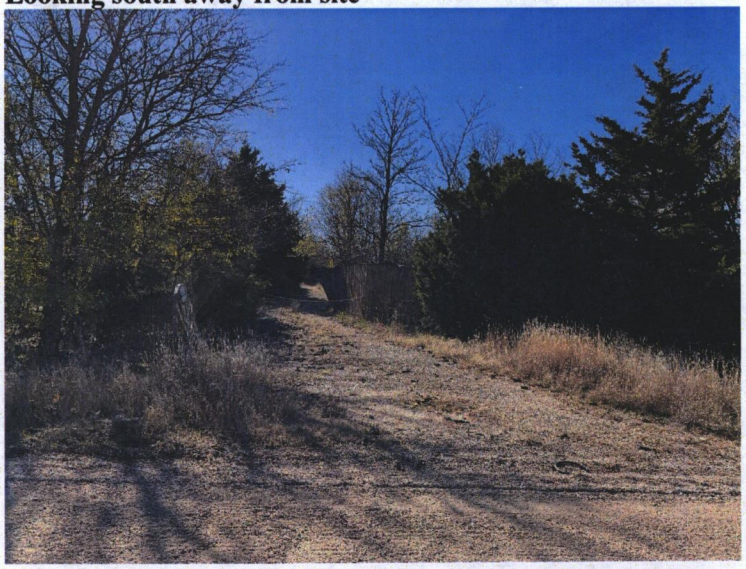
Looking north at property east of site

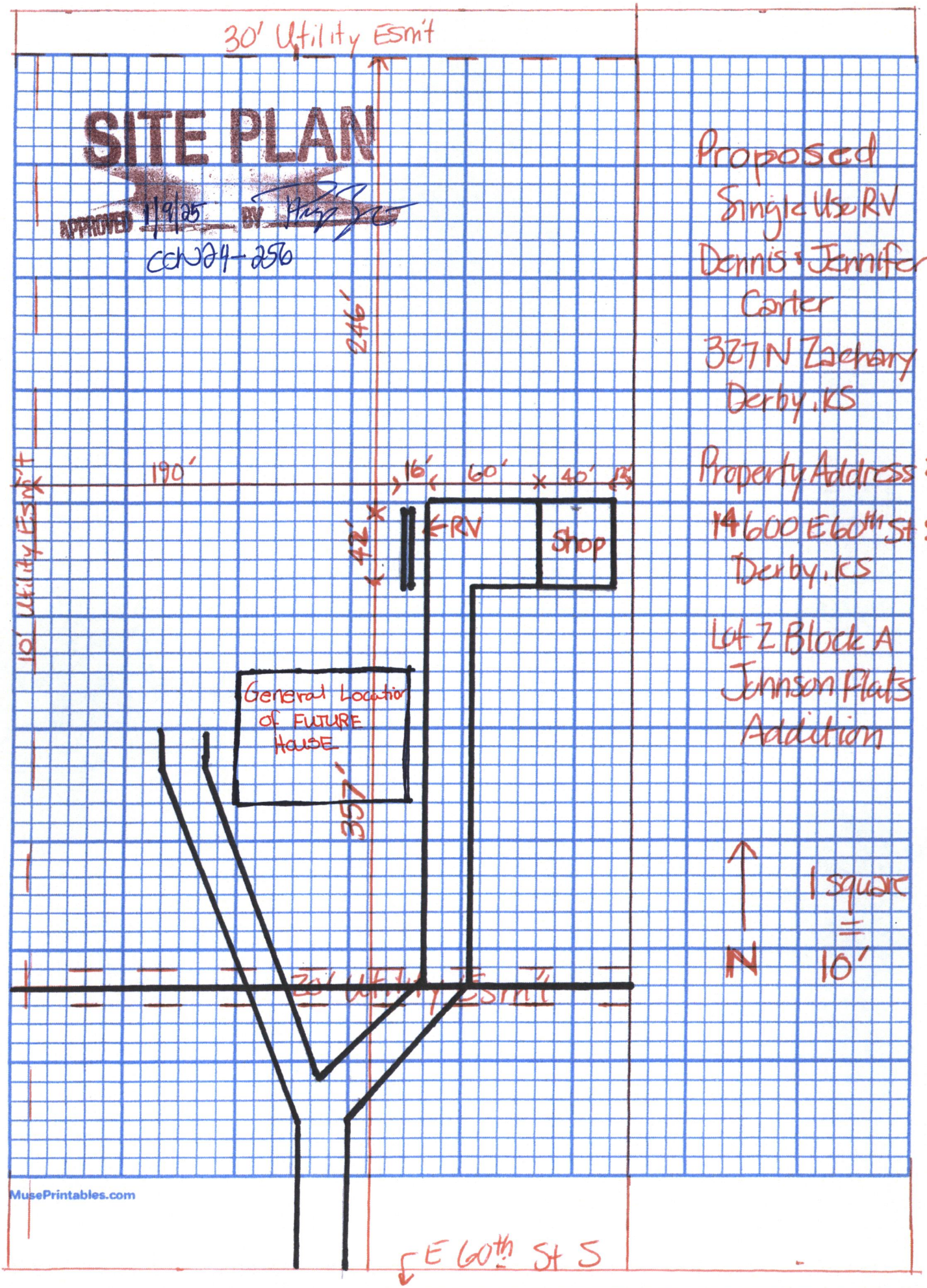


Looking north at property west of site



Looking south away from site




30' Utility Esmt
SITE PLAN
APPROVED 11/9/25 BY
CCW24-256
246'
190'
16'
60'
40'
15'
42'
RV
Shop
10' Utility Esmt
General Location of FUTURE House
35'
30' Utility Esmt
E 60th St S
Proposed
Single Use RV
Dennis & Jennifer Carter
327 N Zachary
Derby, KS
Property Address:
14600 E 60th St S
Derby, KS
Lot 2 Block A
Johnson Plats Addition
N
1 square = 10'
MusePrintables.com

