



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

USD 259
903 South Edgemoor
Wichita, KS 67218

November 7, 2025

RE: ZON2025-00043 – Zone Change request in the City from TF-3 Two-Family Residential to LC Limited Commercial with Protective Overlay for youth community mental health facility, generally located south of West Harry Street and bounded by South Gordon Avenue and South Edwards Avenue (1601 South Edwards Avenue).

Dear Applicant;

At its regular meeting on **November 6, 2025**, the Wichita City Council heard the above captioned request. The action of the WCC was to **APPROVE** the request, subject to Protective Overlay #461, which reads:

Protective Overlay #461

1. The following uses are prohibited: Construction Sales and Service; Marine Facility, Recreational; Pawnshop; Service Station; Vehicle Repair, Limited; Sexually Oriented Business; Tavern and Drinking Establishment; Nightclub in the City; Entertainment Establishment in the City; and Vehicle and Equipment Sales, Outdoor.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in black ink that reads 'Christina Rieth'.

Christina Rieth
Associate Planner

CC: Dalton Glasscock, Councilmember District IV
Brooke Kauchak, CSR District IV
MABCD
PSC Consulting, attn: Kim Edgington, 2532 North Cardinal Drive, Wichita, KS 67204



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

USD 259
903 South Edgemoor
Wichita, KS 67218

October 9, 2025

RE: ZON2025-00043 – Zone Change request in the City from TF-3 Two-Family Residential to LC Limited Commercial with Protective Overlay for youth community mental health facility, generally located south of West Harry Street and bounded by South Gordon Avenue and South Edwards Avenue (1601 South Edwards Avenue).

Dear Applicant;

At its regular meeting on **October 9, 2025**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** the request, subject to Protective Overlay #461, which reads:

Protective Overlay #461

1. The following uses are prohibited: Construction Sales and Service; Marine Facility, Recreational; Pawnshop; Service Station; Vehicle Repair, Limited; Sexually Oriented Business; Tavern and Drinking Establishment; Nightclub in the City; Entertainment Establishment in the City; and Vehicle and Equipment Sales, Outdoor.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on October 23, 2025. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **October 23, 2025, at 5:00 p.m.**

This application will be considered by the Wichita City Council on **Thursday, November 6, 2025**, beginning at 6:00 p.m., at 455 North Main Street, Wichita, KS 67202, for final action. Development signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth
Associate Planner

CC: Dalton Glasscock, Councilmember District IV
Brooke Kauchak, CSR District IV
MABCD
PSC Consulting, attn: Kim Edgington, 2532 North Cardinal Drive, Wichita, KS 67204

ORDINANCE NO. 52-844

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2025-00043

Zone change request in the City from TF-3 Two Family Residential District to LC Limited District with Protective Overlay #461, on property legally described as:

Lot 1, Block A, Payne Elementary School Addition to Wichita, Sedgwick County, Kansas.

Protective Overlay #461 shall read:

1. The following uses are prohibited: Construction Sales and Service; Marine Facility, Recreational; Pawnshop; Service Station; Vehicle Repair, Limited; Sexually Oriented Business; Tavern and Drinking Establishment; Nightclub in the City; Entertainment Establishment in the City; and Vehicle and Equipment Sales, Outdoor.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 29th day of November, 2025.

Lily Wu
Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice
Shinita Rice, City Clerk



(SEAL)

Approved as to form: Jennifer Magaña for
Jennifer Magaña, City Attorney and Director of Law



AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, City Clerk

Being first duly sworn, deposes and says:

That I, Shinita Rice, City Clerk of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. 52-844 / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 28th day of November, 2025.

Signature

SUBSCRIBED AND SWORN to before me this 26 day of November, 2025.



