Wichita-Sedgwick County Metropolitan Area Planning Department

Child Advocacy Center of Sedgwick County
1210 South Topeka Ave.
Wichita, KS 67211

May 22, 2026

Hutton Design + Build
Attn: John Henry
111 North Sycamore St.
Wichita, KS 67203

RE: CON2026-00070: Administrative Adjustment in the City to revise an approved site plan for CON2013-00011 to reflect a proposed building addition on property zoned GO General Office District, located on the south side of East Lincoln Street, between South Topeka and South Emporia Avenues (1210 South Topeka Ave.).

Legal Description: Reserve From Lincoln Street South to Alley & From Topeka to Emporia Ave., and vacated alley adjacent on the south, and even Lots 18-48, Topeka Ave., and West half of vacated alley adjacent on East, and odd Lots 17-47, Emporia Ave., and East half of vacated alley adjacent on West, Zimmerly's 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Administrative Adjustment request to revise an approved site plan for CON2013-00011 on a property zoned GO General Office District (GO) to permit reflect a proposed building addition. The revised site plan illustrates a proposed addition on the south side of the existing structure, which would connect the east and west wings of the existing building, creating a courtyard in the middle. The proposed addition meets all standard setbacks within the GO District. There will likely not be any significant negative impacts on surrounding properties. The increase in floor area requires an increase in the parking requirement for the Safety Service use on the site. The site plan identifies that the required parking is 128 stalls and that 142 stalls are provided.

We find that the adjustment to the site plan as proposed meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed Administrative Adjustment to CON2013-00011 should have no impact on the safety and convenience of vehicular traffic in the vicinity of the application area, and it should not have significant negative impact on the safety and convenience of pedestrian circulation.

2) Impact on existing uses in surrounding areas: The proposed building addition is not likely to have significant detrimental impacts on existing uses in the surrounding area.

3) Compatibility with existing or permitted uses on abutting sites: The proposed addition is compatible with the existing or permitted uses on abutting sites. It is an expansion of the existing Safety Service use. The addition meets all standard setbacks within the GO District, and all parking requirements are met. Given the size of the subject site, the additional building mass is not likely to have significant negative impacts.

4) Effect on public health, safety, or welfare: It is not anticipated to have any significant negative impacts on the public health, safety, or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that the Administrative Adjustment to revise the approved site plan for CON2013-00011 to reflect a building addition is hereby GRANTED, subject to the following conditions:

1. All original conditions of CON2013-00011 shall be adhered to.
2. The site shall be developed in general conformance with the approved, revised site plan submitted with this application.
3. All applicable permits and inspections shall be obtained for the construction of the building addition.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, 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 Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

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

SITE PLAN

APPROVED 5/20/26 BY

CON26-70

SITE INFORMATION

ZONING:
GENERAL OFFICE with conditional use of **SAFETY SERVICES**

TOTAL LOT AREA 4.3587 ACRES = 189,865 SF

LANDSCAPED STREET YARD REQUIRED
- PERIMETER FACING A STREET = 1,520 LF
- x 15 SF/LF OF PERIMETER = 22,800 SF

PARKING COUNT

PROPOSED:
- REQUIRED = 128 STALLS
- PROPOSED = 142 STALLS (INCLUDING 8 ADA STALLS)

