



Wichita-Sedgwick County Metropolitan Area Planning Department

November 6, 2018

John M. and Jerry Arnold
3846 S. Wesley Street
Wichita KS 67227

RE: CON2018-00035 - County Conditional Use to allow a one-vehicle recreational vehicle campground on 0.77 acre zoned SF-20 Single-Family Residential generally located 1/2 mile west of South 119th Street West and 900 feet north of West MacArthur Road, on the east side of South Wesley Street (3838 S. Wesley).

Dear Applicant:

At its regular meeting on **October 4, 2018**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request in accordance with the attached resolution.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: MABCD

CONDITIONAL USE RESOLUTION NO. CON2018-35

WHEREAS, Jerry Arnold (owner); pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for a single unit Recreational Vehicle Campground on approximately 0.77 acre zoned SF-20 Single-Family Residential ("SF-20"), described as:

Lot 7, Block 1, McMillen's 1st Addition, Sedgwick County, Kansas (3838 S. Wesley Drive)

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 October 4, 2018, 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 single unit Recreational Vehicle Campground on approximately 0.77 acre zoned SF-20 Single-Family Residential ("SF-20"), described as:

Lot 7, Block 1, McMillen's 1st Addition, Sedgwick County, Kansas (3838 S. Wesley Drive)

Approved subject to the following conditions:

1. The Conditional Use permits a recreational vehicle campground for one recreational vehicle as defined by the Wichita-Sedgwick County Unified Zoning Code. In addition to the use permitted by Conditional Use CON2018-00035, all uses permitted by right the SF-20 Single-Family Residential district are permitted.
2. All waste, including household and sewage, disposal shall be per applicable codes. Water service, including private water well, shall also be provided in compliance with all applicable codes.
3. Access to the site shall meet service drive code requirements and any other applicable code requirements.
4. The recreational vehicle campground shall be developed and maintained in substantial compliance with the approved site plan and applicable codes. All improvements and the operation of the recreational vehicle campground shall be in compliance with applicable local, state or federal regulations and codes.
5. The Conditional Use for a recreational vehicle campground for one recreational vehicle shall be declared null and void after a period of five years from the date said Conditional Use is approved. The five-year time limitation may be extended up to five years by Administrative Adjustment provided there are not any protests or appeals from property owners located within 1,000 feet of the perimeter of the application area. If a protest or an appeal to a time extension is registered in writing with the Metropolitan Area Planning Department an extension of time can only be granted by Conditional Use approval as defined in the Wichita-Sedgwick County Unified Zoning Code.
6. If the Zoning Administrator finds there is a violation of any of the conditions of approval of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article III of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

Adopted this 4th day of October 2018.

METROPOLITAN AREA PLANNING COMMISSION

Cindy Miles
Cindy Miles, Chairman MAPC

ATTEST:

Dale Miller
Dale Miller, Secretary



AGENDA ITEM NO. 4

STAFF REPORT
MAPC October 4, 2018
CAB 3 October 1, 2018

CASE NUMBER: CON2018-00035

APPLICANT/AGENT: John M. Arnold and Jerry Arnold (owner/applicant)