Notary Public

(seal)

City Clerk's Office

City Hall • 13th Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529

www.wichita.gov



STAFF REPORT
MAPC: October 9, 2025
DAB IV: October 6, 2025

CASE NUMBER: ZON2025-00043 (City)

APPLICANT/AGENT: USD 259 (Applicant)/PSC Consulting (Agent)

REQUEST: LC Limited Commercial District

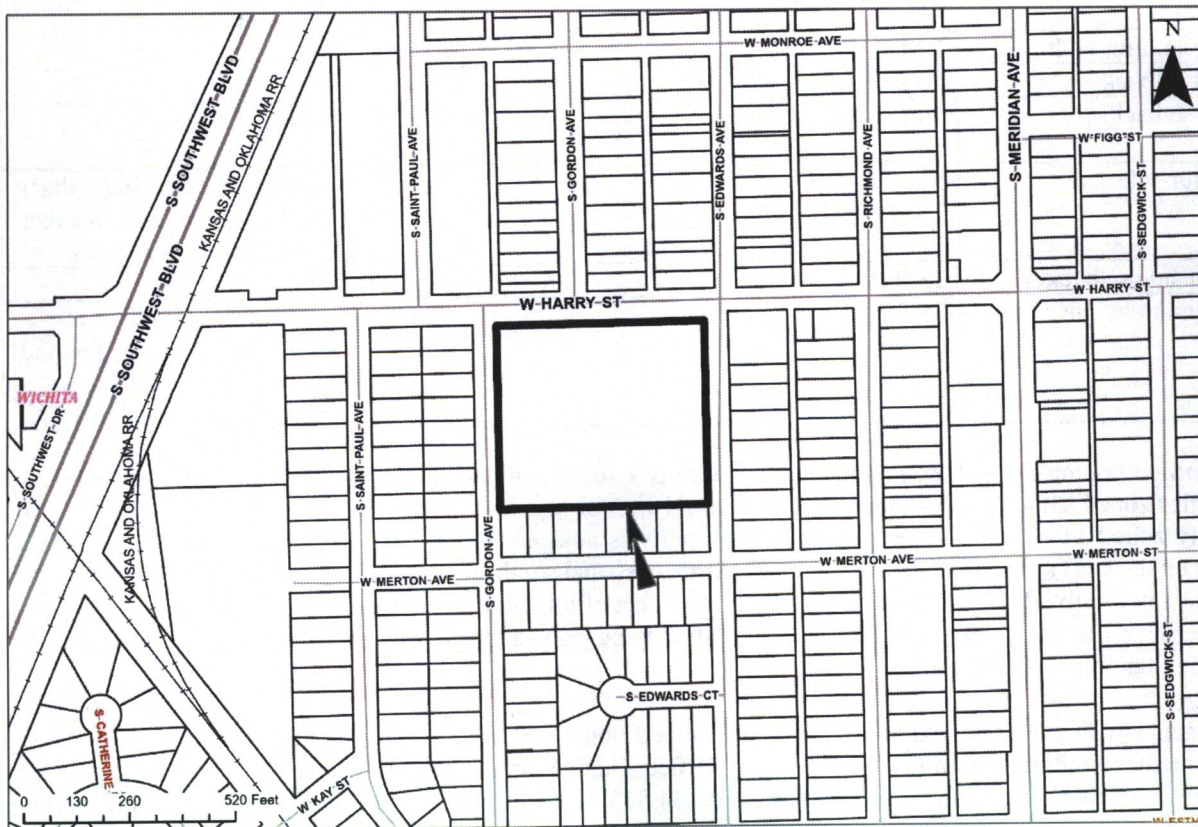
CURRENT ZONING: TF-3 Two-Family Residential District

SITE SIZE: 5.41 acres

LOCATION: Generally located on the south side of West Harry Street, bounded by South Gordon Avenue and South Edwards Avenue

PROPOSED USE: Community health facility for youth

RECOMMENDATION: Approve subject to Protective Overlay #461



BACKGROUND: The applicant is requesting a zone change from TF-3 Two-Family Residential District to LC Limited Commercial District on a 5.41-acre property. The subject site is generally located on the south side of West Harry Street, bounded by South Gordon Avenue and South Edwards Avenue. The subject site is currently developed with a vacant school building constructed in 1965 and gymnasium constructed in 2005.

