



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

December 2, 2025

Xiannu Chen
2935 South Seneca Street
Wichita, KS, 67217

RE: CON2025-00133 –A Conditional Use request in the City for Personal Improvement Service in the GO General Office District, generally located on the northwest corner of South Seneca Street and West 29th Street South (2935 South Seneca Street).

Dear Applicant:

At its regular meeting on **November 13, 2025**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request with the following conditions:

1. The applicant shall obtain all applicable permits including, but not limited to: building, health, and zoning. This will include turning in plans for review and approval by the MABCD for the proposed uses, if necessary.
2. The use of a spa shall obtain all required licenses per the Wichita City Code.
3. The applicant shall submit a revised site plan illustrating required parking spaces, screening, and landscaping (if applicable).
4. The applicant shall install all required screening and landscaping prior to the issuance of an occupancy permit.
5. The site shall be operated in conformance with the approved site plan.
6. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

No protests were filed against this case. Therefore, the decision of the MAPC is final. If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Samuel Deetz
Current Plans
Associate Planner

CC: Dalton Glasscock, Council Member District IV
Brooke Kauchak, CSR, District IV
MABCD



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

November 13, 2025

Xiannu Chen
2935 South Seneca Street
Wichita, KS, 67217

RE: CON2025-00133 –A Conditional Use request in the City for Personal Improvement Service in the GO General Office District, generally located on the northwest corner of South Seneca Street and West 29th Street South (2935 South Seneca Street).

Dear Applicant:

At its regular meeting on **November 13, 2025**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request with the following conditions:

1. The applicant shall obtain all applicable permits including, but not limited to: building, health, and zoning. This will include turning in plans for review and approval by the MABCD for the proposed uses, if necessary.
2. The use of a spa shall obtain all required licenses per the Wichita City Code.
3. The applicant shall submit a revised site plan illustrating required parking spaces, screening, and landscaping (if applicable).
4. The applicant shall install all required screening and landscaping prior to the issuance of an occupancy permit.
5. The site shall be operated in conformance with the approved site plan.
6. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on December 1, 2025. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **December 1, 2025, at 5:00 p.m.**

If no protest petitions are received, then the decision of the MAPC is final. Else, the Wichita City Council will meet on **Tuesday, December 16, 2025**, at 9:00 a.m. for final decision. The WCC meets at City Hall, 455 North Main Street, Wichita, KS 67202. Development application signs may now be removed from the property. If you have any questions concerning this matter, please contact our office.

CONDITIONAL USE RESOLUTION NO. CON2025-00133

WHEREAS, Xiannu Chen, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use for Personal Improvement Service in GO General Office District zoning located at 2935 South Seneca Street, legally described as:

Lot 20, Block 2, Iva Fultz Gardens Addition Replat, Wichita, Sedgwick County, Kansas.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of November 13, 2025, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use for Personal Improvement Service in GO General Office District zoning located at 2935 South Seneca Street, legally described as:

Lot 20, Block 2, Iva Fultz Gardens Addition Replat, Wichita, Sedgwick County, Kansas.

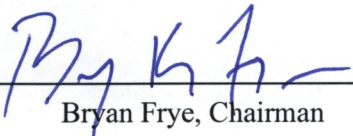
Approved subject to the following conditions:

1. The applicant shall obtain all applicable permits including, but not limited to: building, health, and zoning. This will include turning in plans for review and approval by the MABCD for the proposed uses, if necessary.
2. The use of a spa shall obtain all required licenses per the Wichita City Code.
3. The applicant shall submit a revised site plan illustrating required parking spaces, screening, and landscaping (if applicable).
4. The applicant shall install all required screening and landscaping prior to the issuance of an occupancy permit.
5. The site shall be operated in conformance with the approved site plan.
6. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

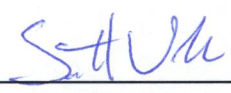
Adopted this 2nd Day of December, 2025.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:



Bryan Frye, Chairman



Scott Wadle, Secretary



AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, City Clerk

Being first duly sworn, deposes and says:

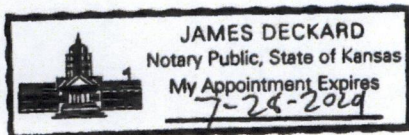
That Mandy Hebert, Administrative Aide I, from the Planning Department of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing Ordinance No. _____ / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 23rd day of October, 2025.

