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

July 1, 2026

Sedgwick County Zoo
Attn: Scott Newland
5555 Zoo Boulevard
Wichita, KS 67212

**RE: CON2026-00082** – Administrative Permit in the County for a Day Care, General on property zoned SF-20 Single-Family Residential District, generally located at the intersection of West Zoo Boulevard and West Windmill Road (5555 West Zoo Boulevard).

**Legal Description:** The north half of Lot 1, Block A, Sedgwick County Zoo 2nd Addition, Sedgwick County, Kansas.

We reviewed your Administrative Permit request to permit Day Care, General in the SF-20 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,

Samuel Deetz
Current Plans, Associate Planner

cc: MABCD

CITY OF WICHITA

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

June 16, 2026

Sedgwick County Zoo
Attn: Scott Newland
5555 Zoo Boulevard
Wichita, KS 67212

**RE: CON2026-00082** – Administrative Permit in the County for a Day Care, General on property zoned SF-20 Single-Family Residential District, generally located at the intersection of West Zoo Boulevard and West Windmill Road (5555 West Zoo Boulevard).

**Legal Description:** The north half of Lot 1, Block A, Sedgwick County Zoo 2nd Addition, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Administrative Permit request to permit Day Care, General in the SF-20 Single-Family Residential District for the above-described property.

Section V-L.2.d. of the Unified Zoning Code (UZC) 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 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 Tuesday, June 30, 2026.** 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 Sedgwick County Board of County Commissioners. 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) The site shall be developed in conformance with the approved site plan.
2) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
3) 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

# SITE PLAN

APPROVED 7/20/26 BY SNJ

## CODE SYMBOL LEGEND

| SYMBOL | DESCRIPTION | PROTECTION ELEMENTS |
|---|---|---|
| | REQUIRED EXIT OR EXIT ACCESS - INTERIOR | SPACES REQUIRING MORE THAN 1 EXIT & EXITS FROM FLOORS, PROVIDE EXIT SIGNS PER IBC SECTION 1011 |
| | DESIGNATED EXTERIOR EXIT | |
| X / X" 0" | OCCUPANTS / REQUIRED WIDTH PROVIDED WIDTH | |
| ROOM NAME ROOM NUMBER SF OCC. COUNT | ROOM OR AREA DESIGNATION | |
| | EXIT PATH | |

| SYMBOL | DESCRIPTION |
|---|---|
| | P.E. SMOKE DETECTOR |
| | FIRE ALARM STROBE ONLY MOUNTING LOCATION: WALL |
| | FIRE ALARM COMBINATION HORN/STROBE MOUNTING LOCATION: WALL MOUNTING HEIGHT: 80" AFF, UON. |
| | FIRE ALARM PULL STATION MOUNTING HEIGHT: 48" AFF, UON. |
| | NOTIFIER FIRE ALARM CONTROL PANEL (1) LOCATION |
| ANN | REMOTE ANNUNCIATOR PANEL (1) LOCATION |
| | FIRE SPRINKLER RISER |
| | PERIMETER OF 1 HR. RATED AREA W/ 20 MINUTE RATED OPENINGS |
| FEC | FIRE EXTINGUISHER IN CABINET |

## CODE NARRATIVE

CONTACT INFORMATION:

MIKE QUICK
SEDGWICK COUNTY ZOO
5555 ZOO BOULEVARD
WICHITA, KANSAS 67212
PHONE: 316-617-7200

PROJECT NAME AND LOCATION:

SEDGWICK COUNTY ZOO
CARGILL LEARNING CENTER

555 ZOO BOULEVARD
WICHITA, KANSAS 67212

REASON FOR SUBMITTAL:

NEW LICENSURE OF (3) CHILDCARE ROOMS

PROJECT JURISDICTION:

CITY OF WICHITA (MABCD)

RESPONDING FIRE DEPARTMENT:

SEDGWICK COUNTY FIRE DEPT.