The applicant is requesting the zone change to convert the existing school into a community mental health facility for youth. This facility will include case management services. The applicant does not intend to have overnight services for their clients. Based on the description above, the use of the property falls under the Unified Zoning Code (UZY) as Office, General, which is allowed by right in LC zoning. In order to accommodate the requested land uses and maintain compatibility with nearby residential uses, the applicant proposes a Protective Overlay that limits mostly higher intensity uses within the LC District. Though the PO prohibits a wide range of commercial uses, it does permit additional residential, public/civic, and commercial uses that the current TF-3 zoning does not permit. A list of prohibited uses is attached to the end of this report.

Should the zone change request be approved, the uses on site and development standards would also change. TF-3 zoning allows for single-family and two-family residences by right, and LC zoning allows for single-family, two-family, and multi-family residences (up to 75.1 dwelling units per acre). LC zoning also introduces a limited number of commercial uses. A table that demonstrates the changes in development standards is provided below.

Development Standard	TF-3 Two-Family Residential District	LC Limited Commercial District
Minimum lot size	3,500 square feet for single-family; 3,000 square feet per dwelling unit for duplex and multi-family (maximum 14.5 dwelling units per acre); 5,000 square feet for nonresidential uses	2,500 square feet for single-family; 2,000 square feet per dwelling unit for duplex; 580 square feet per dwelling unit for multi-family (maximum 75.1 dwelling units per acre); no minimum for nonresidential uses
Minimum lot width	35 feet	No minimum
Front setback	25 feet	20 feet
Rear setback	20 feet	Ten feet, subject to compatibility standards.
Interior side setback	Six feet	Zero feet, but if an interior side setback is provided, it shall be at least five feet, subject to compatibility standards.
Street side setback	15 feet	Ten feet
Maximum height	35 feet	80 feet, plus two feet of additional height for each foot of setback beyond the minimum required setbacks, subject to compatibility standards.

The Unified Zoning Code (UZY) requires compatibility setback and height standards for side and rear lot lines of properties zoned MF-18 Multi-Family Residential District or less restrictive when they are within 500 feet of a property zoned TF-3 or more restrictive. The property is adjacent to SF-5 Single-Family Residential District zoning on the west side and TF-3 zoning on the north, east, and south sides. The minimum building compatibility setback is normally 15 feet plus one foot for each five feet of lot width over 50 feet. To redevelop and utilize the existing school on site, these compatibility standards may be waived through a separate administrative application from the Planning Department.

Any change in land use may require the provision of additional parking based on the minimum off-street parking requirements found in Section IV-A of the UZY. Office, General requires one parking space per 333 square feet. The existing school and gymnasium buildings are 34,833 and 4,300 square feet, respectively, so 118 parking

spaces are required for the site. The number of required parking spaces can be reduced up to 25 percent through a separate administrative application from the Planning Department.

Section IV-B of the UZC requires screening and lighting standards for non-residential developments abutting or adjacent to residential zoning districts. Section IV-B.2 requires solid screening, which can be accomplished with either a six- to eight-foot screening fence/wall, landscaping, or a combination of the two. The site currently does not have screening that meets these standards. Deviation from the screening standards would require a Variance from the UZC.

The Wichita Landscape Code requires landscaping for non-residential development when abutting or adjacent to residential zoning districts. This landscaping is in addition to any required screening fence. Required landscaping can be incorporated into any landscaping used for screening purposes as long as it meets both the requirements of Section IV-B of the UZC and the requirements of the Wichita Landscape Code. A landscape buffer of at least one shade tree (or two ornamental trees) is required per 40 linear feet is required. There are mature trees on site around the perimeter of the existing building. Existing vegetation can be counted toward the landscape requirements if the vegetation is within the property lines. Should the applicant use the existing parking lot, landscaping would not be required in the parking lot. The applicant must submit a landscape plan to the Planning Department before building permits are issued.

