



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

October 30, 2025

Lucas and Jill Johnson
12021 E. 13th Street North
Wichita, KS 67206

RE: CON2025-00142 – Administrative Permit in the City to allow Short Term Rental on property zoned MF-29 Multi-Family Residential, generally located two-blocks east of South Oliver Avenue and one-block south of East Kellogg Drive (539 South Elpyco Avenue).

Legal Description: Lot 6, Block 2, Mission Heights 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 MF-29 Multi-Family Residential District for the above described property.

Section V-L.2.b. of the Unified Zoning Code (UZY) 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 UZY, 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.

One (1) valid protest was received against this application. This protest does not exceed 50 percent of the eligible properties.

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, Mike Hoheisel, CM District III, Rebecca Johnson, District III



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

October 15, 2025

Lucas and Jill Johnson
12021 E. 13th Street North
Wichita, KS 67206

RE: CON2025-00142 – Administrative Permit in the City to allow Short Term Rental on property zoned MF-29 Multi-Family Residential, generally located two-blocks east of South Oliver Avenue and one-block south of East Kellogg Drive (539 South Elpyco Avenue).

Legal Description: Lot 6, Block 2, Mission Heights 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 MF-29 Multi-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.

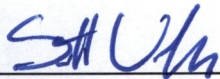
Below is information regarding the protest procedure.

- 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 Wednesday, October 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

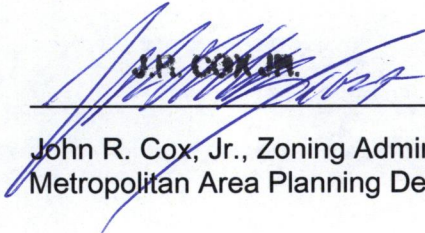
in the future of any scheduled public hearing related to this case at which you will have the opportunity to provide comment.

Our signatures below indicate that the Administrative Permit to permit a Short Term Rental in the City is hereby GRANTED, subject to the following conditions, and subject to any valid protests / appeal 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
Mike Hoheisel, CM District III
Rebecca Johnson, CSR District III



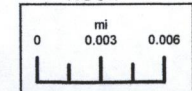
Sedgwick County, Kansas



Flood Plain

- (X) 0.2 Pct Annual Chance
- 0.2 PCT Annual Chance Flood Hazard
- A
- AE
- AE, FLOODWAY
- AE, FLOODWAY
- AH
- AO
- X - Area of Special Consideration
- X AREA OF SPECIAL CONSIDERATION, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
- X
- Area Not Included

1:564



Date: 7/21/2025

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

SITE PLAN

APPROVED 10/30/25 BY *[Signature]*
Cor 25-142

539 Elpyco St., Wichita, KS 67218 - Flood