CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 24, 2025

Schmidt Enterprises, LLC
4340 S. Ridge Ct.
Wichita, KS 67215

RE: CON2025-00117 – Administrative Permit in the City request for a Short Term Rental on property zoned TF-3 Two-Family Residential District; generally located on the north side of South Sycamore Court and within 2,000 feet east of South Seneca Street (5014 South Sycamore Court).

Legal Description: Lot 3, Block 2, Sycamore Pond Addition, Wichita, Sedgwick County, Kansas.

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,

Philip Zevenbergen, AICP
Current Plans, Division Manager

cc: MABCD
Dalton Glasscock, CM District IV, Brooke Kauchak, CSR District IV

Wichita-Sedgwick County Metropolitan Area Planning Department

September 5, 2025

Schmidt Enterprises, LLC
4340 S. Ridge Ct.
Wichita, KS 67215

RE: CON2025-00117 – Administrative Permit in the City request for a Short Term Rental on property zoned TF-3 Two-Family Residential District; generally located on the north side of South Sycamore Court and within 2,000 feet east of South Seneca Street (5014 South Sycamore Court).

Legal Description: Lot 3, Block 2, Sycamore Pond 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.

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, September 19, 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

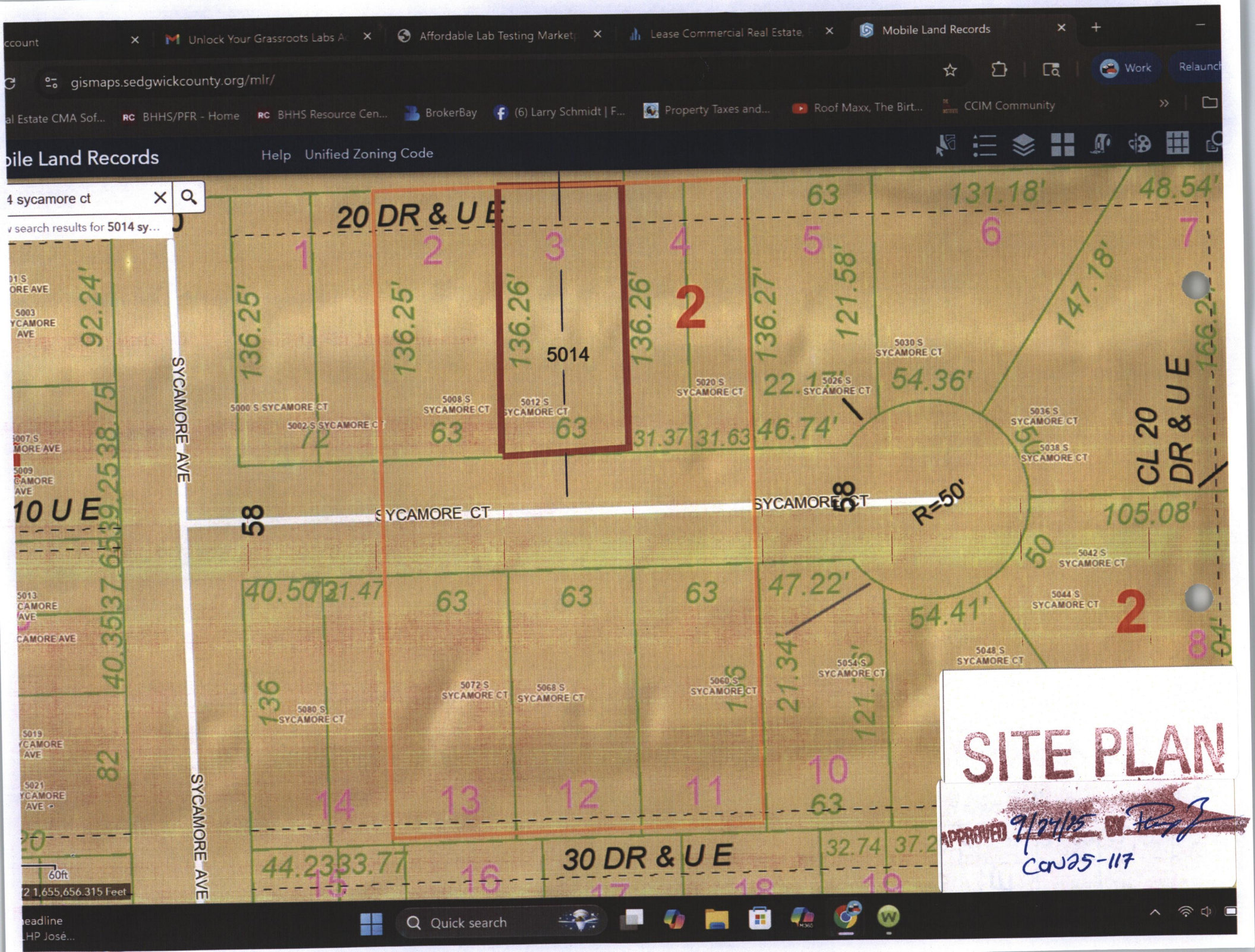
J.R. COX JR.

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

cc: MABCD

Dalton Glasscock, CM District IV

Brooke Kauchak, CSR District IV


gismaps.sedgwickcounty.org/mlr/
Mobile Land Records
Help
Unified Zoning Code
4 sycamore ct
20 DR & U E
5014
SYCAMORE CT
SYCAMORE AVE
30 DR & U E
CL 20 DR & U E
R=50'
SITE PLAN
APPROVED 9/24/25 BW
CON25-117