Section IV-B.4 delineates lighting standards for any outdoor light sources. All light sources must be cut-off luminaries to minimize light trespass and glare. Any light pole within 200 feet of residential zoning shall not exceed 15 feet in height.

If the zone change request is approved, the site would permit additional sign rights per Section 24.04.195 of the Wichita Sign Code for the LC District as identified below. The site is bounded by West Harry Street (an arterial street), South Gordon Street (a local street), and South Edwards Avenue (a local street). The type of street classification dictates the ratio of sign area (based of linear street frontage) and the maximum size of an individual sign. The types and number of permitted signs in LC zoning are demonstrated in the table below.

Type of Sign	Sign Regulations
On-site Ground or Pole Sign	- Number of On-site Signs per street frontage: - West Harry Street: 4 signs - South Edwards Street: 3 signs - South Gordon Street: 3 signs - Total sign area permitted per street frontage (0.5 sq. ft. per linear foot for local streets and 0.8 sq. ft. for arterial streets) - West Harry Street: 409 square feet - South Edwards Street: 230 square feet - South Gordon Street: 230 square feet - Maximum area of an individual sign per street frontage: - West Harry Street (Arterial Street): 300 square feet - South Edwards Street (Local Street): 50 square feet - South Gordon Street (Local Street): 50 square feet - Maximum Height: 25 feet
Building Sign	- Illuminated Building Signs cannot face a residential use or zoning district unless there is a depth of at least 150 feet separating the sign from the lot line of the use or zoning district. - Non-Illuminated Building Signs can be placed on an elevation that is less than 150 feet from a residential use or zoning district.

	- Area of Building Sign per elevation shall not exceed 20 percent of each tenant space elevation. - No individual sign can exceed 400 square feet. - No more than 3 Building Signs for each tenant on each building elevation.
Off-Site Signs	- No off-site sign can be erected because there is no adjacent LC, GC, LI, or GI zoning.
Portable Signs	- One sign is permitted per individual business and must meet area and spacing requirements of ground or pole signs. - Total sign area of an individual sign cannot exceed 60 square feet and height cannot exceed 10 feet.
Balloon Signs	- Not allowed on site because it is within 100 feet of a lot line of property zoned SF-5 or TF-3 and is surrounded by SF-5 and TF-3 zoning on all sides.
LED/ Electronic Message Sign	- LED or Electronic Message Sign would be permitted in the LC District.

The character of the neighborhood is low-density residential. Properties to the north, south, and east are zoned TF-3 and developed with single-family residences. Properties to the west are zoned SF-5 and developed with single-family residences. There are industrially zoned and developed properties one-block to the west of the subject site.

CASE HISTORY: In 2013, the subject site was platted as part of the Payne Elementary School Addition. There are no other zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	TF-3	Single-family dwellings
SOUTH:	TF-3	Single-family dwellings
EAST:	TF-3	Single-family dwellings
WEST:	SF-5	Single-family dwellings

PUBLIC SERVICES: This site has access to West Harry Street, South Edwards Avenue, and South Gordon Avenue. West Harry Street is a three-lane arterial street with a designated turn lane and sidewalks on each side. South Edwards Avenue and South Gordon Avenue are both two-way local streets with sidewalks on the sides adjacent to the school. This site has access to all municipal services, including water and sewer. Wichita Transit stops one-quarter mile northeast of the subject site, on the northwest corner of West Harry Street and South Meridian Avenue.

CONFORMANCE TO PLANS/POLICIES: The requested zoning is in conformance with the *Community Investments Plan*. The *Plan's* 2035 Wichita Future Growth Concept Map identifies the area to be appropriate for "Commercial" uses. The zone change request is for a commercial use, which is appropriate within this category.

