

Case No. BZA 70-85 - Phillips Petroleum Co. requests an exception to permit the construction of an automatic car wash on property zoned the "LC" Light Commercial District & generally located on the northeast corner of Ridge Rd. &

POSTED
12-17-85

ACTION

BZA 70-85 APPROVED 1/23/86
DATE

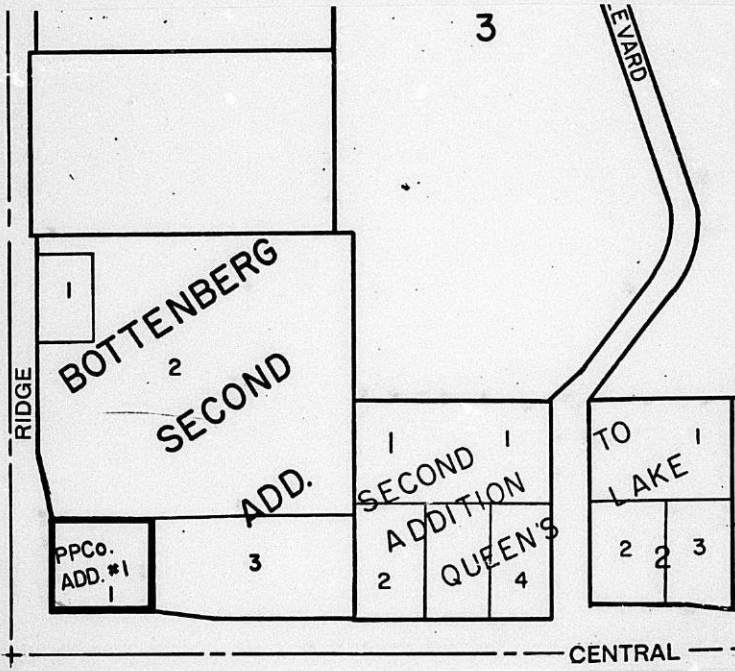
200'4 Sec 2-13-86
Shot 2-27-86
Record ✓

Map No. 5048 C

BZA 70-85
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E "LC" S "LC" W "LC" N "LC"
3. Land Use: East Comm. South Comm.
West Comm. North Apts
4. Area (is) (~~is not~~) platted.



Shaw.
No. 2-153C
HASTINGS, MINN.
LOS ANGELES-CHICAGO-LOS AN, OH
MEMPHIS, TN-LACREST GROVE, GA
U.S.A.

February 5, 1986

Phillips Petroleum Company
c/o Michael T. Mullings
101 North Robinson
Oklahoma City, Oklahoma 73102

Re: BZA 70-85. On the northeast corner of Central and Ridge Road.

Dear Mr. Mullings:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on January 28, 1986.

This Resolution reflects the official action of the Board to grant, your request and sets out the conditions of approval. It is forwarded to you for your information and files.

If you have questions concerning this matter, please call our office.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL/lw

Enclosure

cc: Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION CASE NO. 70-85

WHEREAS, Phillips Petroleum Company, 101 N. Robinson, Oklahoma City, Oklahoma, requests an exception to permit the construction of an automatic car wash on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, PPCo. First Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Ridge Road and Central (7136 W. Central).

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of January 28, 1986, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the construction of an automatic car wash on property zoned the "LC" Light Commercial District subject to the conditions outlined in Section 28.04.183.5, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the construction of an automatic car wash on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, PPCo. First Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Ridge Road and Central (7136 W. Central).

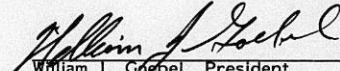
subject to the following conditions:

1. The automatic car wash facility shall provide not less than three holding spaces for each 20 lineal feet of car washing aisle and not less than two drying spaces.
2. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
4. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. Off-street parking spaces shall be provided for the total facility as required by the zoning ordinance.
7. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension of overhanging of vehicles beyond property lines or parking spaces.
8. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
9. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash and the installation of

the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.

10. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
11. The car wash shall not be operated without the dryer if the temperature is projected to drop below freezing within 12 hours.
12. All of the above conditions of approval must be complied with within 180 days of the release of the Resolution or the Resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 28th day of January, 1986.



William J. Goebel, President

ATTEST:



Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE January 10, 1986

TO Glen Lytle, Special Assistant for Zoning
FROM Barry L. Carroll, Administrative Aide III

SUBJECT BZA 70-85: Northeast corner of
 Ridge Road and Central (7136
 West Central)

On January 8, CPO Council "A" considered the above captioned case, a request for an exception to permit the construction of an automatic car wash on property zoned the "LC" Light Commercial District. Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments. After extensive discussion, the Council voted 7-0 to recommend approval of the request.

The agent, Ron Murray, Tulsa, Oklahoma, was present to describe the request and respond to questions from the Council members and area residents. Mr. Murray stated that the Phillips Petroleum Company wanted to build an automatic car wash apart from the service station. There was no opposition expressed about the request from the citizens in attendance.