Shinita Rice

Signature

SUBSCRIBED AND SWORN to before me this 17th day of October, 2025.



[Signature]

Notary Public

(seal)

City Clerk's Office

Paul Leeker, City Clerk

City Hall • 13th Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529 ext. 2805

www.wichita.gov

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0283150	Legal Ad - IPL0283150		3.0	237.0L

ATTENTION: CITY OF WICHITA/PLANNING DEPT IP
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202
MHEBERT@wichita.gov;kgonzalez@wichita.gov

OCA 150004
Published in The Wichita Eagle on October 22, 2025
(One Time Only)
MAPC/BZA November 13, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, November 13, 2025, no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421. **Full notice can be found at www.wichita.gov/LegalNotices.**

BZA2025-00064: Variance request in the City to allow a 65-foot pole sign, generally located at the northwest corner of the interchange of Interstate 235 and South West Street (3405 South West Street).

BZA2025-00067: Sign Variance request in the City to allow for a roof sign on property zoned CBD Central Business District, generally located on the west side of South Hydraulic Avenue and within 165 feet of East English Street (213 & 215 South Hydraulic Street & 212 South Greenwood Avenue).

CON2025-00118: Conditional Use in the City to allow Personal Improvement Service (massage therapy) on property zoned GO General Office, generally located on the south side of East Central Avenue and 600 feet east of North Edgemoor Drive (5739 East Central Avenue).

CON2025-00133: Conditional Use request in the City for Personal Improvement Service in the GO General Office District, generally located on the northwest corner of South Seneca Street and West 29th Street South (2935 South Seneca Street).

CON2025-00136: Conditional Use request in the City for Group Residence, Limited in the SF-5 Single-Family District, generally located on the west side of North Oliver Avenue and 1,000 feet north of East 21st Street North (15 North Crestview Lakes Drive).

CON2025-00138: Conditional Use request in the City to allow Vehicle and Equipment Sales, Outdoor on property zoned LC Limited Commercial District, generally located on the northeast corner of South Meridian Avenue and West Pawnee Avenue (2412 West Pawnee Avenue).

CON2025-00140: Conditional Use request in the City for multi-family density (with ZON2025-00049 to TF-3), generally located on the west side of North Arapaho Avenue, within one-quarter mile north of West Central Avenue (749 North Arapaho Ave).

CUP2025-00036: Amendment in the City to CUP DP-347 to remove architectural controls on Parcels 1, 5, and 6, modify building coverage and gross floor area, generally located on the southeast corner of East Kellogg Street and South Wildcat Lane (9901 East Kellogg Street).

VAC2025-00043: Vacation request in the City to vacate platted reserve platlor's text on property zoned SF-5 Single-Family Residential, generally west of South 143rd Street East and approximately 950 feet north of East Pawnee Road.

VAC2025-00045: Vacation request in the City of 13-foot utility easement, generally located on the southeast corner of West Irving Avenue and South Seneca Street (1106 South Seneca Street & 1015 West Irving Street).

VAC2025-00046: Vacation request in the City of a portion of a platted 20-foot drainage and utility easement on property located at the northeast corner of Fairmount Avenue and Thunder Street (4919 N Fairmount Ave).

VAC2025-00047: Vacation request in the City to vacate platted setbacks to allow for the zoned/CUP setbacks to govern and vacate street right-of-way, generally located on the southeast corner of East Kellogg Drive and South Wildcat Lane (9901 East Kellogg Street).

ZON2025-00048: Zone Change request in the City from SF-5 Single Family Residential to TF-3 Two-family Residential to allow duplex development, generally located on the west side of South Vine Avenue and one block south of West Douglas Avenue (201 South Vine Avenue).

ZON2025-00049: Zone Change request in the City from SF-5 Single-Family Residential District to Two-Family Residential District (with CON2025-00140 to allow multi-family density), generally located on the west side of North Arapaho Street, within one-quarter mile north of West Central Avenue (749 North Arapaho Ave).