The Locational Guidelines of the *Community Investments Plan* in the Established Central Area aim to "Encourage infill development that maximizes public investment in existing and planned infrastructure and services." The applicant is seeking to convert the school building into a community facility for youth, which maintains the footprint and infrastructure of the existing site.

The requested zone change is in conformance with the *Wichita: Places for People Plan*, a guidebook in which the Established Central Area is "a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles." The *Plan* outlines a list of Strategies designed to "to help guide the

community in their actions to create walkable places within Wichita.” Strategy 3 aims to “Improve the economic feasibility of commercial/service uses and the markets necessary to support them.” Approval of the zone change request improves the feasibility of commercial uses. Strategy 6 aims to “Encourage infill and redevelopment that is contextual to the environment in which it is occurring.” The applicant intends to redevelop the property without changing its footprint on a site appropriate for commercial uses, which allows compatibility with the surrounding environment.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the zone change request, subject to Protective Overlay #461, which reads:

Protective Overlay #461

The following uses are prohibited: Construction Sales and Service; Marine Facility, Recreational; Pawnshop; Service Station; Vehicle Repair, Limited; Sexually Oriented Business; Tavern and Drinking Establishment; **Nightclub in the City; Entertainment Establishment in the City; and Vehicle and Equipment Sales, Outdoor.**

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is low-density residential. Properties to the north, south, and east are zoned TF-3 and developed with single-family residences. Properties to the west are zoned SF-5 and developed with single-family residences.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned TF-3 Two-Family Residential District, which is suitable for the present use of a school and a limited number of residential uses. It does not allow for commercial uses.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The zone change request, with a Protective Overlay, should minimize potential detrimental impacts to the surrounding properties. Screening, landscaping, and other required site design features are designed to enhance the compatibility with the neighborhood and mitigate possible negative impacts.
4. **Length of time subject property has remained vacant as zoned:** The subject site has been developed with a school since 1965.
5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Staff does not anticipate that approval of the requested zone change to have detrimental impacts to the surrounding community. Adaptive reuse of the school building and utilization of the property will avoid the site attracting negative attention. Denial of the requested zone change may result in the loss and enjoyment of the applicant’s property.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning is in conformance with the *Community Investments Plan* and the *Wichita: Places for People Plan*, as discussed in this staff report.
7. **Impact of the proposed development on community facilities:** The requested zoning is not anticipated to have significant adverse impacts on community facilities. The applicant intends to allow commercial uses on site without changing its footprint.

Opposition or support of neighborhood residents: At the time the staff report was prepared, staff did not receive any public comment on the requested zone change.