EXISTING:
RESERVED, ON-STREET = 13 STALLS

SITE PLAN LEGEND

EXISTING NEW

PAVING

GRASS

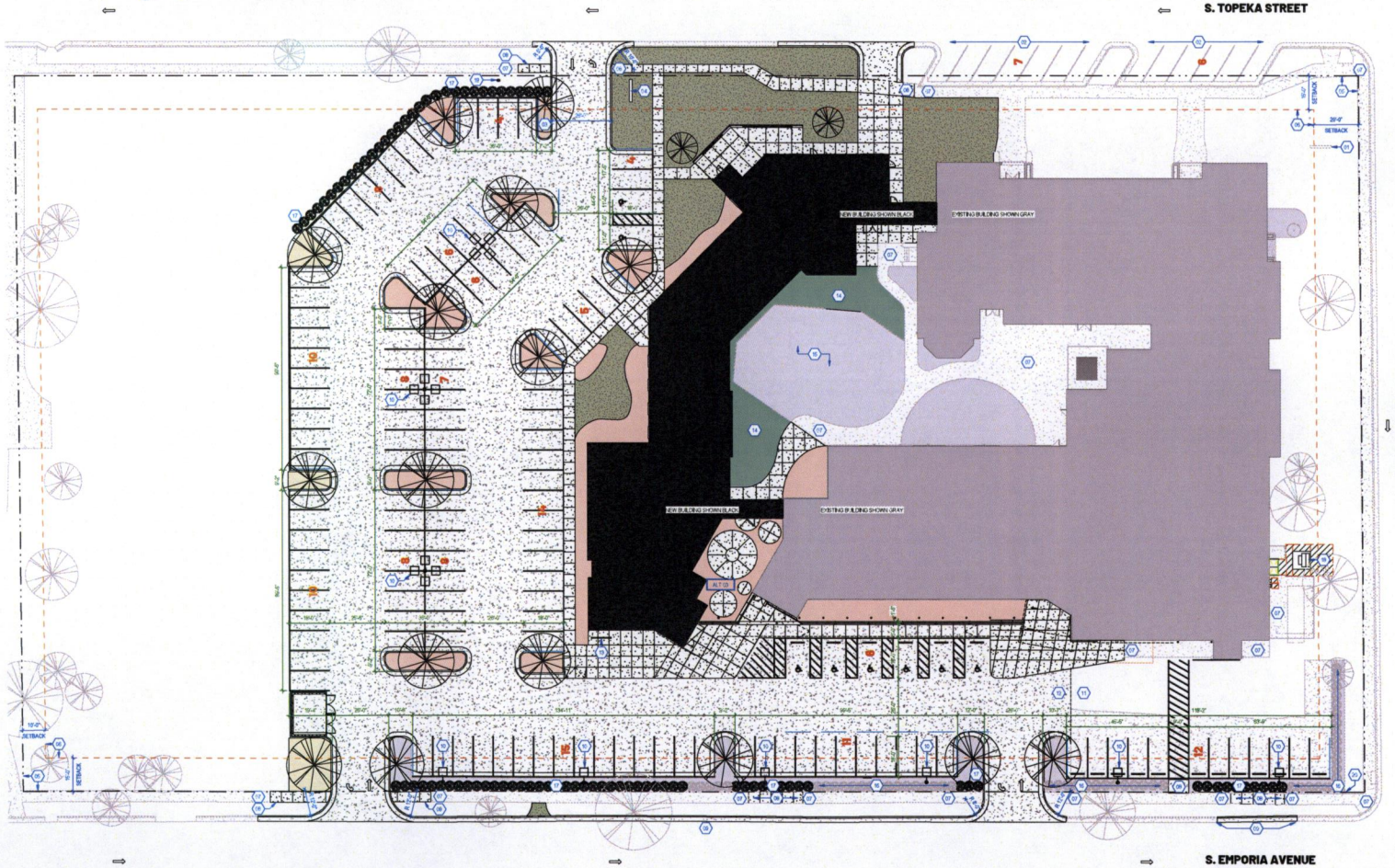
PLANTING

SIDEWALK

TURF

KEYED NOTES - SITE

Txt_Lyt number	Txt_Comment
01	EXISTING MONUMENT SIGN TO REMAIN
02	EXISTING DESIGNATED PARKING FOR WICHITA POLICE DEPARTMENT TO REMAIN
03	EXISTING IRRIGATION WELL TO REMAIN, PROTECT DURING CONSTRUCTION.
04	NEW MONUMENT SIGN BASE.
05	PROPERTY LINE
06	SETBACKS
07	EXISTING SIDEWALK TO REMAIN SHOWN GRAY
09	NEW CONCRETE WALL, REF. CIVIL
09	NEW CONCRETE CURB, REF. CIVIL
10	NEW SITE POLE & BASE, REF. ELECTRICAL
11	EXISTING PARKING LOT PAVING SHOWN GRAY
12	NEW PARKING LOT PAVING, REF. CIVIL
13	BIKE STAND
14	EXTEND PLAYGROUND AREA WITH NEW TURF
15	PATCH & REPAIR EXISTING TURF DISTURBED DURING STORM WATER TRENCHING
16	EXISTING PLANTINGS FOR PARKING LOT SCREENING SHOWN GRAY, TYP.
17	NEW PLANTINGS FOR PARKING LOT SCREENING SHOWN BLACK, TYP.
18	EXISTING TRANSFORMER TO BE REPLACED IN PLACE, REF. ELECTRICAL
19	NEW FIRE HYDRANT, REF. CIVIL
20	EXISTING FIRE HYDRANT, REF. CIVIL



A SITE PLAN
1" = 20'-0"

HUTTON DESIGN + BUILD

PROGRESS PRINT

Project Number 25216

CHILD ADVOCACY CENTER
EDGWICK COUNTY
TION
TOPEKA AVE
WICHITA, KS 67211

Issue
DESIGN DEVELOPMENT
Date
03.11.26

REVISIONS
Description Date

AS1.01
ARCHITECTURAL SITE PLAN