ZON2025-00050: Zone Change request in the City from SF-5 Single-Family Residential District and LC Limited Commercial District to LI Limited Industrial District to allow for future industrial development, generally located on the west side of North Oliver Ave, between East 45th Street North and East 53rd Street North.

ZON2025-00051: Zone Change request in the City from SF-5 Single-Family Residential to B Multi-Family Residential with Protective Overlay for a medical clinic, generally located south of East Pawnee Avenue and 2,000 feet west of South Hillside Avenue (2611 East Pawnee Avenue).

ZON2025-00052: Zone Change request in the City from LI Limited Industrial to TF-3 Two-Family Residential to allow duplex development, generally located on the northeast corner of West 31st Street South and South 119th Street West (11600 West 31st Street South).
IPL0283150
Oct 22 2025

In The STATE OF KANSAS
In and for the County of Sedgwick
STATE OF KANSAS)
SS
County of Sedgwick)

the undersigned, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle.

1.0 insertion(s) published on:
10/22/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



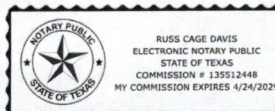
Sherry Chasteen

Russ Cage Davis



Sworn to and subscribed before
me on

Oct 22, 2025, 10:49 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

STAFF REPORT

MAPC: November 13, 2025

DAB IV: November 3, 2025

CASE NUMBER: CON2025-00133 (City)

APPLICANT/OWNER: Xiannu Chen (Applicant)

