Planning Agenda Item #_____

City of Wichita
City Council Meeting
July 29, 1997

Agenda Report #_____

TO: Mayor and City Council Members

SUBJECT: CU-436 - CONDITIONAL USE FOR AN 8-BAY CAR WASH ON A 1.08 ACRE PLATTED LOT ZONED "LC" LIMITED COMMERCIAL AND "NR" NEIGHBORHOOD RETAIL, AND;

Z-3232 - ZONE CHANGE FROM "NR" NEIGHBORHOOD RETAIL TO "LC" LIMITED COMMERCIAL, LOCATED ON THE SOUTH SIDE OF CENTRAL, APPROXIMATELY 400 FEET EAST OF WEST STREET.

(DISTRICT #4)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve, subject to conditions (11-0-1).

CPO Recommendation: Approve, subject to conditions (9-0).

Staff Recommendation: Approve, subject to conditions.

Background: The applicant is requesting a Conditional Use for an 8-bay car wash on a 1.08 acre platted lot zoned "LC" Limited Commercial and "NR" Neighborhood Retail on the south side of Central approximately 400 feet east of West Street. Seven of the bays will be self-service and the eighth bay will be automatic. The applicant is also requesting an associated zone change from "NR" to "LC" for a portion of the site, totaling 0.41 acres, to unify the zoning on the subject property.

The Unified Zoning Code permits car wash facilities within the "LC" district, but if the car wash site is located within 200 feet of a residential zoning district a conditional use permit is required. Although the applicant's site is adjacent to "LC" Limited Commercial property to the west, "LC" and "GO" General Office to the north, and "NR" to the east and south, there are two platted lots zoned "SF-6" Single-Family Residential developed with two single-family homes within 120 feet of the application area. Property adjacent to the north, south and east of the application area is currently undeveloped, with property to the west developed with a Food-4-Less grocery store and an Emprise Bank to the northwest corner across Central.

Section III-D.6.f. of the Unified Zoning Code establishes the standards that apply to car wash facilities in all zoning districts. Those standards relate to setbacks from major streets, other streets and residential zoning, fences, paving, lighting, signs, noise, circulation plan, parking, street access, drainage and maintenance.

The site plan submitted as part of this application show seven self-service car wash bays, with one automatic car wash bay. The site plan indicates general compliance with the minimum requirements. Since the east and south property lines of the site are near a residential district with the intervening land still undeveloped, staff thinks it is appropriate the applicant construct a fence with a minimum height of six feet along that portion of the development which is near the residential zoning. Landscaping of the site will also be required in accordance with the City's landscape/screening ordinance.

During the Planning Commission's discussion of this matter, staff indicated their recommendation for the number of access points along Central to the limited to one opening. After limited discussion, the MAPC voted (11-0-1) to approve the request as recommended by staff.

Recommendation:

1. Concur with the findings of the MAPC and approve the conditional use permit and zone change, subject to the recommended conditions; place the ordinance establishing the zone change on first reading; or

2. Return the application to the MAPC for consideration.

(An override of the Planning Commission's recommendation requires a 2/3rd majority vote of the membership of the governing body on the first hearing.)

(_____) Published in The Daily Reporter on _____

FILE COPY

ORDINANCE NO. _____

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 CITY OF WICHITA CODE SEC. 28.04.010.

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 City of Wichita Code Sec 28.04.010, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-3232

Zone change request from the "NR" Neighborhood Retail District to the "LC" Limited Commercial District on property described as:

The east 75 feet of the west 200 feet of the north 236.77 feet of Lot 1, Block A, de Paul Addition to Wichita, Sedgwick County, Kansas, generally located on the south side of Central, approximately 400 feet east of West Street.

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 AT WICHITA, KANSAS, _____