Wichita-Sedgwick County Metropolitan Area Planning Department

Jesse Guthridge and Michelle Pinaire
6725 West 71st Street South
Haysville, KS 67060

January 12, 2026

RE: CON2025-00155 - Conditional Use request in the County to allow a single Recreational Vehicle Campground on property zoned RR Rural Residential District, generally located on the south side of West 71st Street South, one-half mile east of South 71st Street West (6725 West 71st Street South).

Dear Applicant,

On **December 4, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** 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 Conditional Use for a Recreational Vehicle Campground for one (1) Recreational Vehicle shall be declared null and void 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. Any further extension beyond what is stated in this condition shall require a new Conditional Use application.
4. 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 all applicable regulations and codes.
5. On-site 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 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 protests were received for this case. Therefore, the decision of the MAPC is final. If you have any questions concerning this matter, please contact our office.

Sincerely,

Christina Keith

Wichita-Sedgwick County Metropolitan Area Planning Department

Jesse Guthridge and Michelle Pinaire
6725 West 71st Street South
Haysville, KS 67060

December 5, 2025

RE: CON2025-00155 - Conditional Use request in the County to allow a single Recreational Vehicle Campground on property zoned RR Rural Residential District, generally located on the south side of West 71st Street South, one-half mile east of South 71st Street West (6725 West 71st Street South).

Dear Applicant,

On **December 4, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** the request, subject to the following conditions:

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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 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 18, 2025**. 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 1000 feet of the property for which the application was filed and must be submitted to the County Clerk by **December 18, 2025** at 5:00 p.m.

If no protest petitions are received, then the decision of the MAPC is final. Else, the Sedgwick County Board of County Commissioners will meet on Wednesday, January 14, 2026, at 9:00 a.m. for final action. The BOCC meets at 100 North Broadway, Wichita, KS 67202.

Development application signs may now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely,

Christina Rieth

Christina Rieth
Current Plans
Associate Planner

Cc: Kathy Reese, *via email*
Dawn Baus, *via email*
Dennis and Brenda Duerksen, 6117 West 71st Street South, Wichita, KS 67060

CONDITIONAL USE RESOLUTION NO. CON2025-00155

WHEREAS, Michelle Pinaire and Jesse Guthridge, 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 Recreational Vehicle Campground in the RR Rural Residential District zoning located at 6725 West 71st Street South, legally described as:

> A tract beginning at the Northeast corner of the Northwest Quarter of Section 3, Township 29 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence on an assumed bearing of N90°00′00″W along the North line of said Quarter a distance of 319.83 feet; thence N90°00′00″E parallel to the North line of said Quarter a distance of 780.00 feet to a point on the East line of said Quarter; thence N00°05′18″E along the East line of said Quarter a distance of 319.83 feet to the point of beginning.

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 4, 2025, 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 Recreational Vehicle Campground in the RR Rural Residential District zoning located at 6725 West 71st Street South, legally described as:

> A tract beginning at the Northeast corner of the Northwest Quarter of Section 3, Township 29 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence on an assumed bearing of N90°00′00″W along the North line of said Quarter a distance of 319.83 feet; thence N90°00′00″E parallel to the North line of said Quarter a distance of 780.00 feet to a point on the East line of said Quarter; thence N00°05′18″E along the East line of said Quarter a distance of 319.83 feet to the point of beginning.

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 Conditional Use for a Recreational Vehicle Campground for one (1) Recreational Vehicle shall be declared null and void 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. Any further extension beyond what is stated in this condition shall require a new Conditional Use application.
4. 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 all applicable regulations and codes.
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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 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 19 Day of DECEMBER, 2025.

METROPOLITAN AREA PLANNING COMMISSION

Bryan Frye, Chairman

ATTEST:

Scott Wadle, Secretary

Sedgwick Co. public notice

(Published in The Ark Valley News Nov. 13, 2025.)