REQUEST: Conditional Use Request in the City for Personal Improvement Service

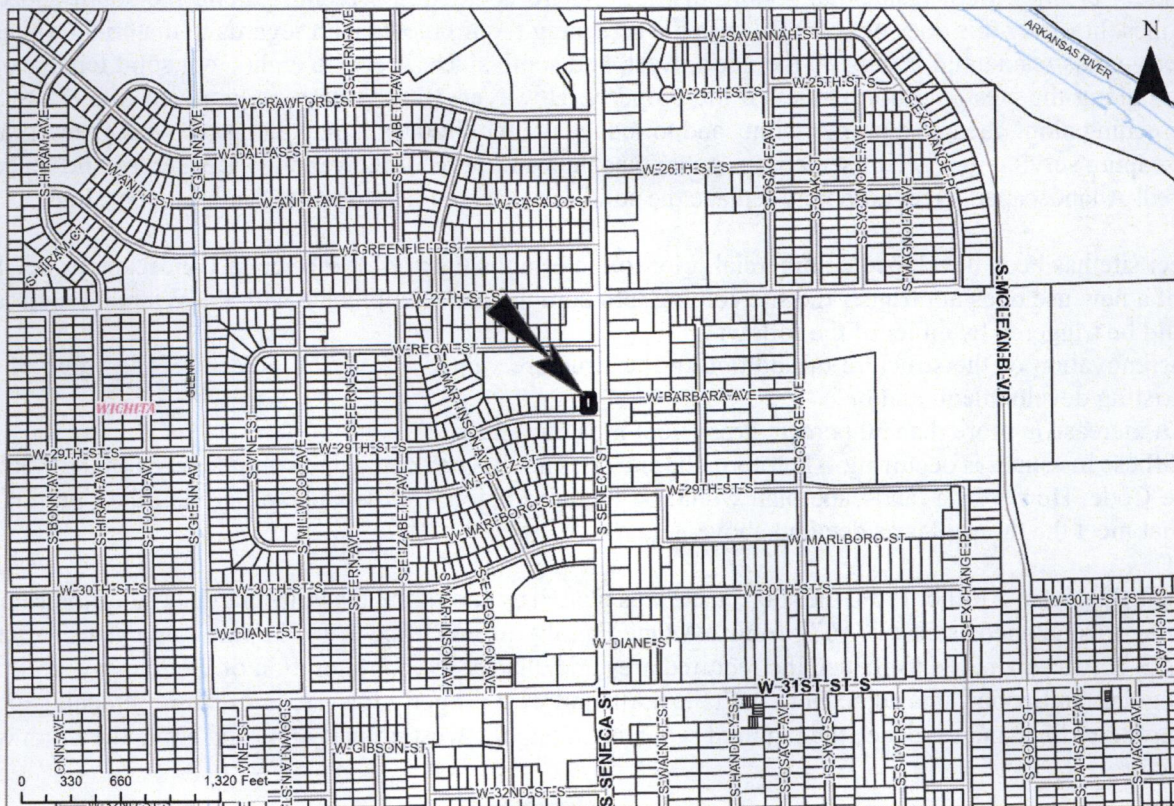
CURRENT ZONING: GO General Office

SITE SIZE: 0.1623 acres

LOCATION: Generally located at the northwest corner of South Seneca Street and West 29th Street South (2935 South Seneca Street).

PROPOSED USE: To allow a spa

RECOMMENDATION: Approval with conditions



ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Church
SOUTH:	SF-5	Single-family dwelling
EAST:	LC	Personal Care Service
WEST:	SF-5	Single-family dwelling

PUBLIC SERVICES: This site has access to South Seneca Street, a five-lane arterial street with sidewalks on both sides and West 29th Street South, a two-lane local street with no sidewalks. The nearest transit route is on South Seneca Street, and the nearest bus stop is located adjacent to the subject property. The property uses city sewer and water.

CONFORMANCE TO PLANS/POLICIES: The requested Conditional Use is in partial conformance with the *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan), which includes the 2035 Future Growth Concept Map, recommends the subject site as appropriate for “Residential” and “Commercial” uses. The *Plan* defines “Residential” as “areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing densities and types includes, but is not limited to, single-family detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly (assisted living, congregate care and nursing homes).” “Commercial” is defined as, “Encompasses areas that reflect the full diversity of commercial development intensities and types typically found in a large urban municipality. Convenience retail, restaurants, small offices, and personal service uses are located in close proximity to, and potentially mixed with, Residential Uses. Major Destination areas (centers and corridors) containing concentrations of commercial and office uses that have regional market areas and generate high volumes of traffic area located in close proximity to major arterials or highways and typically are buffered from lower density residential areas by higher density housing types.” The proposed Conditional Use is to allow a Personal Improvement Service within the existing building. This is an appropriate use within the “Commercial” areas, but not the “Residential” areas. However, the dwelling has operated as a commercial use for some time.

The Locational Guidelines of the *Community Investments Plan* in the Established Central Area aim to “Encourage infill development that maximizes public investment in existing and planned infrastructure and services.” The applicant is seeking to convert a law office into a spa, which maintains the footprint and infrastructure of the existing site.

The requested Conditional Use is in conformance with the goals of *Wichita: Places for People Plan*. The *Wichita: Places for People Plan* encourages “a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles” in the Established Central Area (ECA). The subject site is located within the ECA. The *Plan* lists Strategies that help guide the community in their actions to create walkable places within Wichita. Strategy 3 aims to “Improve the economic feasibility of commercial/service uses and the markets necessary to support them.” Approval of the Conditional Use request expands options for permitted uses on the site. The requested Personal Improvement Service use aligns with Strategy 6 of *Places for People* by “encouraging infill and redevelopment that is contextual to the environment.” The applicant is requesting to allow a use that is not new to the area, as there are several similar uses on South Seneca Street.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommend that the request for Personal Improvement Service be **APPROVED**, subject to the following conditions:

1. The applicant shall obtain all applicable permits including, but not limited to: building, health, and zoning. This will include turning in plans for review and approval by the MABCD for the proposed uses, if necessary.

