CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 15, 2025

Brightwater Bay, LLC
Attn: Chelsi Lange-Barnes & Jeff Lange
4852 S. Broadway
Wichita, KS 67216

Patti Lange
1072 W. Conway Springs Rd.
Conway Springs, KS 67031

Rachel Lange
12513 W. Jayson Ln.
Wichita, KS 67235

Stratton Lange
11206 W. Central Park Cir.
Wichita, KS 67205

Xclusive Events
Attn: Cody Lathrop
515 S. Wichita St.
Wichita, KS 67202

RE: CON2024-00283 – Administrative Permit for Short Term Rental on property zoned MF-18 Multi-Family Residential District, generally located on the north side of West 31st Street South and within 750 feet west of the Interstate 235 right-of-way (4900 West 31st Street South).

Legal Description: Lot 1 & Vacated West 840.03 feet of 31st Street adjoining on the south, Keeler 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 MF-18 Multi-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 Wednesday, January 29, 2025.** 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.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR

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

cc: MABCD

Dalton Glasscock, CM District IV

Brooke Kauchak, District IV

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 30, 2025

Brightwater Bay, LLC
Attn: Chelsi Lange-Barnes & Jeff Lange
4852 S. Broadway
Wichita, KS 67216

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1072 W. Conway Springs Rd.
Conway Springs, KS 67031

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RE: CON2024-00283 – Administrative Permit for Short Term Rental on property zoned MF-18 Multi-Family Residential District, generally located on the north side of West 31st Street South and within 750 feet west of the Interstate 235 right-of-way (4900 West 31st Street South).

Legal Description: Lot 1 & Vacated West 840.03 feet of 31st Street adjoining on the south, Keeler 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.

Five (5) valid protests and three (3) invalid protest were received against this application. The invalid protests were because they are not eligible properties abutting or across the street from the application area. The five (5) valid protests equate to less than 50 percent of the 13 eligible properties.

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,

Philip Zevenbergen, AICP
Current Plans, Division Manager

cc: MABCD

Dalton Glasscock, CM District IV

Brooke Kauchak, District IV

SITE PLAN

APPROVED 1/30/25 BY
Conv24-283

4900 W. 31st Street South



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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