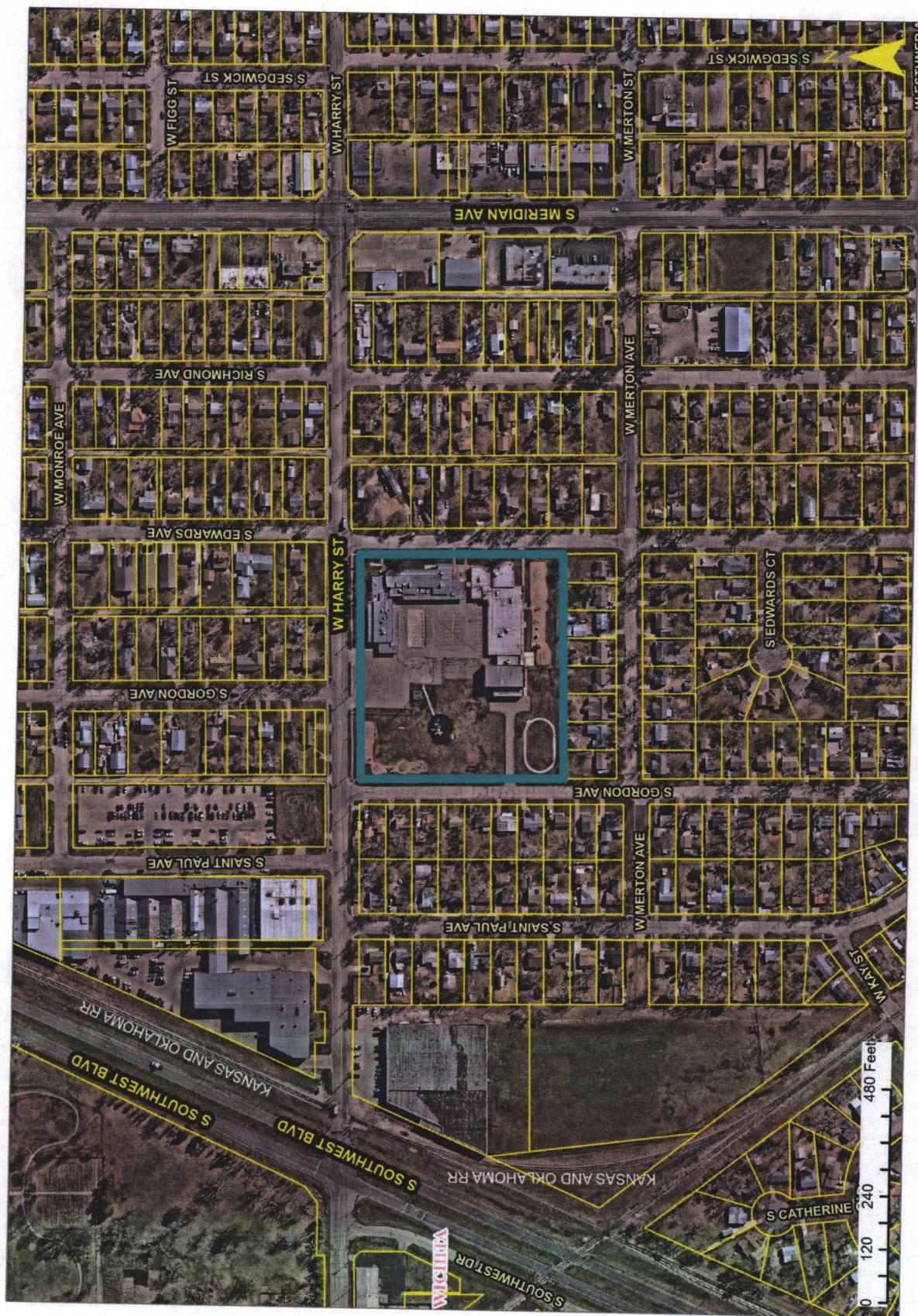
Attachments

1. Staff-Recommended Protective Overlay #461 Text
2. Aerial Map
3. Future Growth Concept Map
4. Zoning Map
5. Site Pictures

Staff recommended changes are in red.

Protective Overlay #461

The following uses are prohibited: Construction Sales and Service; Marine Facility, Recreational; Pawnshop; Service Station; Vehicle Repair, Limited; Sexually Oriented Business; Tavern and Drinking Establishment; Nightclub in the City; Entertainment Establishment in the City; and Vehicle and Equipment Sales, Outdoor.



