



Wichita-Sedgwick County Metropolitan Area Planning Department

December 10, 2007

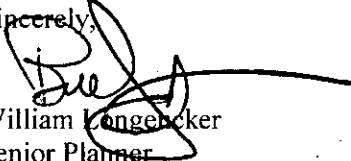
Triple J of Wichita, LLC
2060 E Tulsa
Wichita, KS 67216

RE: CON2007-40 – City Conditional Use for car wash on property zoned "GC" General Commercial, generally located north of Central Avenue, on the northeast corner of Webb Road and Chamberlin Street.

Dear Ladies and Gentlemen:

At its regular meeting on November 15, 2007, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of MAPC was to **APPROVE** the request for a Conditional Use for an enclosed (including bay doors that would close during foul weather and perhaps for security), single bay, fully automated, conveyer propelled car wash, subject to conditions. Because there were no valid protests registered by November 29, 2007 (within 14 days of the conclusion of the November 15, 2007 MAPC meeting), the recommendation of the MAPC is final. A copy of the signed resolution will be mailed to you. If you have any question please call 316-268-4421.

Sincerely,


William Koenig
Senior Planner
Current Plans Division

WL/le

Copies to: Source One Car Wash Company, c/o Curt Koenike, 8405 S Zero, Fort Smith AR, 72903
Baughman Company, PA, c/o Phil Meyer, 315 Ellis, Wichita, KS, 67211
Susan Schlapp, WCC II, Mail Stop #1-13
LaShonda Porter, NA WCC II, Mail Stop #1-135
Vicky Huang, Engineering, Mail Stop #1-71
Randy Sparkman, Supervisor, OCI, Mail Stop #1-71
Kurt Schroeder, Superintendent, OCI, Mail Stop #1-72

CONDITIONAL USE RESOLUTION NO. CON2007-00040

WHEREAS, Triple J of Wichita, LLC, c/o Ronald J. Cornejo (applicant); pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use to permit a car wash on an approximately 1.1-acre, "GC" General Commercial zoned property described as:

Lot 5, Block 1, Cornejo East 2nd Addition, Wichita, Sedgwick County, Kansas. Generally located north of Central Avenue, on the northeast corner of Webb Road and Chamberlin Street.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of November 15, 2007, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the MAPC that this application be approved to permit a Conditional Use for a car wash on an approximately 1.1-acre, "GC" General Commercial zoned property described as:

Lot 5, Block 1, Cornejo East 2nd Addition, Wichita, Sedgwick County, Kansas. Generally located north of Central Avenue, on the northeast corner of Webb Road and Chamberlin Street.

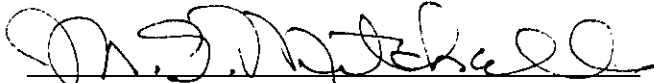
Subject to the following conditions:

1. All the conditions of Art III, Sec III-D, 6(f) of the UZC, shall apply, including a minimum of two attendants will be on site during its 8AM – 8PM operation hours (seven days a week), no access onto Chamberlin Street, no building signage along the southeast and east sides where it is adjacent to "SF-5" zoning and single-family residences. The exception being on the west 40-feet of the south side of the car wash building, one 10-foot (x) 17-foot static, backlit wall sign, may be located, which will be turned off from 8PM – 8AM. Pole lighting shall be no taller than 15-foot tall including the base.
2. The applicant shall submit a revised site plan and landscape plan for review and approval by the Planning Director, prior to the operation of the car wash, within six months of approval by the MAPC or the City Council. The site plan will include dimension control and show all aspects of the car wash facility. Elevations of the car wash facility will be provided for review and approval. Materials and signage will be provided. The site will be developed according to the revised site/landscape plan. The applicant shall install and maintain landscaping in accordance with the current landscape ordinance.
3. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of

