



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

December 30, 2025

Yasmeen Nasira & Jerome Springs
7034 S. Green St.
Wichita, KS 67216

RE: CON2025-00167 – Administrative Permit in the City for a Day Care in the City on property zoned SF-5 Single-Family Residential District, generally located on the east side of South Green Street and 900 feet north of East 71st Street South (7034 South Green Street).

Legal Description: Lot 3, Block 3, Applewood Farms 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,

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

Philip Zevenbergen, AICP
Current Plans, Division Manager

cc: MABCD
Mike Hoheisel, CM District III, Rebecca Johnson, CSR District III



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

December 15, 2025

Yasmeen Nasira & Jerome Springs
7034 S. Green St.
Wichita, KS 67216

RE: CON2025-00167 – Administrative Permit in the City for a Day Care in the City on property zoned SF-5 Single-Family Residential District, generally located on the east side of South Green Street and 900 feet north of East 71st Street South (7034 South Green Street).

Legal Description: Lot 3, Block 3, Applewood Farms 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 (UZY) 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 UZY. 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.

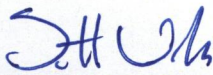
Below is information regarding the protest procedure.

- 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 Monday, December 29, 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

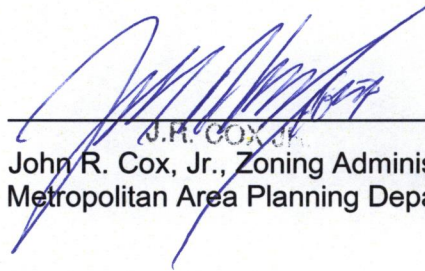
in the future of any scheduled public hearing related to this case at which you will have the opportunity to provide comment.

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



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

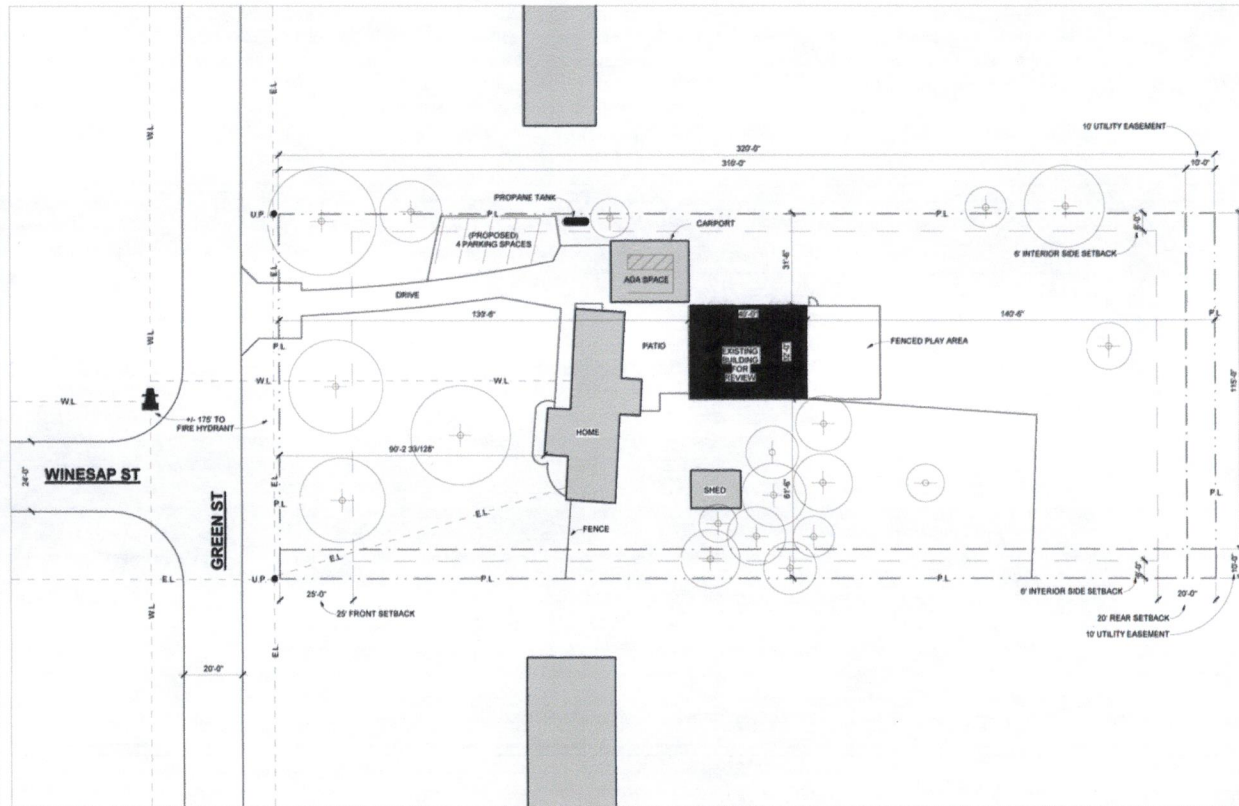
cc: MABCD
Mike Hoheisel, CM District III
Rebecca Johnson, CSR District III