MAPC December 4, 2025 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, December 4, 2025, 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.**

CON2025-00148: Conditional Use request in the County to allow Oil and Gas Drilling on property zoned RR Rural Residential District, generally located on the north and south sides of West 63rd Street South, within one-half mile west of South Seneca Street. (Haysville Area of Influence)

CON2025-00152: Conditional Use request in the County to allow Vehicle Storage Yard on property zoned RR Rural Residential, generally located on the west side of South Grove Street and within 0.70 miles north of East 79th Street South (7415 South Grove Street). (Haysville Area of Influence)

CON2025-00155: Conditional Use request in the County to allow a single-vehicle Recreational Vehicle Campground on property zoned RR Rural Residential District, generally located on the south side of West 71st Street South, one-half mile east of South 71st Street West (6725 West 71st Street South).

VAC2025-00049: Vacation request in the County to vacate plattor's text on property zoned RR Rural Residential, generally located east of North Maize Road and 2,000 feet north of West 53rd Street North.

ZON2025-00053: Zone Change request in the County from RR Rural Residential to LI Limited Industrial to allow industrial development, located at the southeast corner of East 45th Street North and North Greenwich Road.

ZON2025-00054: Zone Change request in the County from SF-20 Single Family Residential to MF-29 Multi-family Residential with Protective Overlay to allow residential development, located at the southwest corner of North Broadway Avenue and West 69th Street North. (Park City Area of Influence)

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 13, 2025
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 13th day of November, 2025. with subsequent publications being made on the following dates:

_____, 2025 _____, 2025

_____, 2025 _____, 2025

_____, 2025 _____, 2025

Chris Strunk

Subscribed and sworn to before me this 13th day of November, 2025.