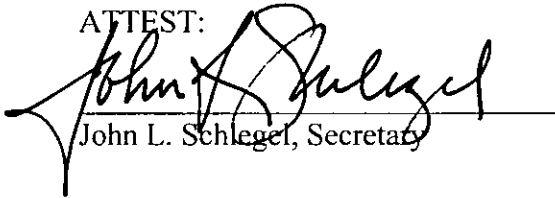
the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 15th DAY of NOVEMBER 2007. This resolution shall become effective on the fifteenth day after the date last noted above unless the matter is forwarded to the Governing Body for final action under the provisions of Section V-D.6. When any one or more of the exceptions listed in Section V-D.6 exist, this resolution with its conditions of approval shall be considered a recommendation of the MAPC to the Governing Body which shall then have final authority to approve, approve with conditions or modifications, or deny the Conditional Use application.

METROPOLITAN AREA PLANNING COMMISSION


M.S. Mitchell, Chair MAPC

ATTEST:


John L. Schlegel, Secretary

STAFF REPORT

MAPC November 15, 2007

DAB II, November 5, 2007

CASE NUMBER: CON2007-40

APPLICANT/OWNER: Triple J of Wichita c/o Ron Cornejo
SourceOne Car Wash Company c/o Curt Koencke

AGENT: The Baughman Company, PA c/o Phil Meyer

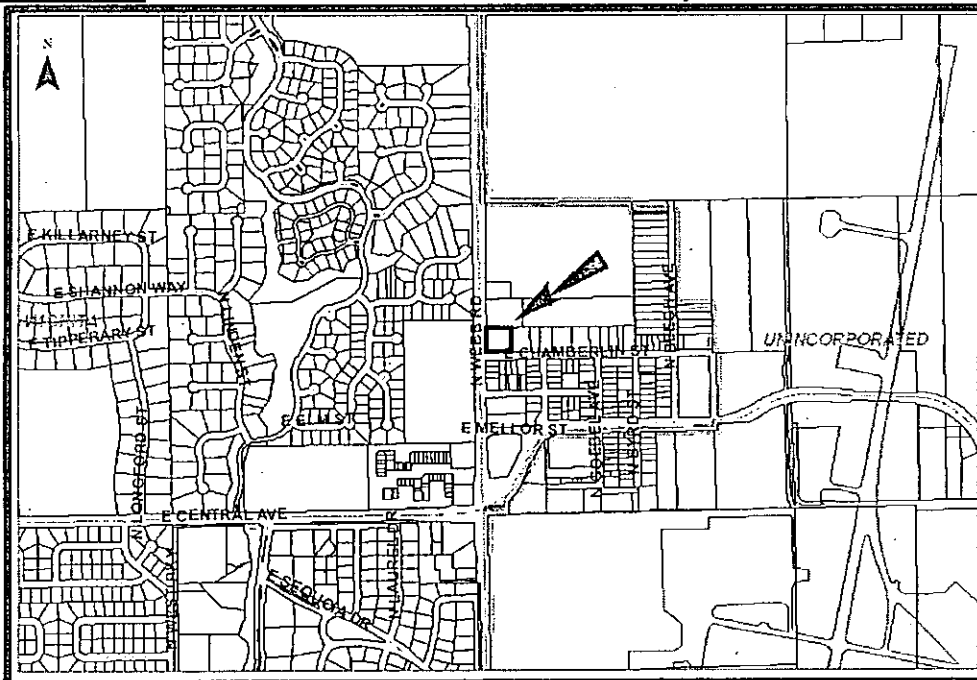
REQUEST: To allow a car wash

CURRENT ZONING: "GC" General Commercial

SITE SIZE: Approximately 1.1-acres

LOCATION: Generally located north of Central Avenue, on the northeast corner of Webb Road and Chamberlin Street.

PROPOSED USE: Automated, enclosed, one bay car wash



BACKGROUND: The applicant proposes a Conditional Use for a car wash on the "GC" General Commercial zoned Lot 5, Block 1, Cornejo East 2nd Addition. There is a small vacant structure on the site. A car wash is listed as a permitted use in "GC" zoning, but, if it is located within 200-feet of residential zoning it can only be considered as a Conditional Use. The site is located within 200-feet of residential zoning on its south, east and northeast sides.

