



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

Carlos & Amberly Vasquez
1539 S. Spring Hollow Cir.
Wichita, KS 67230

August 13, 2024

RE: CON2024-00110 –Administrative Permit for Short-Term Rental on property zoned TF-3 Two-Family Residential District with CUP DP-53; generally located near the southwest corner of South Breckenridge Street and South Breckenridge Court (973 South Breckenridge Court).

Legal Description: Lot 15, Block 2, Quail Meadows 4th 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 with CUP DP-53 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,

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

Philip Zevenbergen, AICP
Current Plans
Division Manager

cc: MABCD
Becky Tuttle, CM District II, Teresa Veazey, CSR District II



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

Carlos & Amberly Vasquez
1539 S. Spring Hollow Cir.
Wichita, KS 67230

July 29, 2024

RE: CON2024-00110 –Administrative Permit for Short-Term Rental on property zoned TF-3 Two-Family Residential District with CUP DP-53; generally located near the southwest corner of South Breckenridge Street and South Breckenridge Court (973 South Breckenridge Court).

Legal Description: Lot 15, Block 2, Quail Meadows 4th 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 with CUP DP-53 for the above-described property.

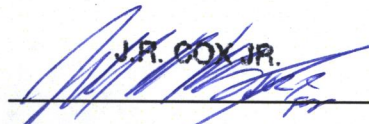
Section V-L.2.b. of the Unified Zoning Code (UZC) allows a Short Term Rental in the City to be approved by Administrative Permit subject to Supplementary Use Regulations found in Section III-D.6.qq of the UZC, provided that the application is not protested by greater than 50 percent of the eligible properties 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 Monday, August 12, 2024.** 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
Becky Tuttle, CM District II
Teresa Veazey, CSR District II

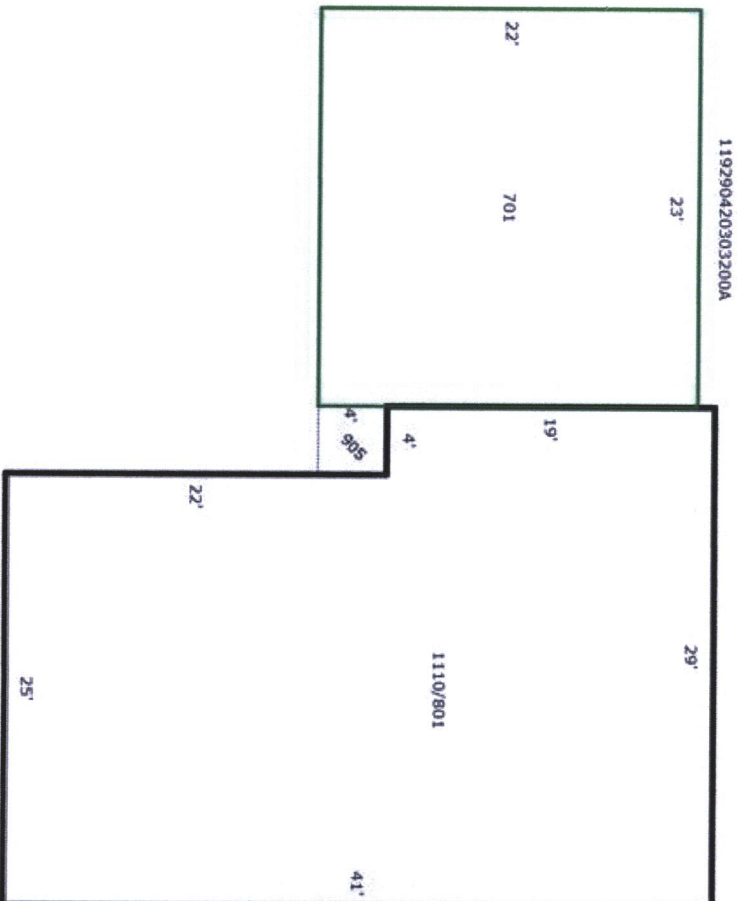


SGORIONPROD Expanded Appraisal Card
Quick Ref: R56380



Tax Year: 2024 Run Date: 7/9/2024 2:56:35 PM

Situs: 973 S BRECKENRIDGE CT WICHITA, KS 67207



Sketch by Adam Stewch

SITE PLAN

APPROVED

8/13/24 BY

Key S
CA224-110

Checklist for Conditional Use Case CON2024-00110

Steps in the Process	Date Due	Completed
1. Application closing date		
2. Case assigned to planner		
3. Review and approve public hearing notice		
4. Public hearing notice published and mailed		
5. Draft staff report submitted for review		
6. Staff report completed		
7. DAB/CAB/Small City meeting		
8. MAPC meeting		
9. MAPC follow-up letter		
10. Protest petition period ends		
11. Draft governing body agenda report submitted for review*		
12. Governing body agenda report completed*		
13. Governing body meeting*		
14. Governing body follow-up letter*		

*Only if protested

Documents Required for Case File and Laserfiche

<u>Required Documents</u>	<u>Case File</u>	<u>Laserfiche Plan App</u>	<u>Laserfiche Drawings</u>
1. Application form	☒	☐	
2. Filing fee receipt	☒	☐	
3. Certified ownership list	☒	☐	
4. Other plans, drawings, or information (☐ if not applicable)	☐	☐	
5. Public Notice Mailing Affidavit	☐	☐	
6. Public hearing notice	☐	☐	
7. Affidavit of publication of public hearing notice	☐	☐	☐
8. Staff report, including all attachments	☐	☐	☐
9. Copy of written public comments (including emails) (☐ if not applicable)	☐	☐	
10. DAB/CAB/Small City meeting memo	☐	☐	
11. MAPC Vote Sheet	☐	☐	
12. MAPC follow-up letter	☒	☐	☐
13. Protest petitions and map (☐ if not applicable)	☐	☐	
14. MAPC minutes excerpt	☐	☐	
15. Governing body agenda report, including all attachments (☐ if not applicable)	☐	☐	
16. Governing body follow-up letter (☐ if not applicable)	☐	☐	☐
17. Signed resolution	☒	☐	☐
18. Affidavit of publication of ordinance/resolution (☐ if not applicable)	☐	☐	☐
19. Approved and stamped site plan	☒	☐	☐

☐ Close in Hansen