Lisa K. Strunk

Notary Public

My commission expires 4/24/28

Additional copies $

Printer's fee

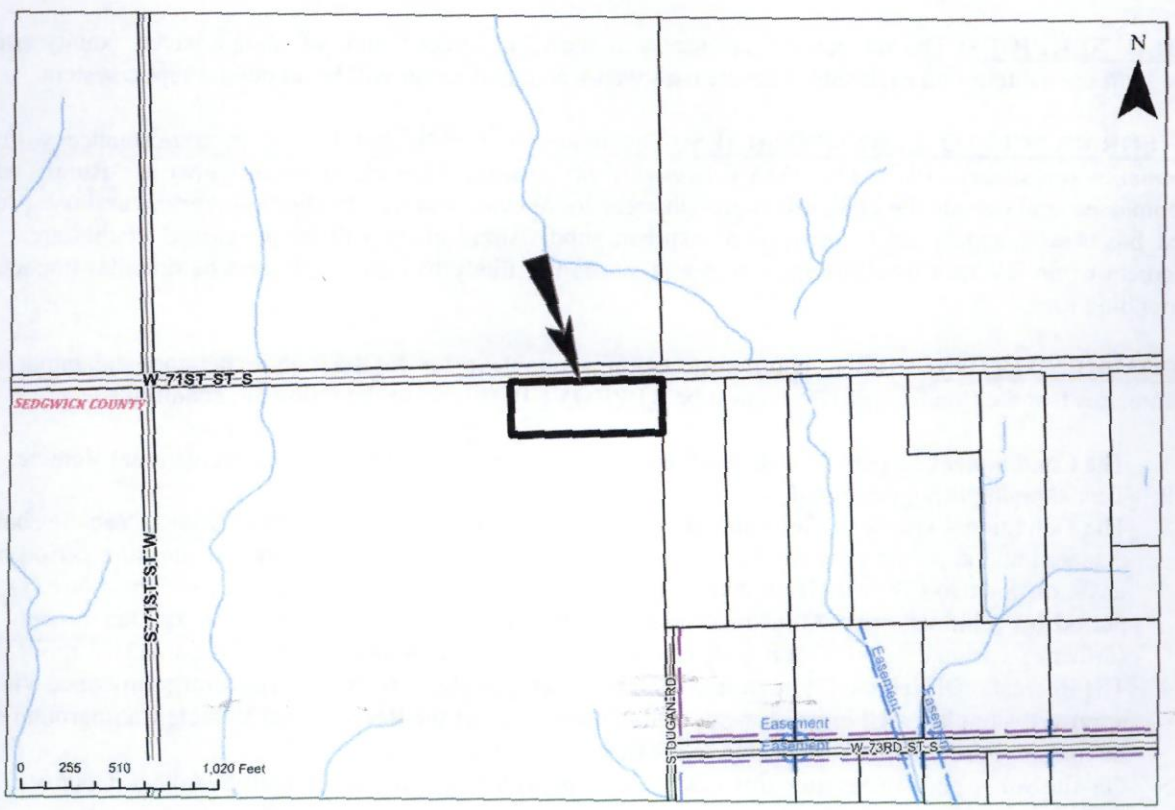
LISA K. STRUNK NOTARY PUBLIC STATE OF KANSAS

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.6

STAFF REPORT
MAPC: December 4, 2025

CASE NUMBER:	CON2025-00155 (County)
APPLICANT/AGENT:	Jesse Guthridge, Michelle Pinaire, and Kathy Reese (Applicants)
REQUEST:	Conditional Use to permit a Single-Vehicle RV Campground
CURRENT ZONING:	RR Rural Residential District
SITE SIZE:	5 acres
LOCATION:	Generally located on the south side of West 71st Street South, one-half mile east of South 71st Street West (6725 West 71st Street South)
PROPOSED USE:	Permit use of Recreational Vehicle 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 on the south side of West 71st Street South, one-half mile east of South 71st Street West (6725 West 71st Street South). The purpose of the request is to continue to utilize the RV as a dwelling on-site in addition to the existing single-family dwelling and provide a residence for a retiring family member. An RV Campground is permitted in the RR District with Conditional Use approval.

The attached site plan illustrates a new 12-foot by 34-foot RV would be placed on the east side of the property, between a new 12-foot by 24-foot shed and a new 12-foot by 20-foot shed to be constructed. The RV would be placed 83 feet from the front (north) property line. The minimum interior side setback in RR zoning is 20 feet but can be reduced to 16 feet with an Administrative Adjustment application through the Planning Department. The site plan shows a 55-foot setback from the property line.

The character of the neighborhood is rural. Properties to the north, east, south and west of the subject site are zoned RR. Properties to the north, south, and west are in use as agricultural land, and property to the east is developed with a single-family dwelling.

CASE HISTORY: The subject site is not platted. Platting is not required for an additional residence on site. There are no other cases associated with this site.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Agriculture
SOUTH:	RR	Agriculture
EAST:	RR	Single-family residence
WEST:	RR	Agriculture

PUBLIC SERVICES: The subject site has access to West 71st Street South, which is a paved, county arterial street with open ditches on each side. The site uses well water, and sewer will be an on-site septic 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 placement of an RV as a dwelling on a five-acre site 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 Conditional Use for a Recreational Vehicle Campground for one (1) Recreational Vehicle shall be declared null and void 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. Any further extension beyond what is stated in this condition shall require a new Conditional Use application.
4. 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 all applicable regulations and codes.
5. On-site 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 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:** The character of the neighborhood is rural. Properties to the north, east, south and west of the subject site are zoned RR. Properties to the north, south, and west are in use as agricultural land, and property to the east is developed with a single-family dwelling.

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.

4. **Length of time subject property has remained vacant as zoned**: The subject site has been developed with a single-family dwelling since 1972.

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 in the RV.

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. Applicant Letter to MAPD
2. Site Plan
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Photos

Applicant **Letter** **to** **MAPD**

Applicant Kathy A. Reese requesting Conditional Use

I'd like to move my RV and 2 new sheds on to my niece, Michelle Pinaire and Jesse Guthridge land. I won't be traveling.