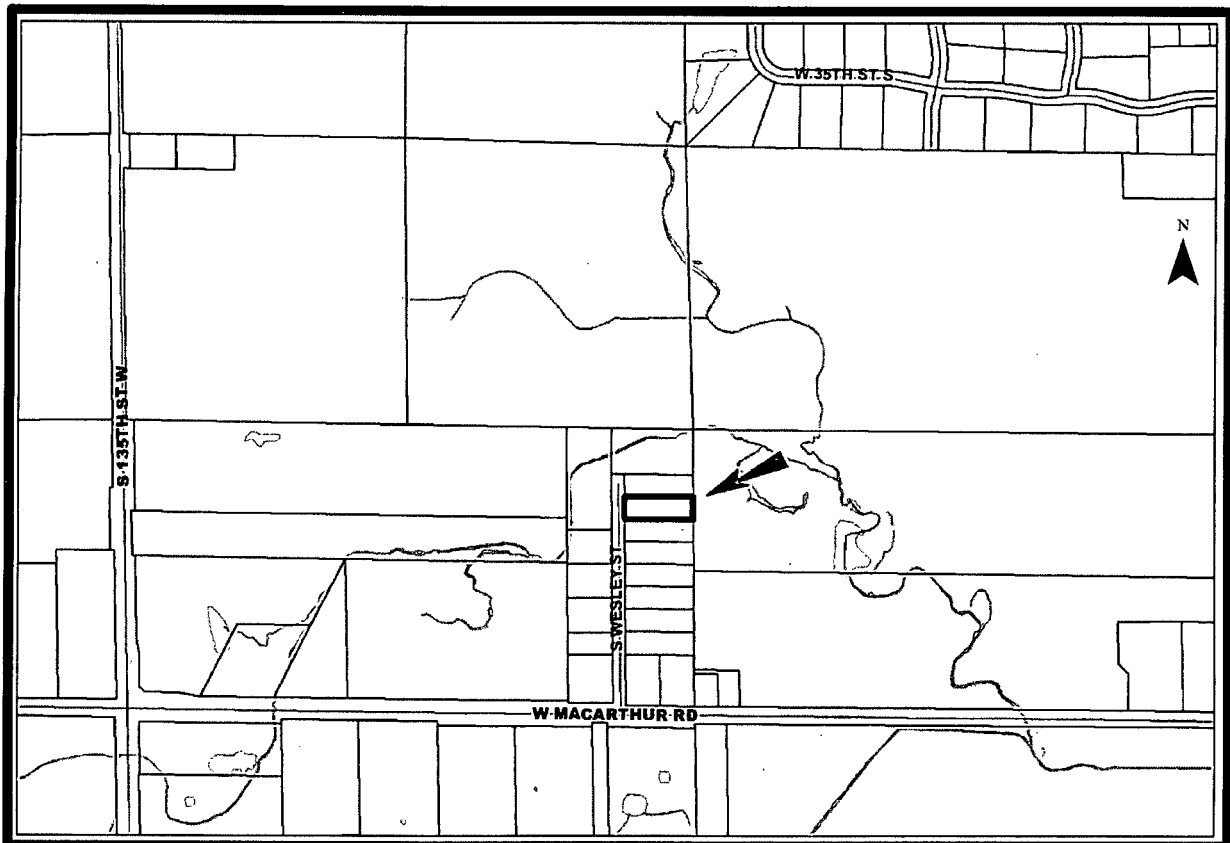
REQUEST: Conditional Use to permit a one-vehicle recreational vehicle campground

CURRENT ZONING: SF-20 Single-Family Residential

SITE SIZE: 0.77 acres

LOCATION: Approximately one-half mile west of South 119th Street West and 900 feet north of West MacArthur Road on the east side of South Wesley Street

PROPOSED USE: Recreational vehicle campground for one vehicle



BACKGROUND: The applicants are requesting “conditional use” approval for a one-vehicle “recreational vehicle campground” on a 0.77 acre lot in McMillan’s 1st Addition. The platted lot is 220 feet deep and 105 feet wide. The subject property is zoned SF-20 Single-Family Residential (SF-20). A “recreational vehicle campground” is permitted in the SF-20 district with “conditional use” approval. A single-wide mobile home was located on the property until 2012. The recreational vehicle will be located approximately 180 feet east of the front property line in approximately the same location where the mobile home was located.

The SF-20 zoning district has an interior building side yard setback of 10 feet and a rear setback of 25 feet.

Staff has been advised by the applicants that they want to use the camping trailer as a temporary residence for a family member. It is unknown how long the family member will need the use of the temporary residence, and the applicant would like the legal use of the camping trailer on the application area for an unlimited time frame.

Article II, Section II-B.14.e *Wichita-Sedgwick County Unified Zoning Code (UZY)* defines a “recreational vehicle” as “a unit designed as temporary living quarters for recreational, camping or travel use that has a body width not exceeding eight feet and a body length not exceeding 40 feet. Units may have their own power, or designed to be drawn or mounted on a Motor Vehicle. Recreational Vehicle shall include motor homes, travel trailers, truck campers, camping trailers, converted buses, houseboats or other similar units as determined by the Zoning Administrator. A Recreational Vehicle may or may not include individual toilet and bath.”