APPLICABLE CODES:

2024 INTERNATIONAL BUILDING CODE - OFSM
2024 INTERNATIONAL BUILDING CODE - MABCD
2024 INTERNATIONAL FIRE CODE
2024 INTERNATIONAL MECHANICAL CODE - MABCD
2023 NATIONAL ELECTRICAL CODE - MABCD
2010 ADA STANDARD FOR ACCESSIBLE DESIGN
2007 NFPA 72
KANSAS FIRE PREVENTION CODE
2021 UNIFORM PLUMBING CODE - MABCD

CODE DATA:

TYPE OF CONSTRUCTION: EXISTING BUILDING, TYPE V-B

OCCUPANCY:
PRE-SCHOOL (1 ROOM): E
DAYCARE (3 ROOMS): I-4
AUDITORIUM & REMAINDER OF BUILDING: A-3
OCCUPANCY SEPARATIONS ARE NOT REQUIRED IF BUILDING IS DESIGNED TO MOST RESTRICTIVE REQUIREMENTS (A-3)

BASIC ALLOWABLE AREA
ACCORDING TO: 2024 IBC - SECTION 506 & TABLE 506.2
ALLOWABLE AREA FOR SPRINKLED BUILDING: 38,000 sf
ACTUAL AREA: 22,208 sf

ACCORDING TO: 2006 IBC - TABLE 503 AND SECTION 506.2 & 506.3
BASIC ALLOWABLE AREA: 6,000 sf
FULLY SPRINKLERED (300% INCREASE): 18,000 sf
FRONTAGE (75% INCREASE): 4,500 sf
TOTAL ALLOWABLE AREA: 28,500 sf
ACTUAL AREA: 22,208 sf

HEIGHT LIMITATIONS (2024 IBC TABLES 504.3 & 504.4, 2006 IBC TABLE 503):
ALLOWABLE HEIGHT: 1 STORY, 40'-0" FT.
ACTUAL HEIGHT: 1 STORY, 22'-8" FT.

FIRE-RESISTANCE RTG. REQUIREMENTS FOR BLDG. ELEMENTS (2006 & 2024 IBC TABLE 601):
REQUIRED:
TYPE V-B: STRUCTURAL FRAME 0 HR.
BEARING WALLS (INT./EXT.) 0 HR.
NONBEARING WALLS (EXT.) 0 HR. (TABLE 705.5)
NONBEARING WALLS (INT.) 0 HR.
ROOF CONSTRUCTION 0 HR.

OCCUPANT LOAD (2024 IBC TABLE 1004.5, 2006 IBC TABLE 1004.1.1)
OFFICES = 150 sf / OCCUPANT
KITCHEN = 200 sf / OCCUPANT
EDUCATION (CLASSROOMS) = 20 sf / OCCUPANT (PER IBC)
DAYCARE (KDHE) = 35 sf / OCCUPANT (SEE PLAN FOR OCCUPANT LOAD BASED ON KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT (KDHE LICENSING))

CORRIDOR FIRE RATING (2024 IBC TABLE 1020.2, 2006 IBC TABLE 1017.1)
SPRINKLER SYSTEM PROVIDED - NOT REQUIRED

FIRE ALARM SYSTEM:
MANUAL FIRE ALARM SYSTEM: REQUIRED / PROVIDED

EMERGENCY LIGHTING
EMERGENCY LIGHTS ON BATTERY BACKUP

AUTOMATIC SPRINKLER SYSTEMS (IBC SECTION 903.2.3)
SPRINKLER SYSTEM PROVIDED.

ADDITIONAL INFORMATION
INTERIOR WALL & FINISH MATERIALS: CLASS A, B, OR C
PROVIDED PER IBC TABLE 803.13

EXTERIOR EXIT DOOR HARDWARE: ALL EXIT DOORS ARE EQUIPPED WITH PANIC HARDWARE

ACTIVE FIRE SAFETY SYSTEM
FIRE ALARM & SMOKE DETECTION SYSTEM (MONITORED) - INCLUDING HORNS/STROBES, PULL STATIONS, AND SMOKE DETECTORS

