Wichita-Sedgwick County Metropolitan Area Planning Department

Salvador and Maria Alvarez
1214 North Country Acres Ave.
Wichita, KS 67212

January 20, 2024

RE: CON2023-00068 –Administrative Permit for Short Term Rental in the City on property zoned SF-5 Single-Family Residential; generally located on the east side of North Country Acres Avenue, within 100 feet south of West Ponderosa Street (1214 North Country Acres Ave.).

Legal Description: Lot 2, Block 3, Sunset Manor West 3rd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Administrative Permit request to permit a non-owner-occupied Short-Term Rental in the City in the TF-3 Two-Family Residential District for the above described property.

Section V-L.2.b. of the Unified Zoning Code (UZC) allows a Short Term Rental in the City to be approved by Administrative Permit subject to Supplementary Use Regulations found in Section III-D.6.qq of the UZC, provided that the application is not protested by greater than 50 percent of the eligible properties that either touch or are across the street or alley from the subject property.

One (1) protest was received against this application. However, the protest threshold did not exceed 50 percent of the protest area.

Therefore, the Administrative Permit to permit a Short Term Rental in the City is hereby GRANTED per the previously signed approval letter and subject to the conditions contained in that letter.

The "Development Application" sign should now be removed from the property.

Sincerely,

Philip Zevenbergen, AICP
Current Plans
Division Manager

cc: MABCD

JV Johnston, CM District V

Teresa Veazey, CSR District V

Wichita-Sedgwick County Metropolitan Area Planning Department

Salvador and Maria Alvarez
1214 North Country Acres Ave.
Wichita, KS 67212

January 5, 2024

RE: CON2023-00068 –Administrative Permit for Short Term Rental in the City on property zoned SF-5 Single-Family Residential; generally located on the east side of North Country Acres Avenue, within 100 feet south of West Ponderosa Street (1214 North Country Acres Ave.).

Legal Description: Lot 2, Block 3, Sunset Manor West 3rd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Administrative Permit request to permit a non-owner-occupied Short-Term Rental in the City in the SF-5 Single-Family Residential District for the above described property.

Section V-L.2.b. of the Unified Zoning Code (UZC) allows a Short Term Rental in the City to be approved by Administrative Permit subject to Supplementary Use Regulations found in Section III-D.6.qq of the UZC, provided that the application is not protested by greater than 50 percent of the eligible properties that either touch or are across the street or alley from the subject property.

Below is information regarding the protest procedure.

- Protests must be in writing.
- Protests must include the signatures of all owners on record for the property protesting.
- Protests must be submitted to the Metropolitan Area Planning Department, 271 West 3rd Street, 2nd Floor, Wichita, KS, 67202.
- Protests must be received within 2 weeks of the date of this approval letter. The valid protest period ends at **5:00 p.m. on Friday, January 19, 2024.** Protests received after this date will not be considered valid.
- If greater than 50 percent of the eligible properties protest the application, the applicant can submit a Conditional Use application, which requires a public hearing process considered by the Metropolitan Area Planning Commission and the Wichita City Council. If this is the case, you will be notified in the future of any scheduled public hearing related to this case at which you will have the opportunity to provide comment.

Our signatures below indicate that the Administrative Permit to permit a Short Term Rental in the City is hereby GRANTED, subject to the following conditions, and subject to any valid protests received within the valid protest period.

1) Permitted only in residential Dwelling Units and permitted Accessory Apartments.
2) May be permitted as either a Primary Use or an Accessory Use
3) Not permitted to be in any Recreational Vehicle.

4) Must be licensed and operated in accordance with the requirements of Chapter 3.40 of the Code of the City of Wichita.
5) Must be in compliance at all times with all applicable zoning, building, fire and life-safety, housing and health codes.
6) Must not exceed the posted capacity permitted in accordance with Chapter 3.40 of the Code of the City of Wichita.
7) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Administrative Permit, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Administrative Permit is null and void.

The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD

Bryan Frye, CM District V

Teresa Veazey, CSR District V

CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

December 26, 2023

RE: CON2023-00068 –Administrative Permit for Short Term Rental in the City on property zoned SF-5 Single-Family Residential; generally located on the east side of North Country Acres Avenue, within 100 feet south of West Ponderosa Street (1214 North Country Acres Ave.).