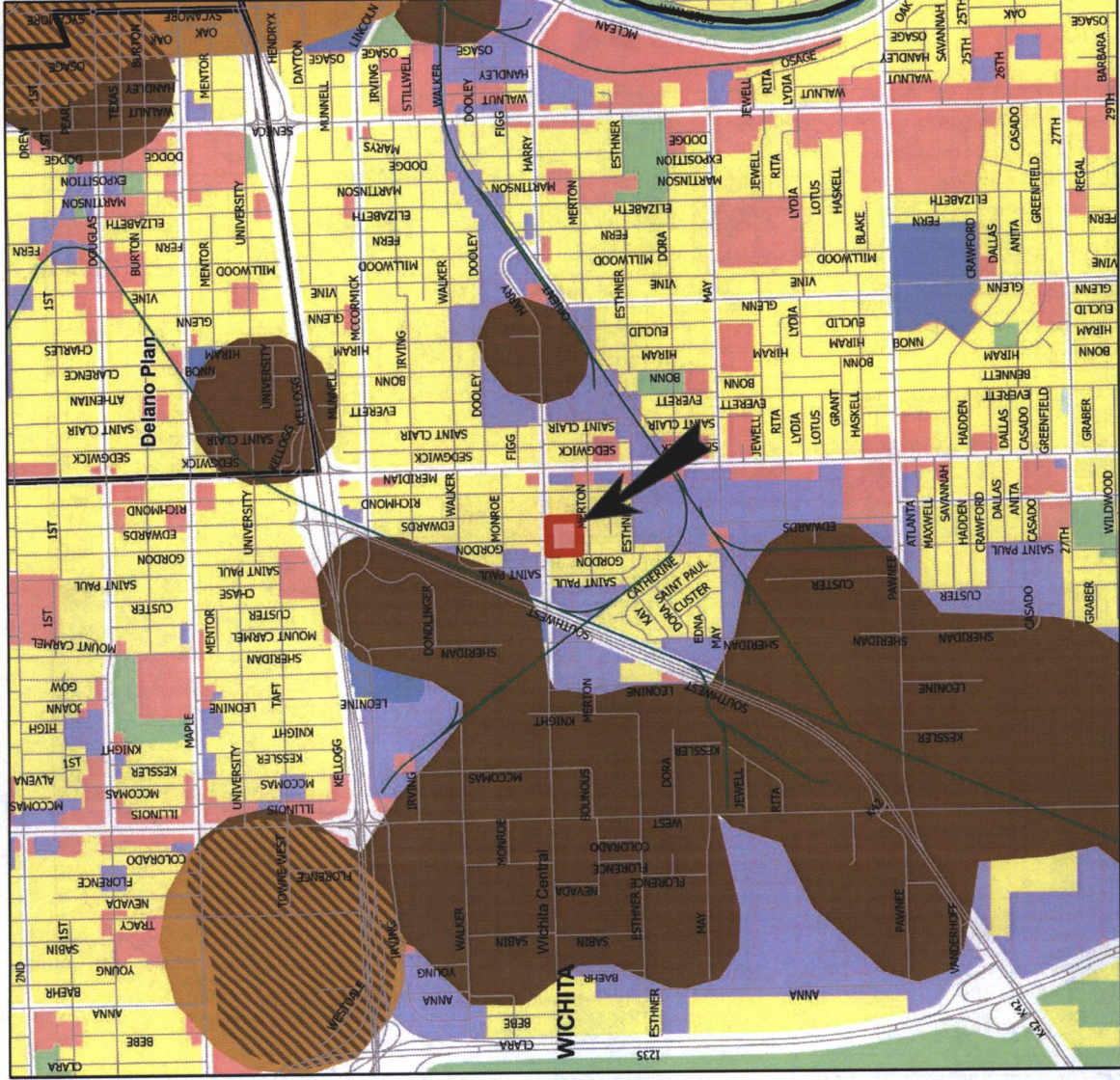
2035 Wichita Future Growth Concept Map

Legend

- Established Central Area
- Residential and Employment Mix
- New Employment
- New Residential
- Wichita City Limits
- Other Cities
- Northwest Bypass Right-of-Way
- Other Urban Growth Areas 2014
- Other Urban Growth Areas 2014
- Rural Growth Areas 2014

LAND USE

- Residential
- Commercial
- Industrial
- Major Air Transportation & Military
- Parks and Open Space
- Agricultural or Vacant
- Major Institutional
- Neighborhood & Area Plans
- Application Area

