



**Wichita-Sedgwick County  
Metropolitan Area  
Planning Department**

TBD Enterprises, LLC  
2444 W. St. Louis  
Wichita, KS 67203

August 2, 2024

Alexandra Landon  
352 N. Clifton  
Wichita, KS 67208

**RE: CON2024-00095** –Administrative Permit in the City to permit Short Term Rental on property zoned TF-3 Two-Family Residential; generally located on the east side of South Wallace Drive and within one-quarter mile south of East Mount Vernon Road. (2180 South Wallace Drive).

**Legal Description:** Lot 15, Block E, Reserve 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.

**No protests were received against this case.**

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.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP  
Current Plans  
Division Manager

cc: MABCD  
Mike Hoheisel, CM District III, Rebecca Johnson, CSR District III



**Wichita-Sedgwick County  
Metropolitan Area  
Planning Department**

TBD Enterprises, LLC  
2444 W. St. Louis  
Wichita, KS 67203

July 18, 2024

Alexandra Landon  
352 N. Clifton  
Wichita, KS 67208

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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 3<sup>rd</sup> Street, 2<sup>nd</sup> 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 Thursday, August 1, 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.



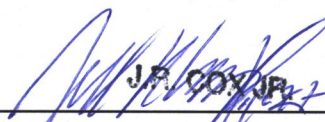
Our signatures below indicate that the Administrative Permit to permit a Short Term Rental in the City is hereby GRANTED, subject to the following conditions, and subject to any valid protests received within the valid protest period.

- 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



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

cc: MABCD  
Mike Hoheisel, CM District III  
Rebecca Johnson, CSR District III



# SITE PLAN

BELLAIRE AVE

APPROVED

WALLACE DR

8/21/24  
Cov 24-95

5801 E BELLAIRE AVE

140

5803 E BELLAIRE AVE

14

79.74

52.4+

180

2180 S WALLACE DR

15

13

8.03

180 +/-

123.3 +/-

CL 10 ESMT

2182 S WALLACE DR

16

18

19

63.54

167.7 +/-

37.3 +/-

5810 E KINKAID ST

5816 E KINKAID ST

25 45.28

5802 E KINKAID ST

5804 E KINKAID ST

17

133.85

108.2 +/-

53

KINKAID ST



Geographic Information Services

Sedgewick County...  
working for you

Date: 7/1/2024

It is understood that the Sedgewick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

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My Map

Sedgewick County, Kansas



1:564

