CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

November 24, 2025

Krystale Gary
2915 N. Fairmount Ave.
Wichita, KS 67220

RE: CON2025-00153 – Administrative Permit for a Day Care, General on property zoned SF-5 Single-Family Residential District, generally located within one-quarter mile east of North Hillside Avenue and within one-quarter mile north of East 27th Street North (2915 N FAIRMOUNT AVE).

Legal Description: TH PT LOT 12 BEG SE COR THEREOF TH WLY 142.23 FT TO SW COR NELY ALG REAR LI SAID LOT 12 80 FT SELY 130 FT M/L SAID POINT BEING 60 FT NE SE COR SW 60 FT TO BEG, Block C, Charron's Garden Estates Addition, Wichita, Sedgwick County, Kansas.

We reviewed your Administrative Permit request to permit Day Care, General 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 Day Care, General to be approved by Administrative Permit subject to Supplementary Use Regulations found in Section III-D.6.i 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 Day Care, General 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
Brandon Johnson, CM District I, Cameron Jackson, CSR District I

CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

November 7, 2025

Krystale Gary
2915 N. Fairmount Ave.
Wichita, KS 67220

RE: CON2025-00153 – Administrative Permit for a Day Care, General on property zoned SF-5 Single-Family Residential District, generally located within one-quarter mile east of North Hillside Avenue and within one-quarter mile north of East 27th Street North (2915 N FAIRMOUNT AVE).

Legal Description: TH PT LOT 12 BEG SE COR THEREOF TH WLY 142.23 FT TO SW COR NELY ALG REAR LI SAID LOT 12 80 FT SELY 130 FT M/L SAID POINT BEING 60 FT NE SE COR SW 60 FT TO BEG, Block C, Charron's Garden Estates Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Administrative Permit request to permit Day Care, General in the SF-5 Single-Family Residential District for the above-described property.

Section V-L.2.d. of the Unified Zoning Code (UZC) allows a Day Care, General application to be approved by Administrative Permit subject to Supplementary Use Regulations found in Section III-D.6.i of the UZC. An approval can be appealed and the Administrative Permit application denied if it is 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 names and signatures of all owners on record for the property protesting.
- Protests must be submitted to the Metropolitan Area Planning Department. This can be done by mailing or delivering them to 271 West 3rd Street, 2nd Floor, Wichita, KS, 67202 and/or emailing them to planning@wichita.gov. Emailed protests must include the handwritten (not typed) signatures of all owners on record for the property protesting.
- 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, November 21, 2025.** Protests received after this date will not be considered valid.
- If greater than 50 percent of the eligible properties protest the application, then the applicant can submit a Conditional Use application. A Conditional Use application

requires a public hearing process considered by the Metropolitan Area Planning Commission and the Wichita City Council. If this is the situation, then 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 Day Care, General is hereby GRANTED, subject to the following conditions, and subject to any valid protests / appeal received within the valid protest period.

1) The site shall be developed in conformance with the approved site plan.
2) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
3) 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

Brandon Johnson, CM District I

Cameron Jackson, CSR District I

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 6, 2025

RE: CON2025-00153 – Administrative Permit for a Day Care, General on property zoned SF-5 Single-Family Residential District, generally located within one-quarter mile east of North Hillside Avenue and within one-quarter mile north of East 27th Street North (2915 N FAIRMOUNT AVE).

