Wichita-Sedgwick County Metropolitan Area Planning Department

October 25, 2021

SPDR WEBB, LLC
Attn: Randy Thomas, Managing Member
P.O. Box 16944
Wichita, KS 67218-0944

K.E. Miller Engineering, P.A.
Attn: Kirk Miller
117 E. Lewis
Wichita, KS 67205

Re: **CON2021-00050: City Administrative Adjustment to CON 2021-00007 with protective Overlay (PO #3), zoned LC Limited Commercial located on the East side of South Webb Road, on the South side of East Lincoln Street (extended) (1212 South Webb Road)**

Legal Description All of Lot 2, together with the north 48.02 feet of the West 260 feet of Lot 1, Harrison Park 3rd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to Condition #1 to alter the site plan to change the south access from right in/right out to right out only.

On the basis of our review, we find that adjusting the Conditional Use as requested is consistent with the approved conditions and PO #3, nor will it be a substantial deviation of the original CUP2021-00007 with PO #3.

Our signatures below indicate that CON2021-00007 with P.O. #3 shall be adjusted as stated below. This Administrative Adjustment shall not be deemed to alter any other provisions of CON2021-00007 with P.O. #3 except as expressly stated herein. This Administrative Adjustment does not alter any other applicable codes including but not limited to zoning, building, health or fire.

Approved subject to the following conditions:

1. The site plan shall be revised to show ***a right out/exit driveway*** along South Webb Road. It shall depict all required screening and landscaping requirements.

Section V-C.14 of the Unified Zoning Code ("UZC") allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to an approved Conditional Use with a Protective Overlay. We find that modifying Condition # 1 to allow the south access to be designated as a right out/exit only.

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

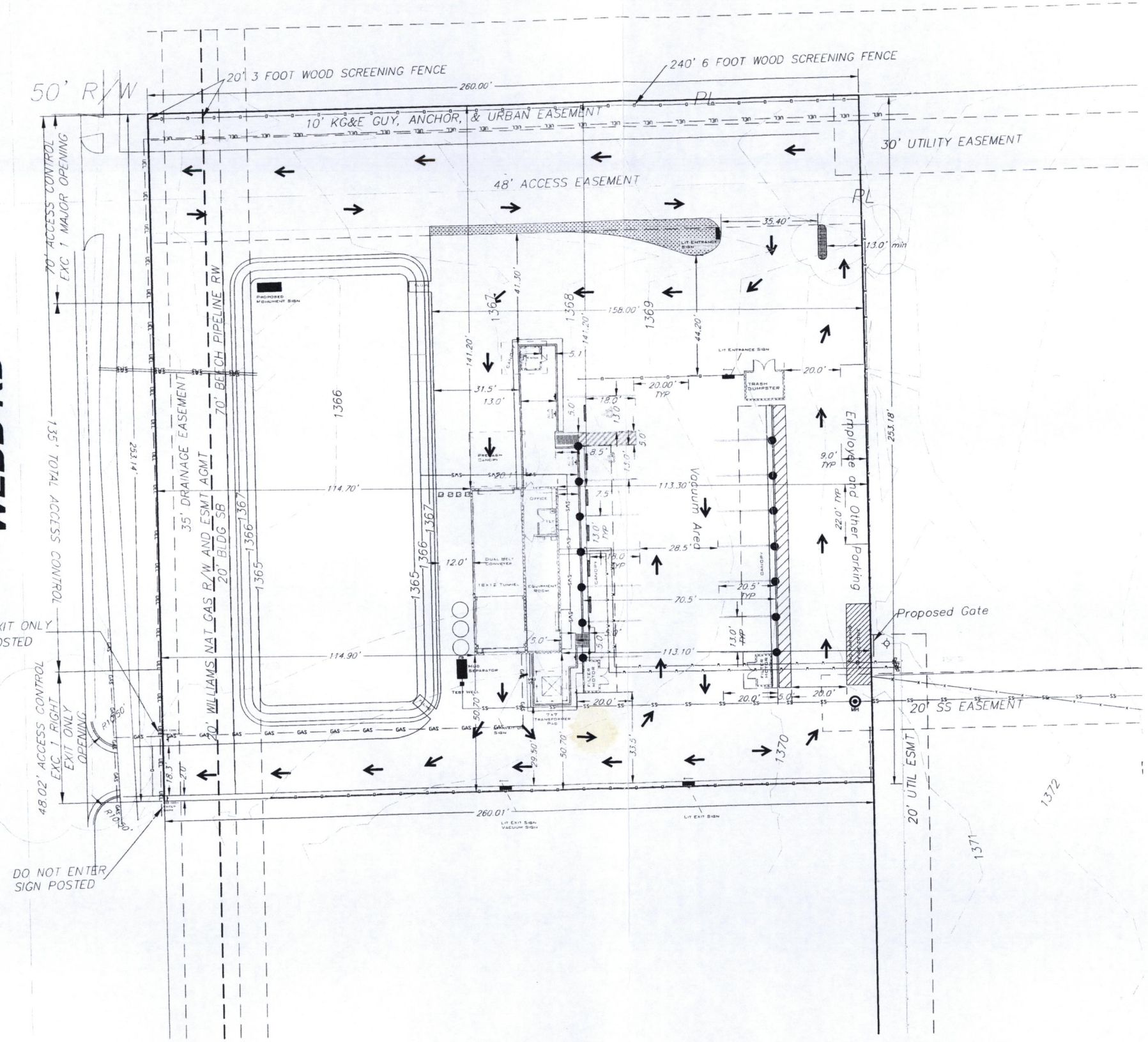
Scott Wadle, Director
Metropolitan Area Planning Department

John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Becky Tuttle, Council Member District II
Cory Buchta, Community Services Representative District II
Lee Carmichael, Traffic Engineering Mail Stop 1-71

SITE PLAN

APPROVED 10-25-2021 Solmoiga



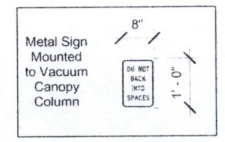
NOTES:

1. Barrier north of vacuum area and just north of south property line will be comprised of bollards every 20 feet with chain or wire rope running between the bollards. Bollard height not to exceed 3 feet. Emergency Fire Department access can be gained by unlocking or cutting the chain or wire rope.

2. All parking and traffic circulation paving material will be concrete.

3. Prior to any construction, the owner/applicant shall obtain permissions from the owners of the "20' Williams Natural Gas Co. Right of Way and Easement agreement" and the "70' Beech Pipeline Right of Way Grant" as shown on the plat, for all work and improvements proposed to occur within or over these areas. This includes, but is not limited to fences, posts, signs, pavement, utility lines, grading, etc.

—+— Existing Fence



10/01/2021 REVISION
Signs on each vacuum stall on west side

DEBORAH J. MILLER
LICENSED
10.11.2021
10414
PROFESSIONAL ENGINEER

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED DIGITALLY

HORIZONTAL SCALE
(IN FEET)
1 inch = 20 ft.

Powerhouse Car Wash
Site Plan
Wichita, Kansas

KEMILLER ENGINEERING PA
117 E. Lewis, Wichita, KS 67202 (316)264-0242

PROJECT NUMBER			
KEM NO. 21013	FILE	DATE 1/2021	SHEET 1.0
DESIGN KM	DRAWN DM	REVISED 10/11/2021	