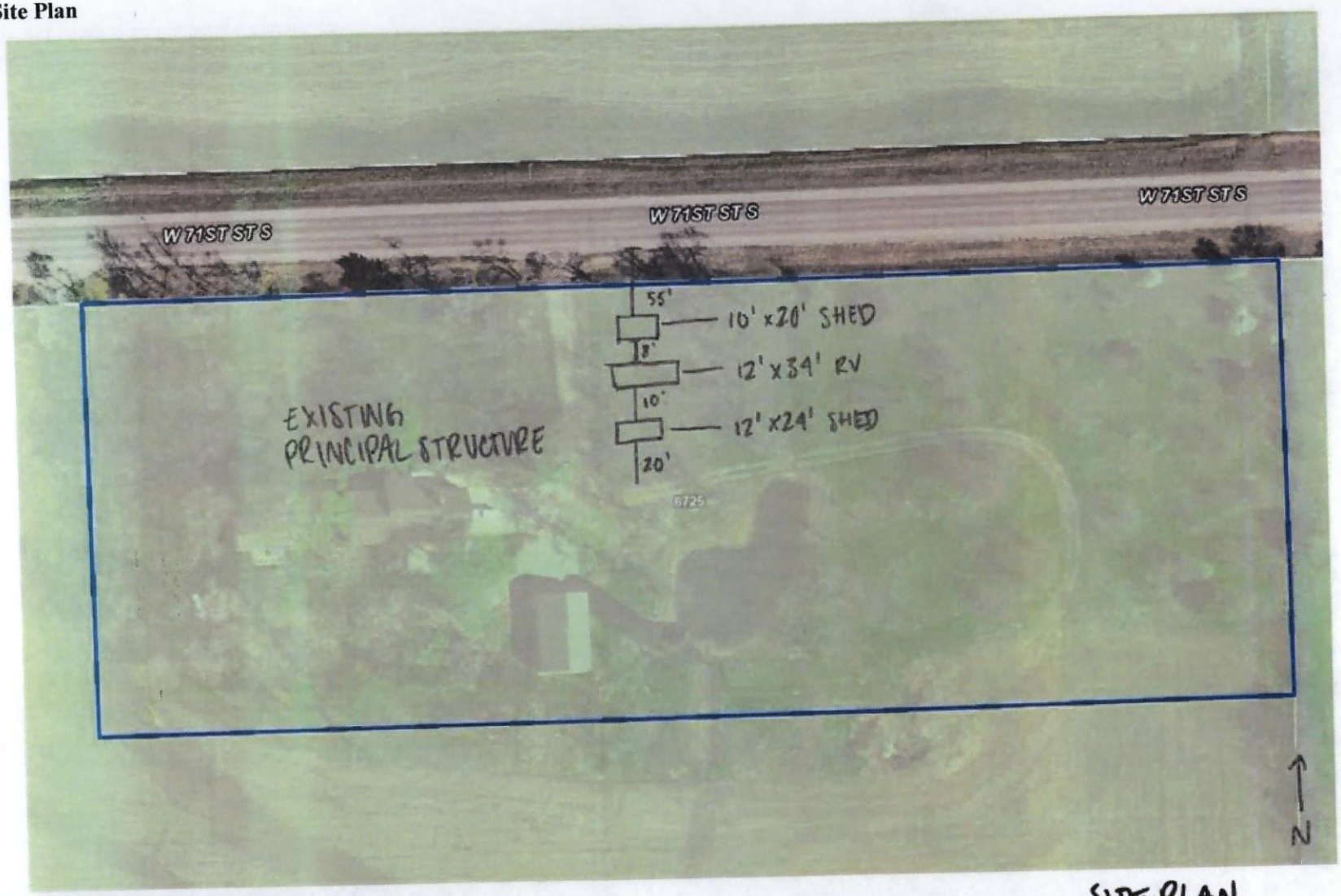
I'll be using their BathRoom and Laundry Room for those needs in their home.

I am Retired and Michelle is going to be my CAre giver for my latter days in the future. So I'd like to make this my retirement spot, home.

