



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

March 28, 2025

Tessa & Weston Vice
219 S. Pershing Ave.
Wichita, KS 67218

RE: CON2025-00058 – Administrative Permit in the City to allow Short Term Rental on property zoned SF-5 Single Family Residential District located on the northeast corner of N. Highland Road and E. 2nd Street N. (6004 E. 2nd Street N.)

Legal Description: Lot 24, Block 5, Oakwood Estates 2nd 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.

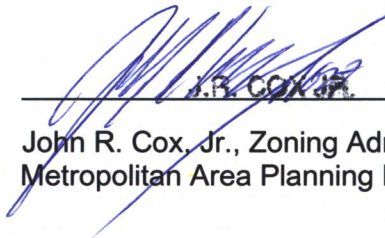
- Protests must be in writing.
- Protests must include the signatures of all owners on record for the property protesting.
- Protests must be submitted to the Metropolitan Area Planning Department, 271 West 3rd Street, 2nd Floor, Wichita, KS, 67202.
- Protests must be received within 2 weeks of the date of this approval letter. The valid protest period ends at **5:00 p.m. on Friday, April 11, 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



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

- cc: MABCD
- Brandon Johnson, CM District I
- Cameron Jackson, CSR District I



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

April 14, 2025

Tessa & Weston Vice
219 S. Pershing Ave.
Wichita, KS 67218

RE: CON2025-00058 – Administrative Permit in the City to allow Short Term Rental on property zoned SF-5 Single Family Residential District located on the northeast corner of N. Highland Road and E. 2nd Street N. (6004 E. 2nd Street N.)

Legal Description: Lot 24, Block 5, Oakwood Estates 2nd 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.

Two (2) valid protests were received against this application. These valid protests equate to less than 50 percent of the 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,

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

Philip Zevenbergen, AICP
Current Plans, Division Manager

cc: MABCD, Brandon Johnson, CM District I, Cameron Jackson, District IV



6004 e 2nd

Show search results for 6004 e...

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PIN, AIN, Geocode

ROCKWOOD RD

HIGHLAND RD

2ND ST

PATTON ST

ON ST

SITE PLAN

APPROVED 4/14/15 BY *[Signature]*
CON 25-58

100ft

1,669,429.148 1,687,689.556 Feet

58.5 58.5 58.5 56.6 60.4 58.5 58.5

65 65 53.09 60 60
5903 5909 5915 5921
17 16 15 14
ESMT
10 11 12 13
60 60 60 60 60

61 60 60 60 60 60
6001 6009 6015 6021 6027 6035
1 CL 16 2 3 4 ESMT 5 6
24 23 22 21 20 19
6004 6010 6016 6032 6038 6044
61 60 60 60 60 60

95 86.5 80 68.5 65
25
ESMT
8
STBK
211
129.14
70 40
16 ESMT
286
151.8 +
278
168 +
10 ESMT
272
204.5 +
ESMT

53 80(S) 76(S) 272(S) 5 ESMT 150
80 40 40 107 185+ 26
2416
65
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5 ESMT
20
245.25
60
50 141.6 61.6 50.9
157
24