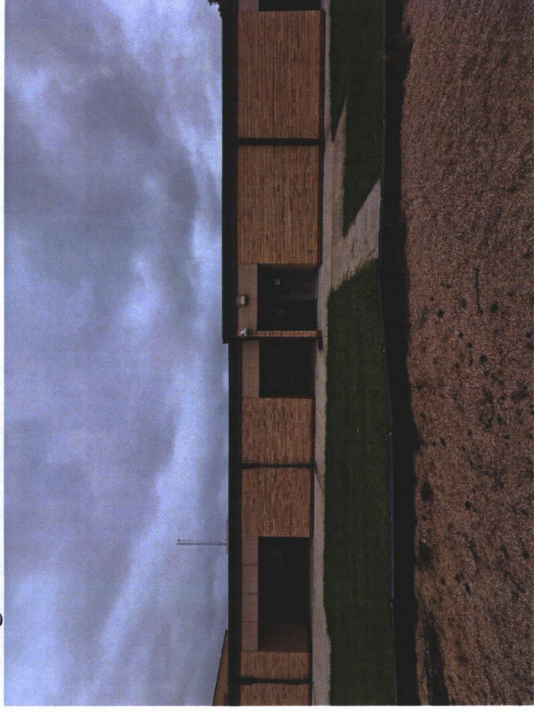


Map prepared by the Metropolitan Area Planning Commission, 2025. The map is for informational purposes only and does not constitute a legal document. The map is subject to change without notice.

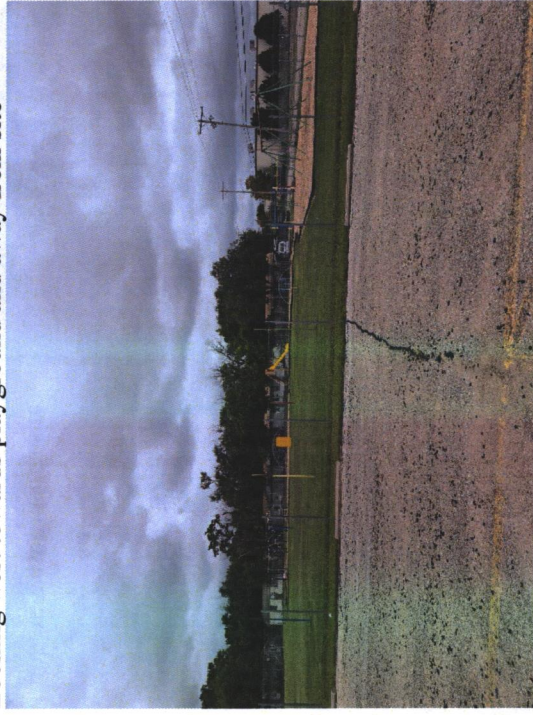
Looking east towards site



Looking north towards site



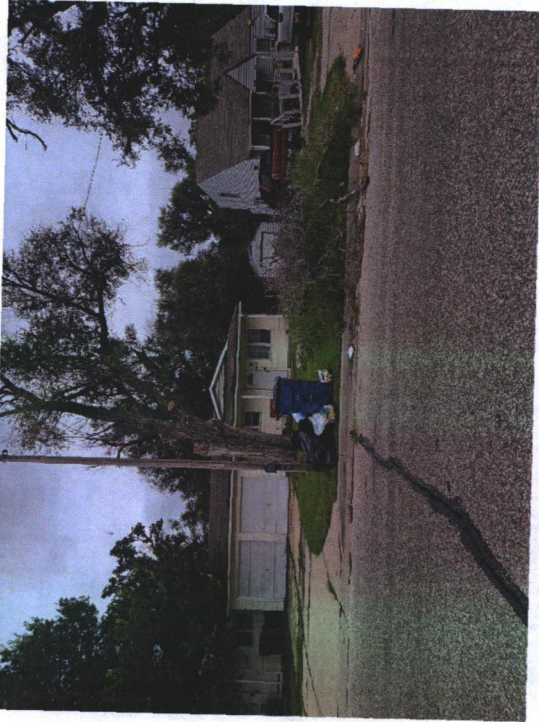
Looking west towards playground and away from site



Looking south away from site



Looking east away from site



Looking north away from site



Looking west towards site



Looking south towards site