6725 W. 71st South, Haysville, KS 67060

the North 319.83 feet of the EAst 780 feet of the Northwest Quarter excluding roadway on the North half of Section 3-29-1 W

Site Plan



6725 W 71ST ST SOUTH
HAYSVILLE, KS 67060

SITE PLAN

Aerial Map

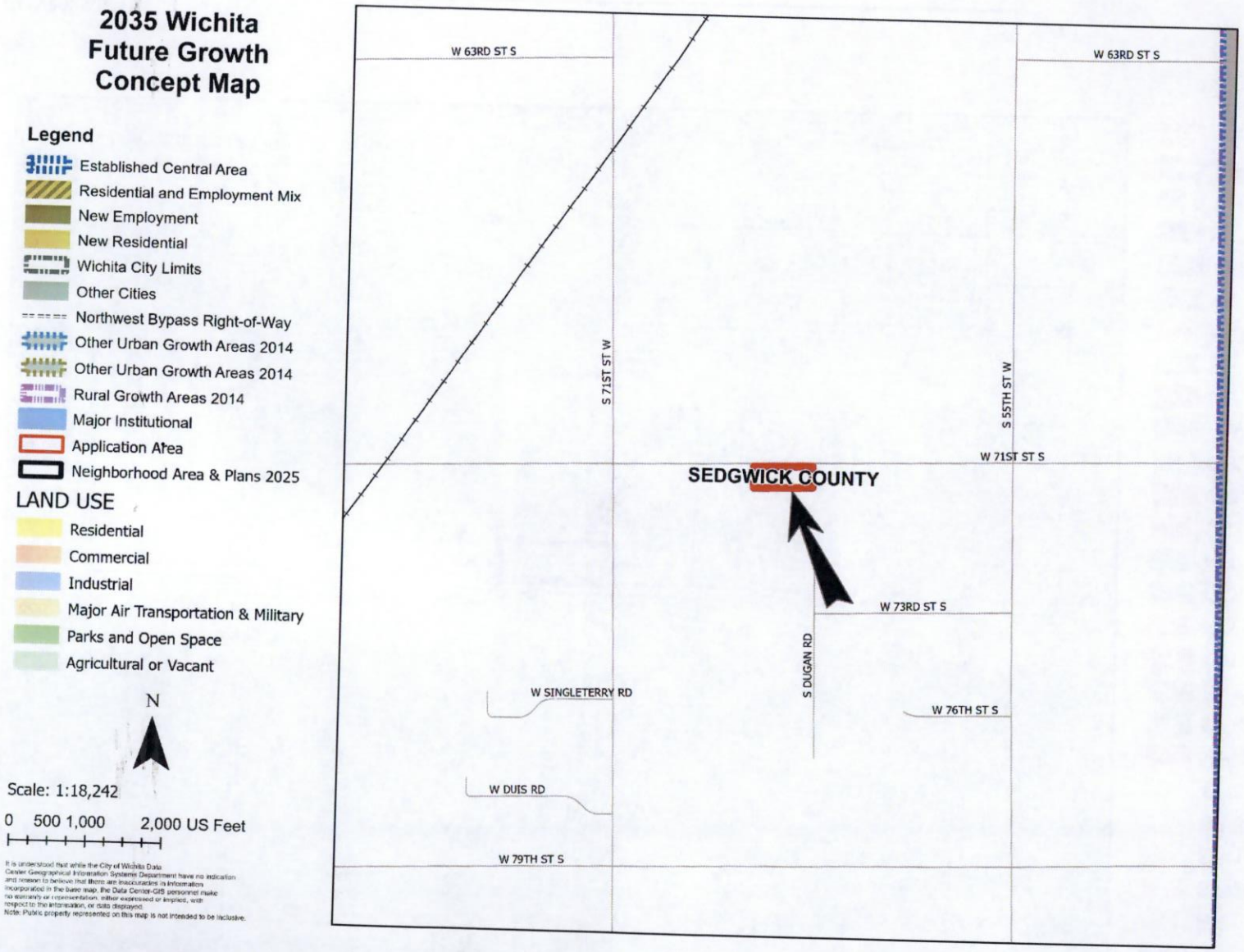


Zoning Map


COBZA8-87
CON2020-00027
DR 90-30
COBZA1-83
SEDGWICK COUNTY
W 71ST ST S
S 55TH ST W
DRY CREEK
S 71ST ST W
S DUGAN RD
W 73RD ST S
W SINGLETERRY RD
W 76TH ST S
CON2009-00034
CON2004-00031
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