The proposed car wash is a completely enclosed automated facility, with customers driving their cars to one of two gated lanes, where they will proceed to select the type of wash they want from a menu board and then pay to enter the car wash. After paying, the customer drives to the entrance bay door of the car wash and remains in their car as it advances, via a conveyor system, through the automated car wash. The bay doors on the entrance and exit will remain open during fair weather, but raise and close for each individual car during foul weather. There will be a manager and an employee on site during the 8AM – 8PM hours of operation, seven days a week. The site plan identifies the 18 parking spaces for vacuum islands areas. The applicant has stated that the vacuum island will have only hoses above the ground, with the vacuum motor(s) located in a central enclosed area. The site plan shows one point of access onto Webb Road. The exit bay door of the car wash is facing Webb Road, towards a USD 259 elementary school. No lighting is shown on the site plan, although the applicant has told Staff that 15-foot tall (total height including base) pole light is acceptable. The only landscaping shown on the site is a 5-foot landscape buffer, which runs along only a portion of Webb.

Properties north of the site (all with frontage along Webb) are zoned "GC" and "LI" Limited Industrial, and include an abutting undeveloped property, two commercial strips (2002), and an outdoor recreational use (All Star Sports, 1988). Properties to the east include an abutting "GC" zoned warehouse/distribution building and a single-family residence (built 1935, with overlay CU322) and "SF-5" Single-family Residential zoned single-family residences (mid 1950s) and manufactured homes. Properties west and south of the site are zoned "SF-5" and are developed as the already noted USD 259 elementary school (west, across Webb), single-family residences (northwest, across Webb, late 1980s – early 1990s) and (south, across Chamberlin) single-family residences (1918 and mid 1950s), manufactured homes and some vacant land along Webb. There is an open, 8 self-service bays, two automatic bays (no conveyer system), with nineteen vacuum spaces, car wash ("LI", CON2000-36) located two blocks south of the subject site.

Further to the north, east and south of the subject site, are the "LI" zoned Hawker-Beechcraft Company's facilities. The Hawker-Beechcraft aircraft manufacturing facility is the dominant land use in the area and one of the largest employers in the county. Because of the airstrips used by Hawker-Beechcraft, this site is located within "Area A" of the "Airport Hazard Map" which limits heights to 25 feet unless specifically reviewed and permitted by a separate procedure.

CASE HISTORY: ZON2002-33 rezoned the site from "SF-5" to "GC." The site was originally platted as the Cornejo East Addition, recorded 6-27-2003. The site was

subsequently replatted as the Cornejo East 2nd Addition, recorded 6-18-2007. DAB II considered this case at their November 5, 2007 meeting and recommended approval, unanimously.

ADJACENT ZONING AND LAND USE:

NORTH:	"GC" & "LI"	vacant, strip commercial, outdoor recreation
SOUTH:	"SF-5" & "LI"	single-family, vacant, manufactured homes, auto repair, car wash
EAST:	"GC" & "SF-5"	warehouse/distribution, single-family, manufactured homes, church
WEST:	"SF-5"	USD 259 elementary school, single-family

PUBLIC SERVICES: Webb Road is an improved 4-lane arterial street that carries an average daily traffic volume of 17,495 vehicles. The 2030 Transportation Plan projects this segment of Webb Road to be four-lane arterial carrying an average daily traffic volume of 21,226. Chamberlain Street is a local residential street, constructed to minimum standards. Public sewer and water and all utilities are available to the site.