Dear Property Owner,

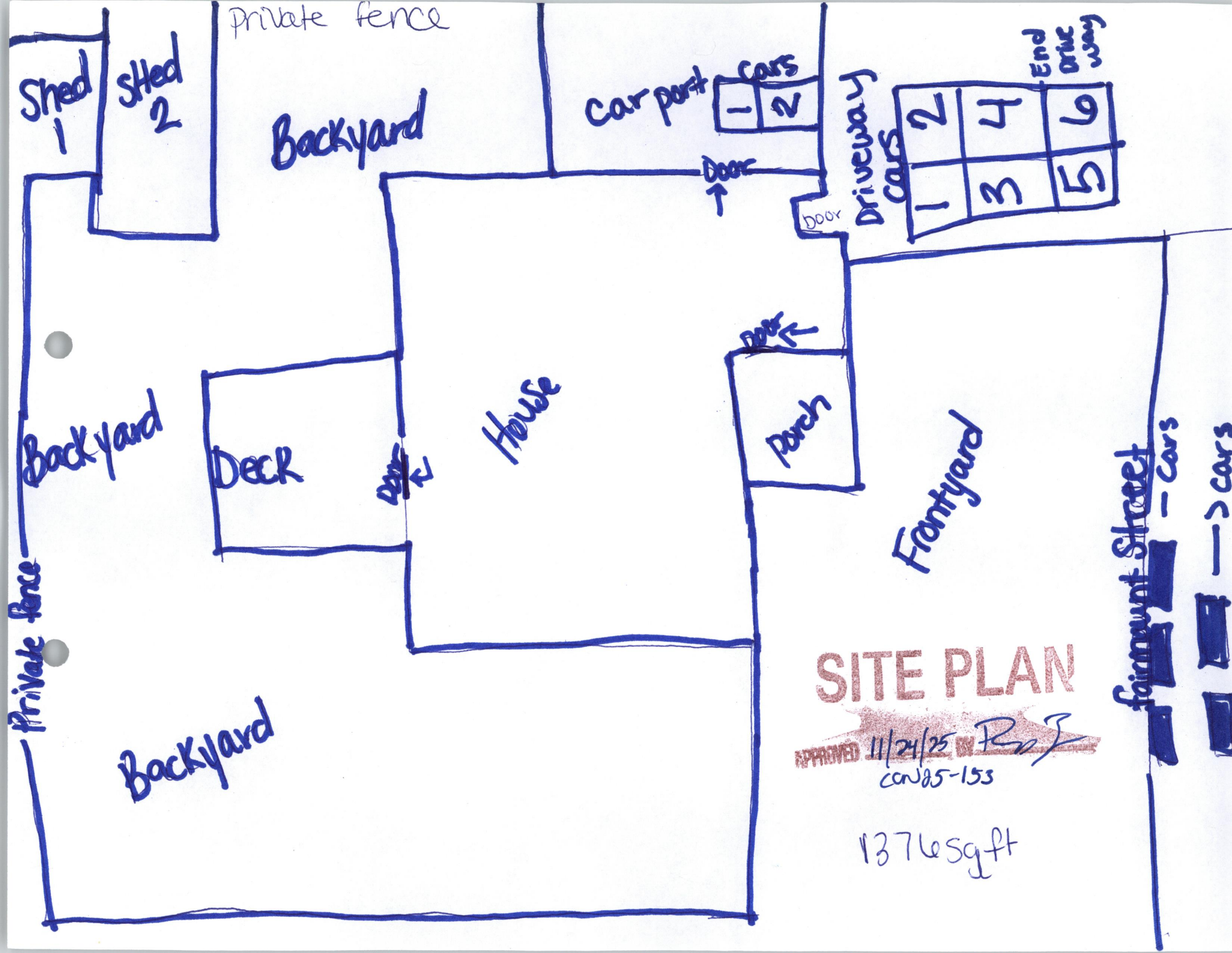
You are receiving this letter because you are the owner of property within the required notification area for an Administrative Permit application to permit Day Care, General land use. The Unified Zoning Code requires notification of all abutting or adjacent property owners whose property touches or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

What is a Day Care, General? The Unified Zoning Code defines it as a "Day Care center that provides care, protection and supervision for more than 12 individuals at any one time, including those under the supervision or custody of the day care provider and those under the supervision or custody of employees, or a Day Care center for 12 or fewer individuals at any one time that is not operated as a Home Occupation."

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. This can be done by mailing or delivering them to 271 West 3rd Street, 2nd Floor, Wichita, KS, 67202 and/or emailing them to planning@wichita.gov. Emailed protests must include the handwritten (not typed) signatures of all owners on record for the property protesting.
- Protests 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


Private fence
Shed 1
Shed 2
Backyard
Car port
Cars
1
2
Door
Driveway
Cars
End drive way
2
4
6
1
3
5
Door
Door
House
Porch
Backyard
DECK
Door
Backyard
Private fence
Frontyard
Fairmount Street
— Cars
— 3 cars
SITE PLAN
APPROVED 11/24/25
CON25-153
1376sqft