7. Site Photos



2035 Wichita Future Growth Concept Map

Legend

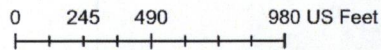
-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way
-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014
-  Major Institutional
-  Application Area
-  Neighborhood Area & Plans 2025

LAND USE

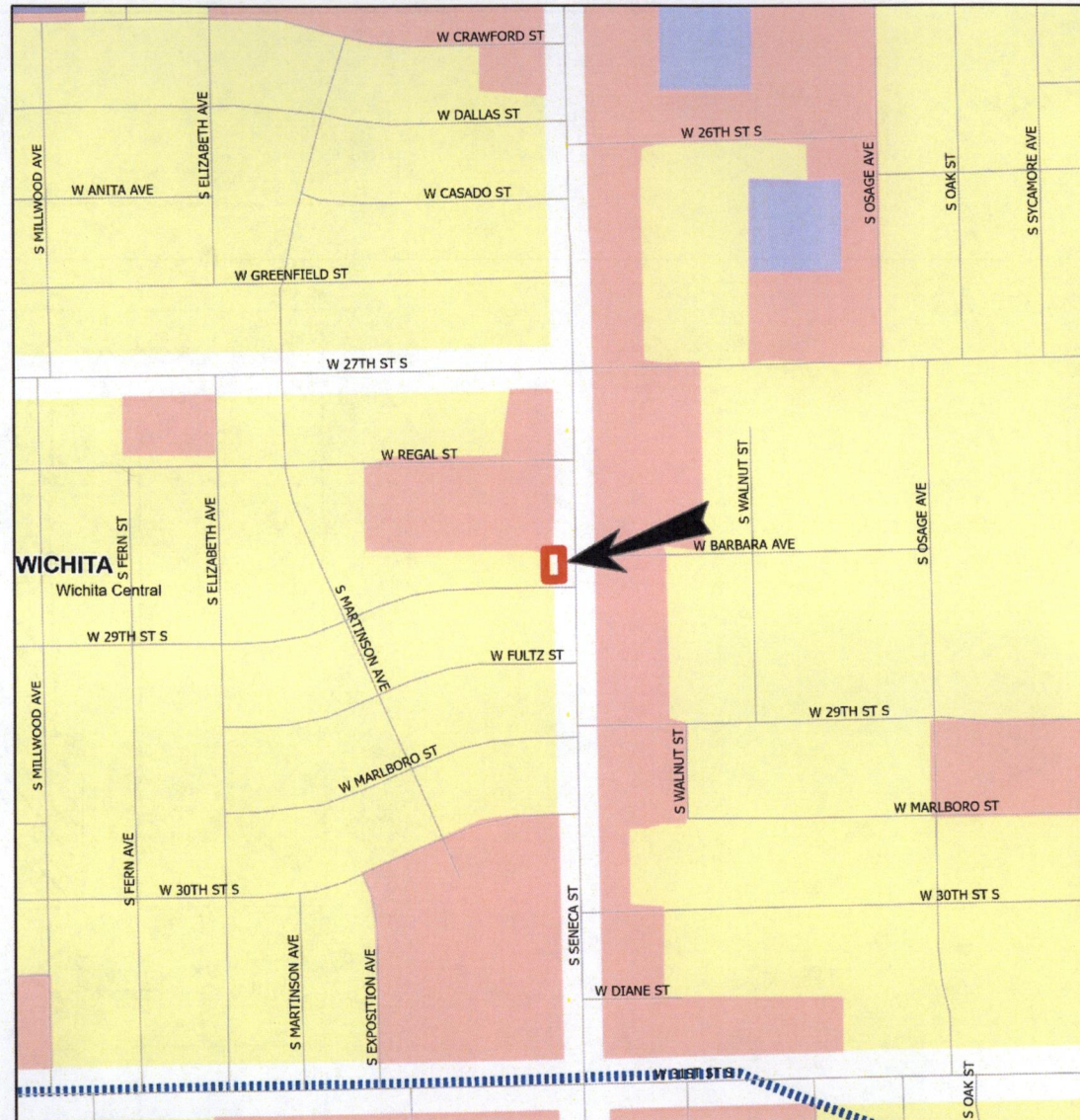
-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant



Scale: 1:6,229



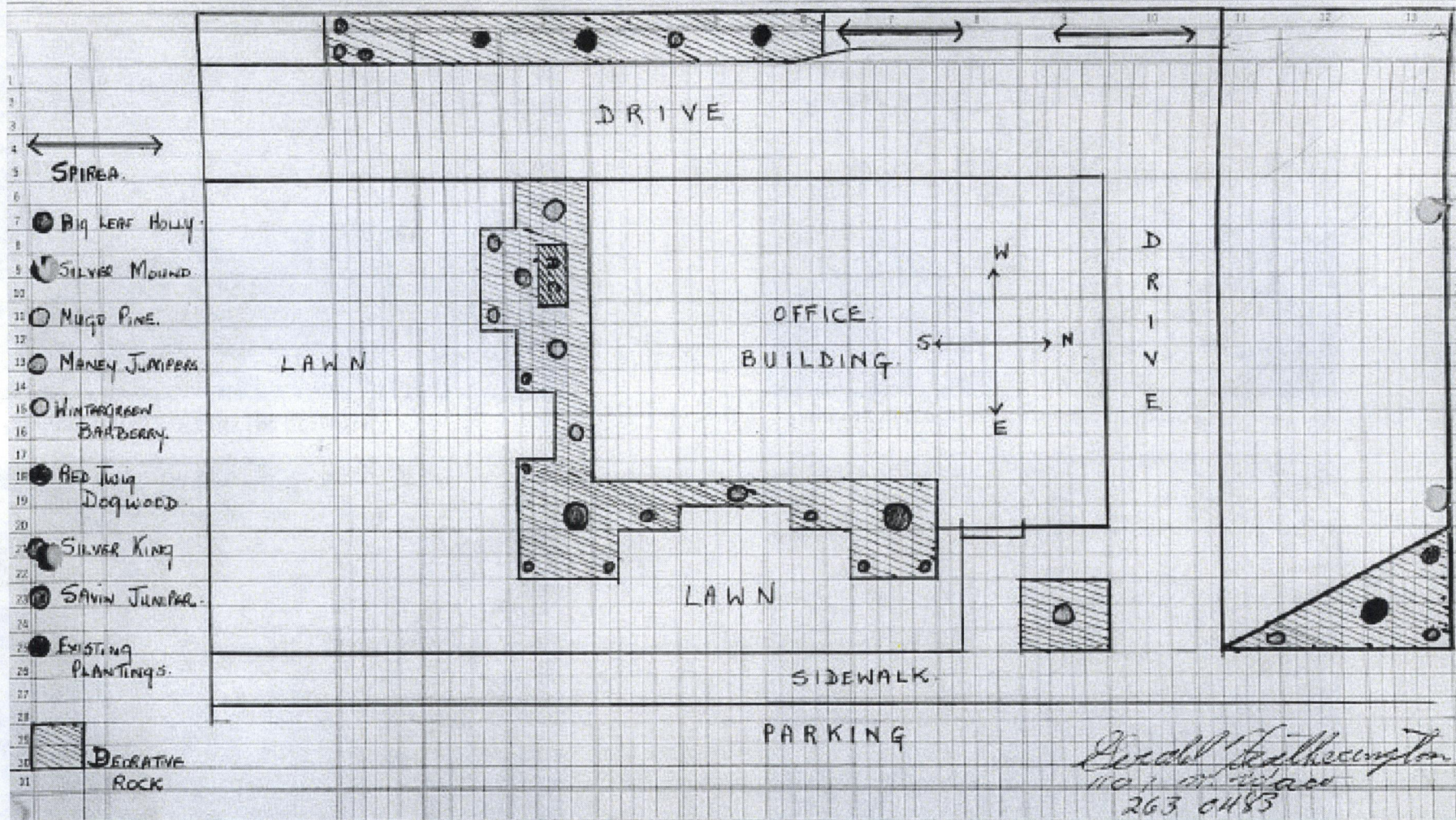
It is understood that while the City of Wichita Data Center Group's Information Systems Department has no indication and reason to believe that there are inaccuracies in information incorporated in the base map, the Data Center-GIS personnel make no warranty or representation, either expressed or implied, with respect to the information, or data displayed.
Note: Public property represented on this map is not intended to be inclusive.