All surrounding property is zoned SF-20. Approximately 11.5 acres were platted as McMillen’s 1st Addition in Sedgwick County. McMillen’s 1st Addition is developed with single family residences. West of McMillen’s 1st Addition is the Trinkle Addition which is approximately 30 acres and currently has one single-family residence. All other surrounding property is unplatted acreage, most of which is used for agriculture.

CASE HISTORY: The property was platted in March 1956 and most likely zoned SF-20 in 1985 with the adoption of county-wide zoning. South Wesley Street is a sand and gravel road with 60 feet of right-of-way with direct access to West MacArthur Road. West MacArthur Road is a paved two-lane arterial with 100 feet of right- of-way

ADJACENT ZONING AND LAND USE:

North: SF-20; vacant platted lot
South: SF-20; site-built single family residences
East: SF-20; agriculture (40 acres)
West: SF-20; site-built single family residence on 2 acres

PUBLIC SERVICES: The property is served by the septic system that was installed for the mobile home use and an on-site water well. These services can accommodate the additional demand of the camper trailer

CONFORMANCE TO PLANS/POLICIES: The application area is located in the Wichita Growth Area. Urban growth areas are generally located adjacent to existing municipal boundaries, and are areas likely to experience growth by the year 2035.

RECOMMENDATION: Based upon the information available at the time the staff report was prepared it is recommended that the request be approved subject to the following conditions:

1. The Conditional Use permits a recreational vehicle campground for one recreational vehicle as defined by the Wichita-Sedgwick County Unified Zoning Code. In addition to the use permitted by Conditional Use CON2018-00035, all uses permitted by right the SF-20 Single-Family Residential district are permitted.

2. All waste, including household and sewage, disposal shall be per applicable codes. Water service, including private water well, shall also be provided in compliance with all applicable codes.

3. Access to the site shall meet service drive code requirements and any other applicable code requirements.

4. The recreational vehicle campground shall be developed and maintained in substantial compliance with the approved site plan and applicable codes. All improvements and the operation of the recreational vehicle campground shall be in compliance with applicable local, state or federal regulations and codes.

5. The Conditional Use for a recreational vehicle campground for one recreational vehicle shall be declared null and void after a period of five years from the date said Conditional Use is approved. The five-year time limitation may be extended up to five years by Administrative Adjustment provided there are not any protests or appeals from property owners located within 1,000 feet of the perimeter of the application area. If a protest or an appeal to a time extension is registered in writing with the Metropolitan Area Planning Department an extension of time can only be granted by Conditional Use approval as defined in the Wichita-Sedgwick County Unified Zoning Code.

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

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: All surrounding property is zoned SF-20. McMillen's 1st Addition is developed with single family residences. West of McMillen's 1st Addition is the Trinkle Addition which is approximately 30 acres and currently has one single-family residence. All other surrounding property is unplatted acreage, most of which is used for agriculture.
2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned SF-20 which permits primarily site-built homes, or residential designed manufactured homes, a limited range of public and civic uses, such as church and community assembly (subject to specific development standards), and a few commercial uses, such as bed and breakfast inn and an event center in the county, farmer's market or hobby kennel (subject to specific development standards) and agriculture. Presumably the uses permitted by right allow for the property to provide an economic return. All surrounding properties are also zoned SF-20, and have been developed or are used per code.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the request will introduce a use that is not currently found in the immediate area; however, a one-vehicle recreational vehicle campground for a limited time should mitigate detrimental impacts.

4. 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 and safety should not be significantly impacted by the request. The recommended conditions of approval provide an additional level of mitigation. Denial of the request could represent a loss in the use and enjoyment of the applicant's property.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The application area is located in the Wichita Growth Area. Urban growth areas are generally located adjacent to existing municipal boundaries, and are areas likely to experience growth by the year 2035.
6. Impact of the proposed development on community facilities: None identified.



Site Plan CON2018-35



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This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

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