



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

October 30, 2025

The Art Park, Inc.
7230 E. 29th Street North
Wichita, KS 67226

Kate Pepper & Charles Baughman
1324 Perth Ct.
Wichita, KS 67208

RE: CON2025-00139 – Administrative Permit in the City for Day Care, General on property zoned SF-5 Single Family Residential District; generally located on the northeast corner of North Olver Avenue and East Ethel Street (2512 North Oliver Avenue).

Legal Description: Lots 1, 2, 3, 10, 11, & 12, Block 1, Prairie Hills 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
Brandon Johnson, CM District I, Cameron Jackson, CSR District I



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

October 15, 2025

The Art Park, Inc.
7230 E. 29th Street North
Wichita, KS 67226

Kate Pepper & Charles Baughman
1324 Perth Ct.
Wichita, KS 67208

RE: CON2025-00139 – Administrative Permit in the City for Day Care, General on property zoned SF-5 Single Family Residential District; generally located on the northeast corner of North Olver Avenue and East Ethel Street (2512 North Oliver Avenue).

Legal Description: Lots 1, 2, 3, 10, 11, & 12, Block 1, Prairie Hills 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 (UZO) 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 UZO. 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 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) This application supersedes BZA8-92
- 2) Capacity of this facility shall not exceed 99 children.
- 3) The site shall be developed in conformance with the approved site plan.
- 4) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- 5) 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

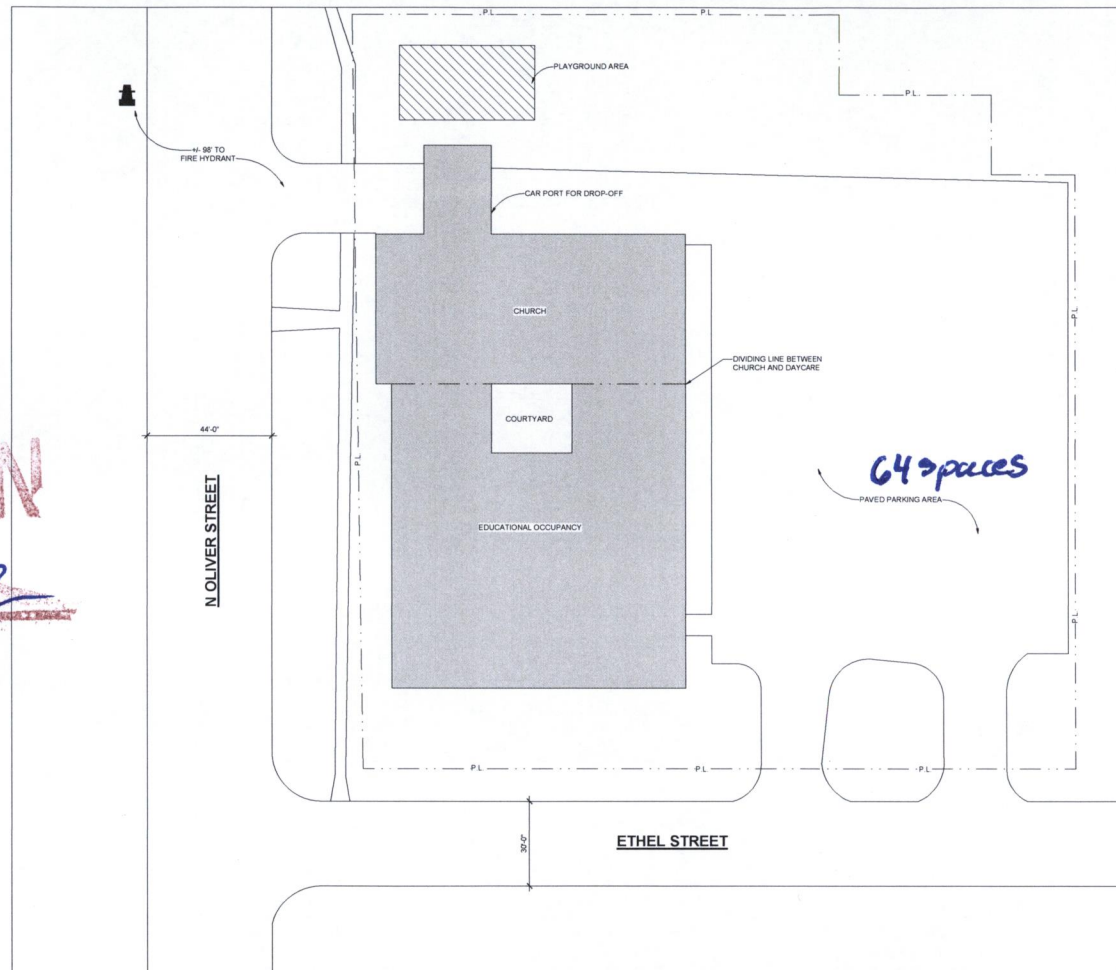
cc: MABCD

Brandon Johnson, CM District I

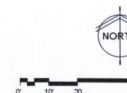
Cameron Jackson, CSR District I

SITE PLAN

APPROVED 10/30/25 BY *[Signature]*
CON 25-139



1 SITE CODE PLAN
1" = 20'-0"



Kansas Code Plans LLC
2627 N Beacon Hill Ct
Wichita, KS 67220
T 316.393.8276
KansasCodePlans.com

**LITTLE DUCKLINGS ACADEMY
NEW LICENSURE**
2613 N OLIVER ST
WICHITA, KS 6720

PRINTS ISSUED
4/21/2025 - OSFM REVIEW

REV.		
NO.	DATE	DESC.

KCP No. drawn STAULT
24122 checked STAULT

SITE CODE PLAN

CFP.2

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