	P.L.		PROPERTY LINE
			EASEMENT
			SETBACKS
			STREETS, DRIVES AND PAYING
			WATER LINE
	G.S.		SEWER LINE
	G.L.		GAS LINE
	E.L.		ELECTRICAL LINE
	S.W.		STORM SEWER LINE
			HOME FOR REVIEW
	BUILDING FOOT REAR		
			ADJACENT BLDGS

1. THESE PLANS WERE DEVELOPED FROM AERIAL PHOTOGRAPHS AND PUBLICLY AVAILABLE GEOGRAPHIC INFORMATION SYSTEMS (GIS) MAPS. THEREFORE ALL DRAWINGS OF UTILITIES ARE BASED ON DATA REPRESENTED HEREIN AS ACCURATELY AS POSSIBLE UNDER SUCH CIRCUMSTANCES.

2. THESE PLANS ARE NOT FOR CONSTRUCTION. THE OWNER SHALL HAVE A SURVEYOR AS NEEDED TO DETERMINE EXISTING UTILITY LOCATIONS, PROPERTY LINES, AND BURIED UTILITIES.

3. THE OWNER, CONTRACTOR AND THEIR REPRESENTATIVES SHALL CALL IN UTILITY LOCATES PRIOR TO CONSTRUCTION. ANY UTILITIES SHOWN HEREIN MAY NOT BE ACCURATELY DRAWN, AND OTHER UTILITIES MAY EXIST THAT ARE NOT NOTED HERE.



PROJECT ADDRESS:
7304 S GREEN ST
WICHITA, KS 67210

OWNER:
NADIA YASSEEN & JEROME E SPRINGS II
7304 S GREEN ST
WICHITA, KS 67210

LEGAL DESCRIPTION:
LOT 3 BLOCK 3 APPLEWOOD FARMS ADD

ZONING:
CURRENTLY ZONED: SF-5 SINGLE FAMILY
NO PROPOSED CHANGES TO ZONING

PROJECT DESCRIPTION:
CONVERT BUILDING ON RESIDENTIAL LOT INTO A DAYCARE CENTER (NOT AN IN-HOME DAYCARE). BASED ON CURRENT BUILDING AREA, THE ESTIMATED MAXIMUM BUILDING OF THE CHILDREN BEING CAREED FOR IS APPROX. WELL MEET STANDARDS FOR LICENSURE BY THE BOARD OF THE STATE FIRE MARSHAL, AND THE KANSAS DEPARTMENT OF HEALTH AND EDUCATION

BUILDING LIMITATIONS:
25' MAX BUILDING HEIGHT
25' ACTUAL BUILDING HEIGHT

LOT SIZE:
ACRES: 0.911 ACRES
MINIMUM LOT WIDTH: 8,000 SF
ACTUAL LOT SIZE: 80,678 SF
MINIMUM LOT WIDTH: 50'
ACTUAL LOT WIDTH: 129'

SETBACKS:
FRONT SETBACK: 25'
ACTUAL SETBACK: 50'-2"
REAR SETBACK: 20'
ACTUAL SETBACK AT EXISTING HOME: 140'-4"
INTERIOR SIDE SETBACK: 6'-0"
ACTUAL SIDE SETBACKS:
NORTH SIDE: 35'-4"
SOUTH SIDE: 61'-4"

EASEMENTS:
UTILITY EASEMENTS INCLUDE 25' CENTERED ON THE SOUTH AND WEST PROPERTY LINES AND ARE MARKED ON THE SITE PLAN

ADDITIONS OR ALTERATIONS:
THERE ARE NO PROPOSED ADDITIONS

PARKING REQUIREMENTS DAY CARE CENTER:
 • 1 PER TEACHER / EMPLOYEE = 2 TEACHERS = 2 SPOTS
 • 1 PER VEHICLE USED BY CENTER = NO SCHOOL VEHICLE
 • 1 PER 10 CHILDREN = 30 / 10 = 3 SPOTS

PER THE ABOVE, A MINIMUM OF PARKING 5 SPOTS ARE REQUIRED
 4 REGULAR SPACES AND 1 ADA SPACE PROVIDED FOR 5 TOTAL PARKING SPACES.



Kansas Code Plans LLC
2627 N Beacon Hill Ct
Wichita, KS 67220
T 318.393.8576
KansasCodePlans.com

**BRIGHT STEPS DAY CARE
CONDITIONAL USE PERMIT**

7304 S GREEN ST
WICHITA, KS 67216

1 SITE PLAN - CONDITIONAL USE PERMIT

SITE PLAN

APPROVED 12/30/25 BY [Signature]
[CN]25-167



CUP



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