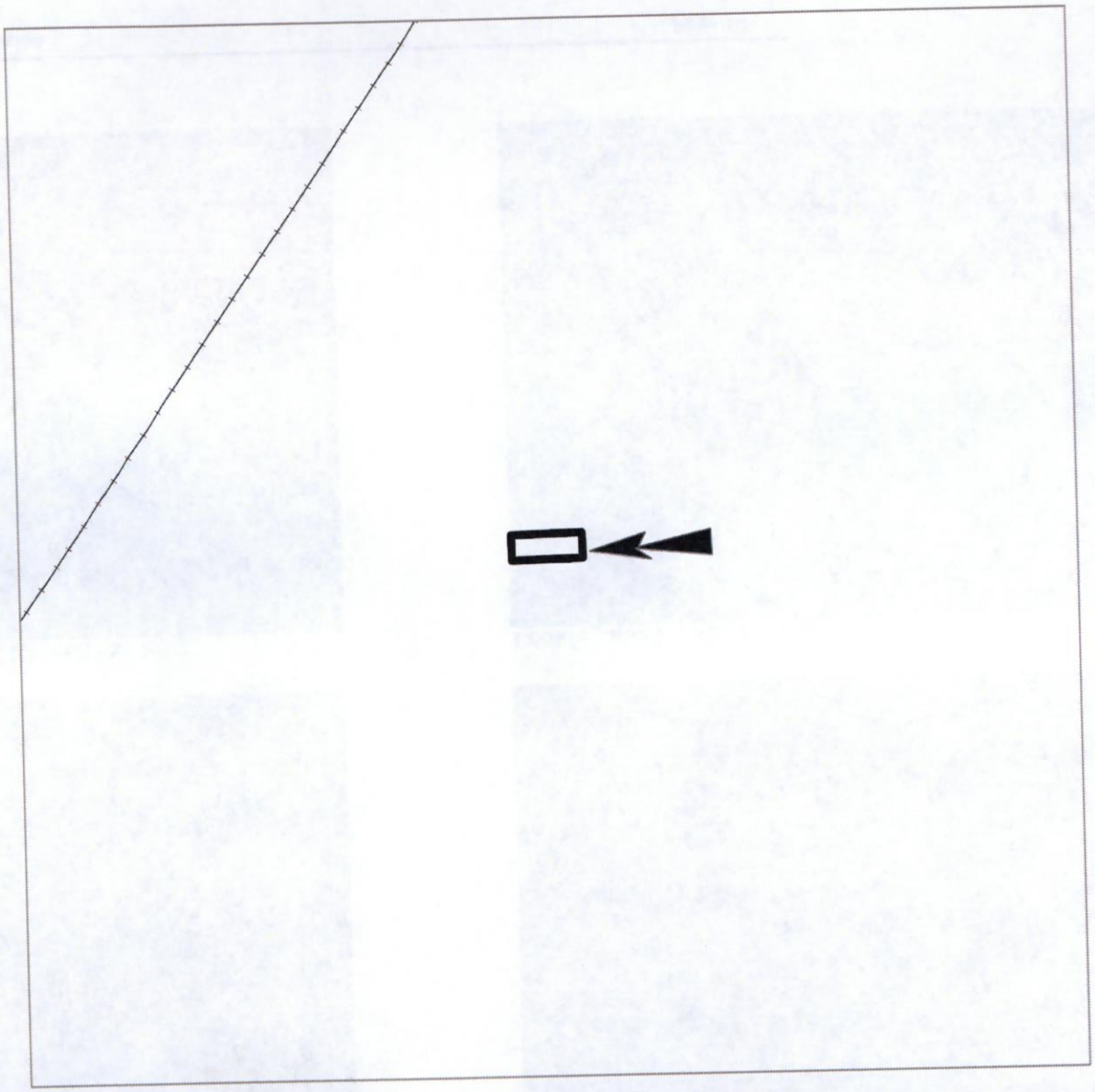
2035 Wichita Future Growth Concept Map



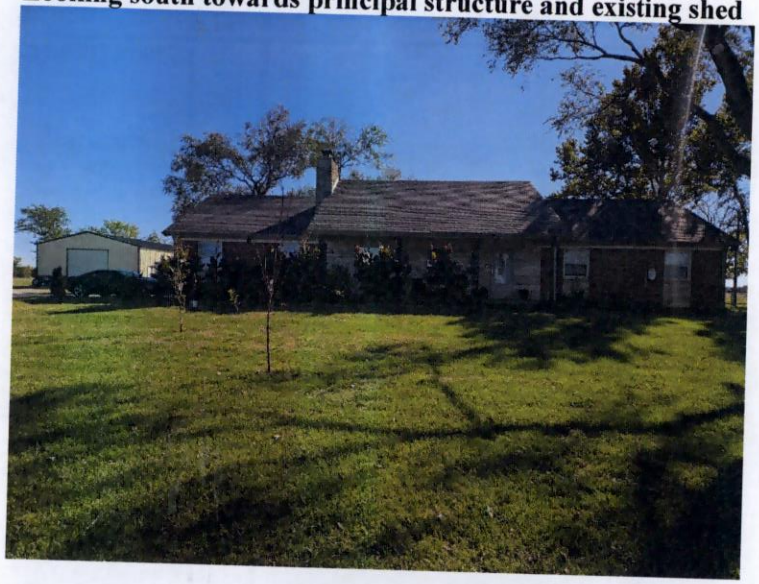
It is understood that while the City of Wichita Data Center Geographical Information Systems Department have no indication and reason to believe that there are inaccuracies in information incorporated in the base map, the Data Center-GIS personnel make no warranty or representation, either expressed or implied, with respect to the information, or data displayed.
