CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

October 20, 2025

B&P Management, LLC
Attn: Ping Yang
2315 S. Tara Falls Ct.
Wichita, KS 67207

RE: CON2025-00130 – Administrative Permit in the City for a Short Term Rental on property zoned SF-5 Single-Family Residential District, generally located on south side of East Watson Street and 500 feet west of South Longfellow Lane (7423 E. Watson St).

Legal Description: Lot 2, Block 15, Eastridge 11th 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 SF-5 Single-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
Becky Tuttle, CM District II, Teresa Veazey, CSR District II

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 3, 2025

B&P Management, LLC
Attn: Ping Yang
2315 S. Tara Falls Ct.
Wichita, KS 67207

RE: CON2025-00130 – Administrative Permit in the City for a Short Term Rental on property zoned SF-5 Single-Family Residential District, generally located on south side of East Watson Street and 500 feet west of South Longfellow Lane (7423 E. Watson St).

Legal Description: Lot 2, Block 15, Eastridge 11th 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 SF-5 Single-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 application to be approved by Administrative Permit subject to Supplementary Use Regulations found in Section III-D.6.qq 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, October 17, 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 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

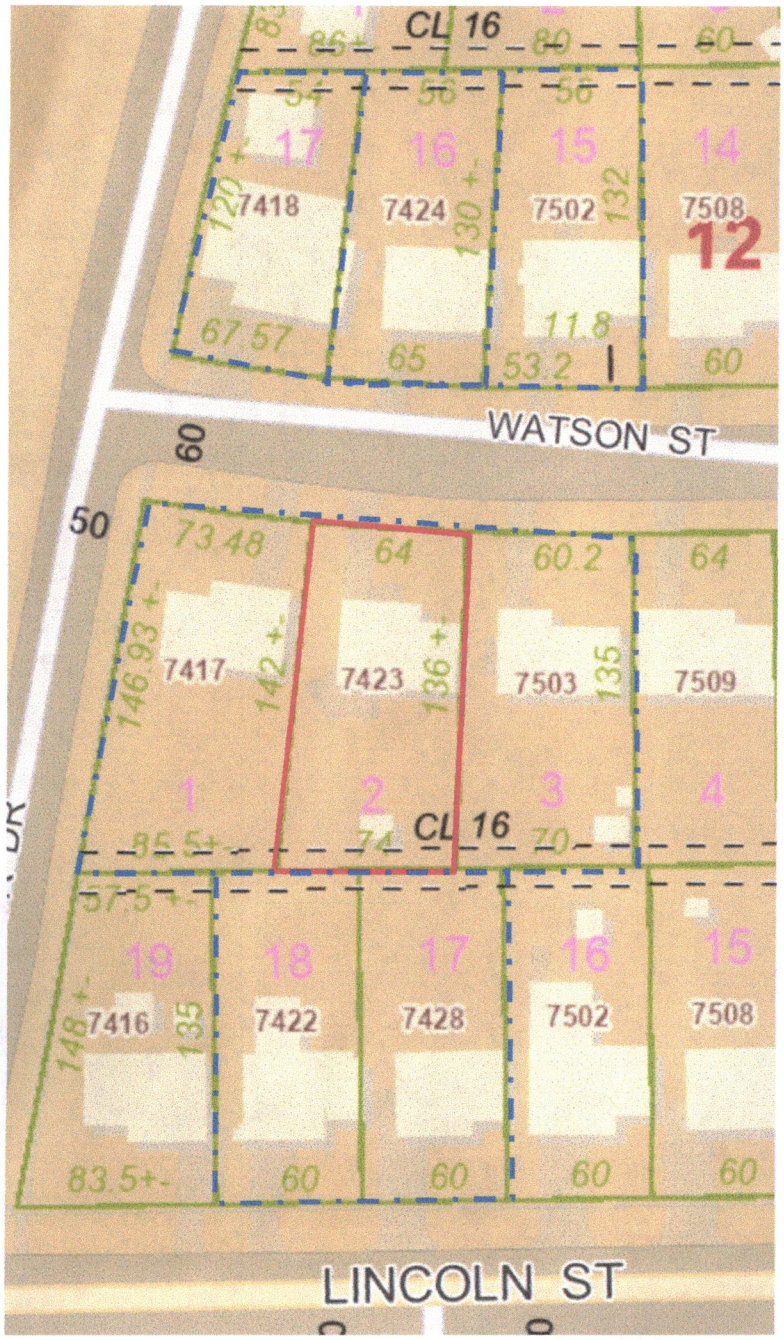
J.R. COX JR

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

cc: MABCD

Becky Tuttle, CM District II

Teresa Veazey, CSR District II



SMITH DALE R & JOLENE K
7418 E WATSON ST
WICHITA, KS 67207
Mail to:
7100 N HILLSIDE ST
PARK CITY, KS 67147-8831

RECH SHANNON
7424 WATSON LN
WICHITA, KS 67207-2261

B&P MANAGEMENT LLC
7502 E WATSON ST
WICHITA, KS 67207
Mail to:
2315 TARA FALLS CT
WICHITA, KS 67207

AYRES MANAGEMENT LLC
7417 E WATSON ST
WICHITA, KS 67207
Mail to:
201 S OLIVER AVE
WICHITA, KS 67218-1507

YANG TON K & CHANG HUI DUONG-CHEN & PING YANG
7503 E WATSON ST
WICHITA, KS 67207-2262

ANDREWS LOGAN BERIT & AARON MICHAEL MORRIS
7422 E LINCOLN ST
WICHITA, KS 67207

DOOM PATRICK H LIV TRUST
7428 E LINCOLN ST
WICHITA, KS 67207
Mail to:
PO BOX 782168
WICHITA, KS 67278-2168

SITE PLAN
APPROVED 10/20/25 BY
CON25-130