CONFORMANCE TO PLANS/POLICIES: The "2030 Wichita Functional Land Use Guide" of the Comprehensive Plan identifies this area as appropriate for "employment/industry center." This category encompasses areas that contain concentrations of employment of industrial, manufacturing, or service. This category's uses include manufacturing and fabrication facilities, warehousing and distribution centers, call centers and corporate offices. A car wash is considered a permitted use in the "GC" zoning district, but if it is located within 200-feet of residential zoning it can only be considered a Conditional Use. The site is located within 200-feet of residential zoning, thus the request for a Conditional Use.

The Unified Zoning Code (UZO) lists a car wash as a commercial use. Commercial Objective III.B encourages future commercial areas to "minimize detrimental impacts to other adjacent land uses." The zoning to the north and east of the site is predominately "GC" and "LI," with these properties having the most recent development in the area. There is also "SF-5" zoned older single-family and manufactured home development east and south of the site. An undetermined number of the manufactured homes are considered legal non-conforming uses. Commercial Locational Guideline #3 of the Comprehensive Plan recommends that commercial sites should be located adjacent to arterials and should have site design features that limit noise, lighting and other activity from adversely impacting surrounding residential areas. The site does meet these location criteria and with the conditions of the Conditional Use should have a minimum impact on the site. The proposed design and operation of the facility, an enclosed, fully automated, conveyor propelled car wash, open 8AM – 8PM (7-days a week), with minimum of two onsite staff present during its operation hours, will contribute to a quieter, cleaner, supervised operation.

RECOMMENDATION: The immediate area contains a car wash, which means that this

proposed car wash is not the first proposed for the area. A completely automated facility with continuous on-site staff during its 8AM – 8PM operation hours, the conditions of the Conditional Use, all applicable standards of the Unified Zoning Code (UZC), and the landscape ordinance will help to minimize the negative impact of the proposed facility. Based upon information available prior to the public hearings, planning staff recommends that the request for a Conditional Use for a enclosed (including bay doors that would close during foul weather and perhaps for security), single bay, fully automated, conveyer propelled car wash be APPROVED, per the following conditions:

1. All the conditions of Art III, Sec III-D, 6(f) of the UZC, shall apply, including a minimum of two attendants will be on site during its 8AM – 8PM operation hours (seven days a week), no access onto Chamberlin Street, ^{no building signage along the south and east sides where it is adjacent to "SF-5" zoning and single-family residences, and pole lighting shall be no taller than 15-foot tall, *static no move*}
2. The applicant shall submit a revised site plan and landscape plan for review and approval by the Planning Director, prior to the operation of the car wash, within six months of approval by the MAPC or the City Council. The site plan will include dimension control and show all aspects of the car wash facility. Elevations of the car wash facility will be provided for review and approval. Materials and signage will be provided. The site will be developed according to the revised site/landscape plan. The applicant shall install and maintain landscaping in accordance with the current landscape ordinance. *one 10' x 7' back kite building sign on south side of building*
3. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations. *extending 40-ft from*
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void. *off*

The staff's recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: "LI" zoning dominates the area between Greenwich Road - Webb Road – Kellogg Street – 17th Street North, anchored by the Hawker-Beechcraft aircraft manufacturing facility. "SF-5" zoning and single-family development is predominate west of Webb Road. There is little smooth transition in terms of zoning in this area, basically Webb Road is the barrier between the "LI"/"GI" and "SF-5" zoning and their respective uses. The area's development includes, east across Webb, an elementary school and further north (across Webb) single-family residences, built in the late 1980s and early 1990s. East of Webb, "SF-5" and "SF-20" zoned older single-family residences (1950s and older) and manufactured housing (some of it legal non-conforming) are surrounded by "LI" and some "GC" zoned properties, including the "GC" zoned site, which is adjacent to