Note: Public property represented on this map is not intended to be inclusive.

2035 Urban Growth Areas Map

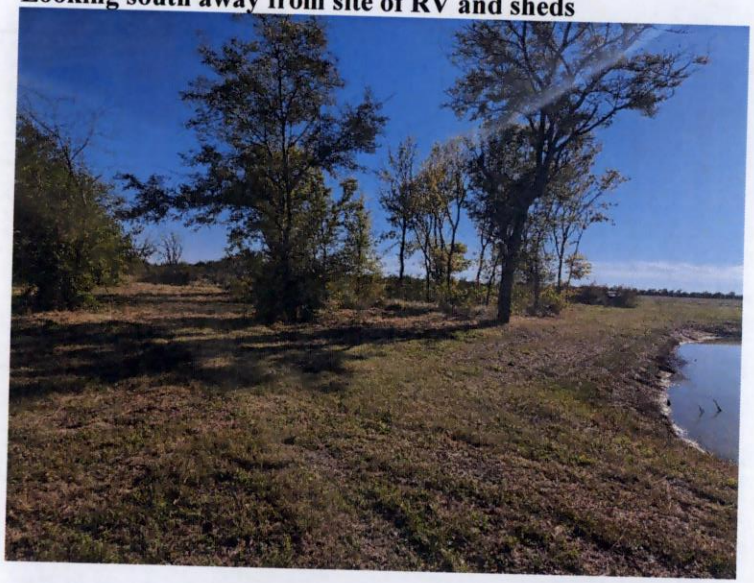
(This map is not reflective of the Zoning Areas of Influence in Sedgwick County)



Looking south towards principal structure and existing shed



Looking south away from site of RV and sheds



Looking north towards site of RV and sheds



Looking north away from site



Looking east towards site of RV and sheds



Looking west away from site of RV and towards house