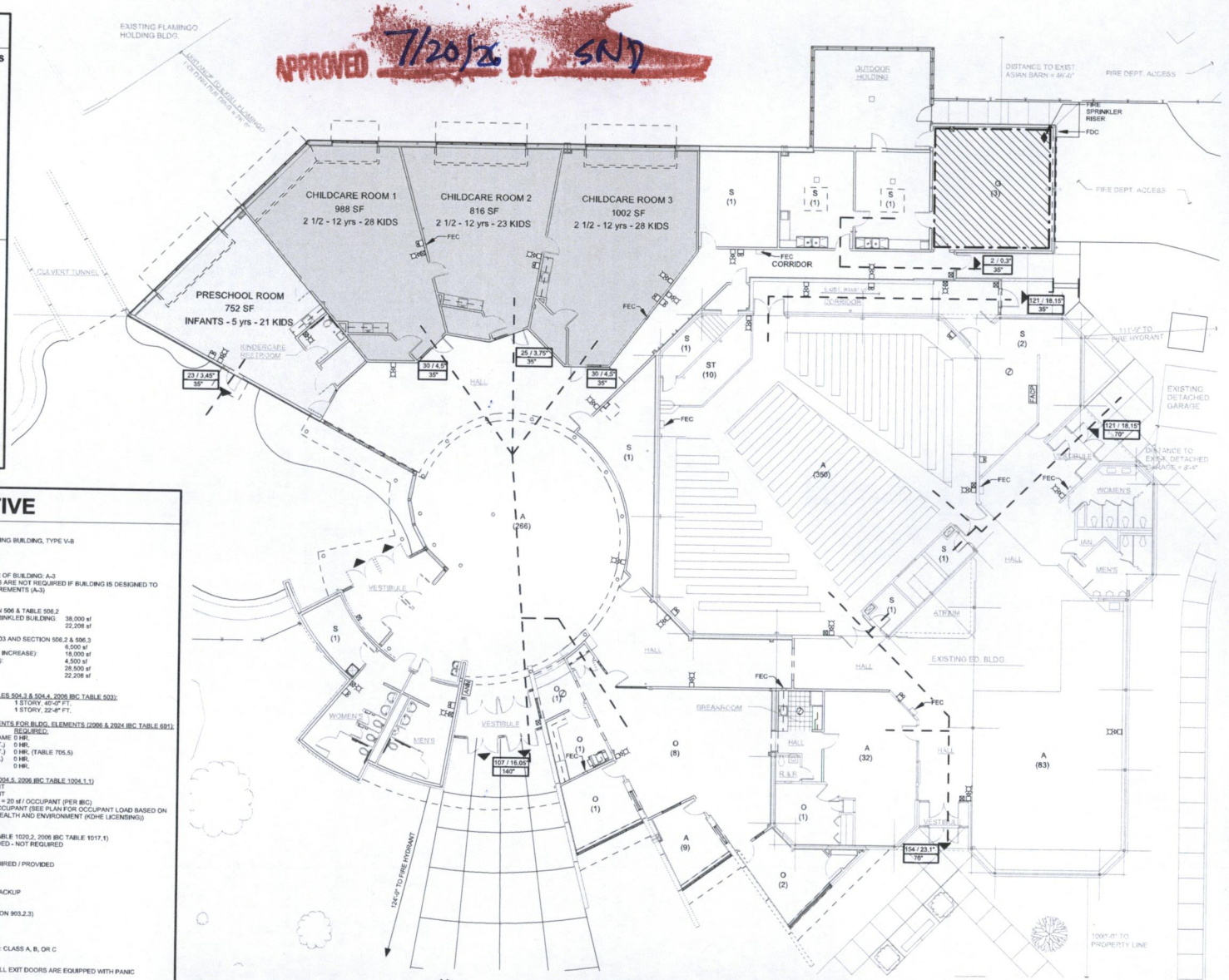
EXIT LIGHTS AT ALL REQUIRED EXITS ON A BATTERY BACKUP

EMERGENCY LIGHTING ON BATTERY BACKUP

PORTABLE FIRE EXTINGUISHERS

**ACTIVE FIRE SAFETY SYSTEM**

SMOKE DETECTION THROUGHOUT THE EXIT PATH
FIRE ALARM SYSTEM - BATTERY BACKED UP
EXIT LIGHTS - BATTERY BACKED UP
EMERGENCY LIGHTING - BATTERY OPERATED
FIRE SPRINKLER SUPPRESSION SYSTEM SYSTEM THROUGHOUT




NORTH

A **CODE FOOTPRINT**
1" = 20'-0"
0' 10' 20' 40'

SCOTT DARIN KAISER LICENSED 21139 ARCHITECT KANSAS


wdm ARCHITECTS
WDM Architects P.A.
105 North Washington
Wichita, KS 67202-2815
T 316.262.4700
F 316.262.0002
wdmarchitects.com


**SEDGWICK COUNTY ZOO CARGILL LEARNING CENTER**
5555 Zoo Boulevard
WICHITA, KANSAS

PRINTS ISSUED

REVS.

| NO. | DATE | DESC. |
|---|---|---|

WDM No. . drawn: CE
JOB NO checked: SR
CODE FOOTPRINT - 11X17

**A1.1**

© copyright 2011 WDM Architects P.A.