Dear Property Owner,

You are receiving this letter because you are the owner of property within the required notification area for an Administrative Permit application to permit a Short Term Rental in the City land use. The Unified Zoning Code requires notification of all abutting or adjacent property owners whose property touches or are across the street or alley from the subject property of the Short Term Rental.

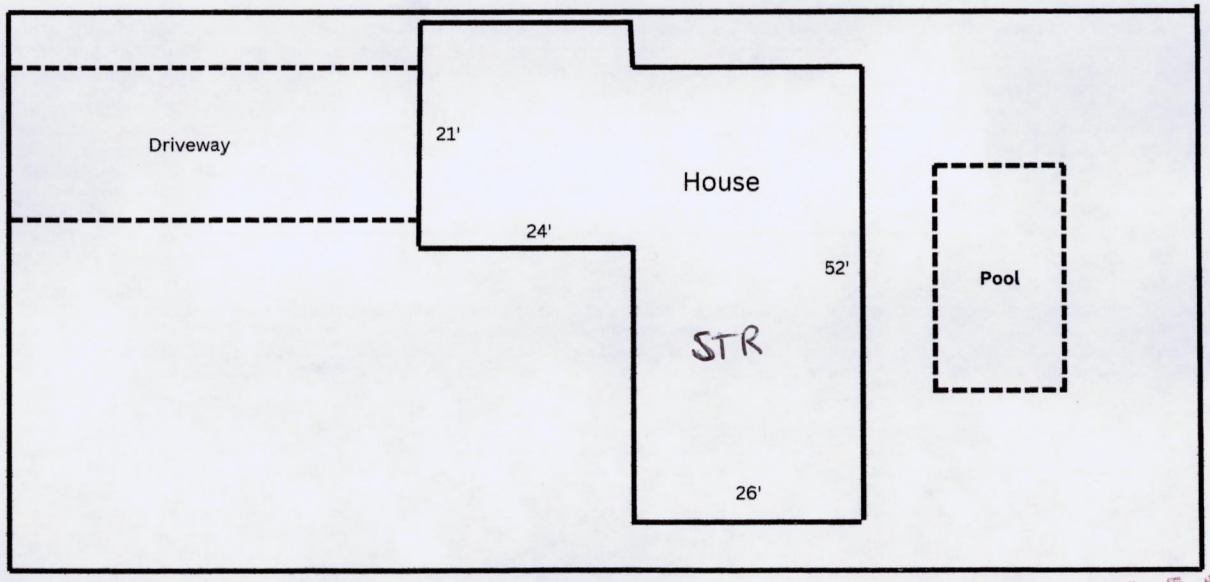
What is a Short Term Rental in the City? The Unified Zoning Code defines it as "the use of a residential dwelling unit or structure to provide room(s) for temporary lodging or lodging and meals for transient guests on a paying basis for a period of not more than 28 days at a time (consecutive days). The term Short Term Rental in the City includes Bed and Breakfast Inn."

What is an Administrative Permit? An Administrative Permit is an application that is reviewed and can be approved or denied administratively by the Planning Director and the Zoning Administrator. The typical review time of an Administrative Permit is approximately 3 weeks.

Because you own property within the required notification area, you have the right to protest this application. Below is information regarding the protest procedure.

- Protests must be in writing.
- Protests must include the signatures of all owners on record for the property protesting.
- Protests must be submitted to the Metropolitan Area Planning Department, 271 West 3rd Street, 2nd Floor, Wichita, KS, 67202.
- Pretests must be received within 2 weeks of the date of the approval letter. If the application is approved, you will receive a copy of this approval letter which will convey this same information about the ability to protest.
- If greater than 50 percent of the eligible properties protest the application, the applicant can submit a Conditional Use application, which requires a public hearing process considered by the Metropolitan Area Planning Commission and the Wichita City Council. If this is the case, you will be notified in the future of any scheduled public hearing related to this case at which you will have the opportunity to provide comment.

Site Plan:
1214 N Country Acres
Wichita KS 67212



Submitted by Emily + Brian Alvarez

SITE PLAN
APPROVED 1-20-24 BY
CON23-68