10/10/83 - 10/10/83
10/10/83 - 10/10/83
10/10/83 - 10/10/83

HEATHERINGTON'S TREE SERVICE

LANDSCAPING PLANS FOR - BILL CATHERS OFFICE AT - 2935 S. SENECA



Looking east away from the property



Looking south away from the property

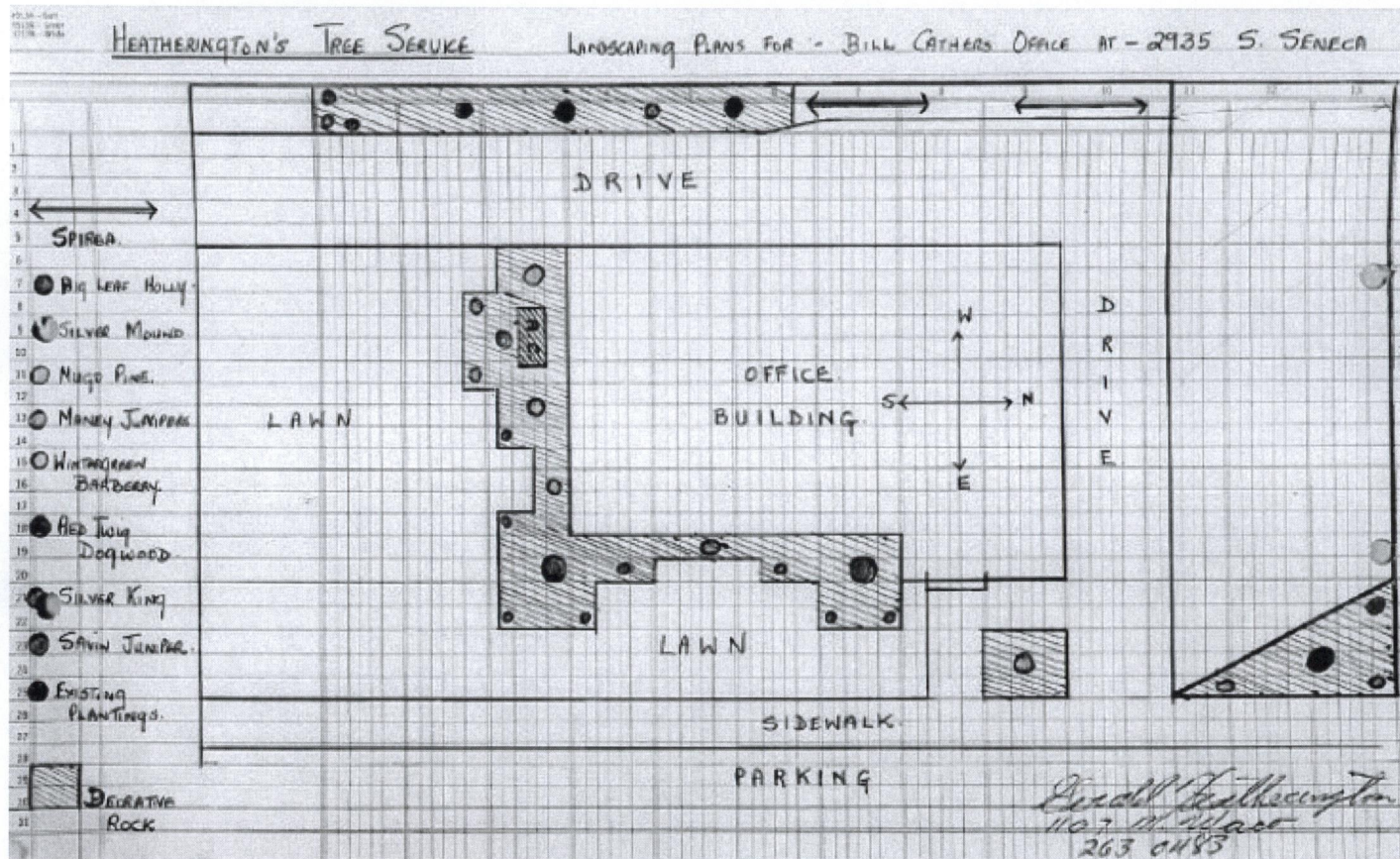


Looking west away from the property



Looking north away from the property





SITE PLAN

APPROVED 12/2/25 BY SMD