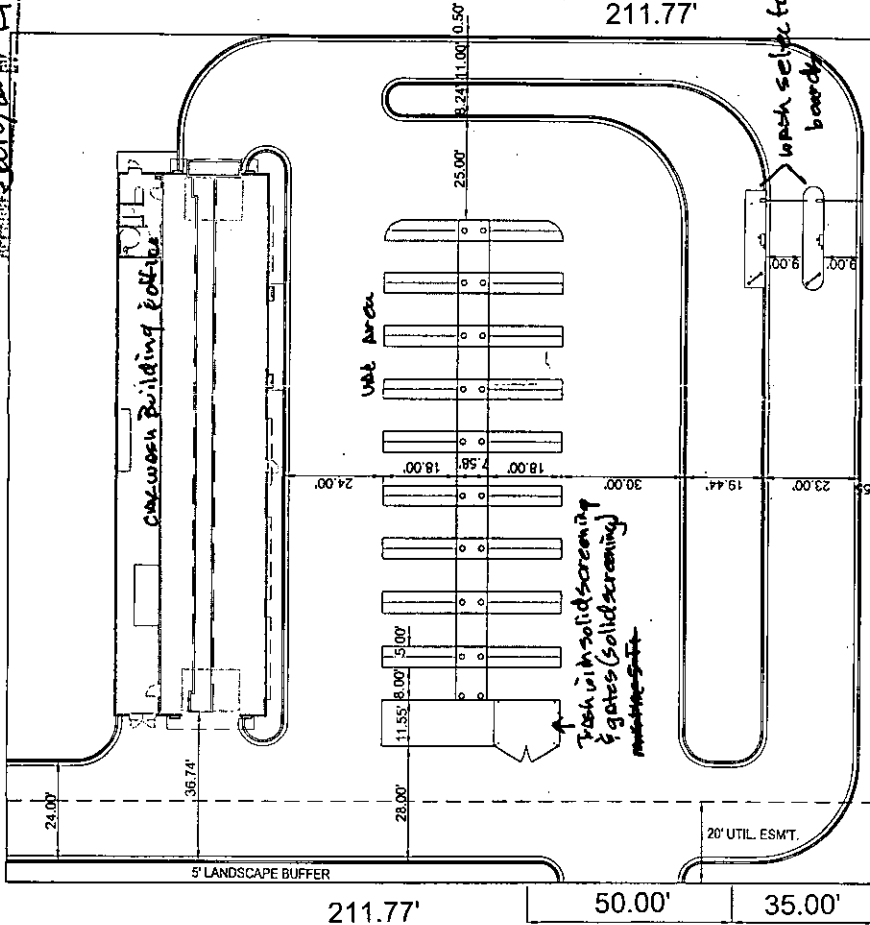
“SF-5” zoned residences. A large outdoor recreation facility (All Star Sports), and two commercial strips are located north of the site, while another car wash is located two-blocks south of the site.

2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned “GC” General Commercial. The property is suitable for the commercial uses to which it has been restricted.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The biggest concerns with a car wash is that they can become a dirty, noisy, off hours gathering spot if allowed to stay open all 24 hours of a day, with no onsite staff to supervise and maintain the facility. The proposed enclosed, fully automated, conveyer propelled car wash is open 8AM – 8PM (7-days a week), and will have a minimum of two onsite staff present during its operation hours, all which will contribute to a quieter, cleaner, supervised operation.
4. Conformance of the requested change to adopted or recognized Plans/Policies: The Commercial Locational Guidelines recommend that auto-related commercial uses should be guided to cluster in areas such as CBD fringe, segments of Kellogg, and other appropriate areas and streets where these uses may already exist or to locations where traffic patterns, surrounding land uses, and utilities can support these activities. An existing car wash established this type of use in the area, plus there is an auto repair garage, extensive industrial development, and a large outdoor recreation facility in the area. The proposed car wash would not be introducing a use that has not already been established.
5. Impact on Community Facilities: All public facilities are available. Existing road facilities are adequate.

SITE PLAN

APPROVED Dec 10, 2007 Bill Longacre

206.79'



211.77'

50.00'

35.00'

ONE OPENING C.A.C.

WEBB ROAD



1" = 30'

UGL General Commercial Zoning

206.79'

CHAMBERLIN

06/2007-40