Council members inquired about the location of entrances and exists for the development and expressed concern about the possibility of blowing trash, etc. However, Council members, after hearing the presentation, were favorable of the request for the exception.

Please provide the Council's recommendation to the Board of Zoning Appeals when Case BZA 70-85 is considered.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:dm

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RECEIVED

JAN 10 1986

METROPOLITAN PLANNING

ROUTE _____

RE: AGENDA ITEM NO. 3

SECRETARY'S REPORT CASE NO. BZA 70-85

APPLICANT: Phillips Petroleum Company, 101 N. Robinson, Oklahoma City, Oklahoma 73102.

AGENT: Michael T. Mullings, same.

REQUEST: Exception pursuant to Section 28.04.183.4 Code of the City of Wichita to permit the establishment of an automatic car wash on property zoned the "LC" Light Commercial District.

GENERAL LOCATION: On the northeast corner of Central and Ridge Road.

ZONING: Subject property is zoned the "LC" Light Commercial District as are all adjacent properties.

LAND USE: Subject property is to be developed with a self-serve filling station and convenience store with a detached automatic car wash. Properties to the east, south and west are developed commercially. To the north are apartments.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.183.4 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception in order to construct an automatic car wash on the property in conjunction with the development of the corner with a self-serve gasoline station and convenience store. This requires approval of the Board for the automatic car wash facility in the "LC" Light Commercial District.

The applicant's site plan indicates that adequate holding spaces can be provided so that on-site circulation can be maintained so as to not interfere with on-street traffic in the area. The car wash also contains a dryer which will eliminate the majority of problems with drainage of moisture beyond the exit of the car wash.

The intersection of Central and Ridge has recently been improved. Access to the site will be provided by two driveway approaches to each street. No circulation will be provided between this property and the adjacent properties.

RECOMMENDATION:

Should the Board determine that the proposed use is appropriate at this location, then it is the recommendation that the exception be approved subject to the following conditions:

1. The automatic car wash facility shall provide not less than three holding spaces for each 20 lineal feet of car washing aisle and not less than two drying spaces.
2. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.

3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
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11. The car wash shall not be operated without the dryer if the temperature is projected to drop below freezing within 12 hours.
12. All of the above conditions of approval must be complied with within 180 days of the release of the Resolution or the Resolution shall become null and void.

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

January 6, 1986

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 70-85

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Phillips Petroleum Company, 101 N. Robinson, Oklahoma City, Oklahoma requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the construction of an automatic car wash on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lot 1, PPGCo. First Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Ridge Road and Central (7136 W. Central).

This application has been assigned Case No. BZA 70-85. It will be considered by the Board of Zoning Appeals on January 28, 1986 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Glen E. Lytle
Assistant Secretary

WICHITA - SEDGWICK COUNTY



BOARD OF ZONING APPEALS
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

RECEIVED

JAN 16 1986

METROPOLITAN PLANNING

ROUTE _____

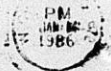
Phil C. Ruffin
1453 Willow Road
Wichita, KS 67208



6820

RUF 58 200807N1 01/08/86

RETURN TO SENDER
NO FORWARDING ORDER ON FILE
UNABLE TO FORWARD



TO SENDER

BZA CASE NO. 70-85

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>15</u>	LEGAL ADVERTISEMENT SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>7</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>9</u>	TOTAL NOTICES SENT <u>1/7/86</u>

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

January 6, 1986

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Glen E. Lytle
Assistant Secretary

BOARD OF ZONING APPEALS

CASE NO. 70-85

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant Phillips Petroleum Company
Mailing Address 101 N. Robinson Phone (405) 239-2611
Oklahoma City, OK 73102
Name of Authorized Agent Michael T. Mullings
101 N. Robinson
Mailing Address c/o PT, RE, & C Phone (405) 239-2611
Oklahoma City, OK 73102
Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other)

II. Application is made for an exception as provided in Section 2.12.590.C,
Code of the City of Wichita, Kansas, to permit the establishment of

Detached Drive Thru Automatic Car Wash

on property zoned LC (Light Commercial),
located 7136 W. Central

and legally described as: Lot 1, PPGCo. First Addition to the City of
Wichita, Sedgwick County, KS

_____, in the City of Wichita.

- III. The applicant herein, or his authorized agent, acknowledges:
- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
 - b. That he has been advised of the fee requirements established by Section 2.12.589 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
 - c. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions;
 - d. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.

Applicant Phillips Petroleum Company

Authorized Agent Michael T. Mullings
Michael T. Mullings

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,
11:30 (a.m.p.m.), DEC 18, 1985, together with
appropriate fee of 400.00.

Signed [Signature]

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
North 125 feet of the East 125 feet of Lot 5	Block K	Meadowview Estates Addition	H. R. Properties L.P. c/o Boushka Properties Fourth Financial Center, Suite 500 100 N. Broadway Wichita, KS 67202
Lots 2 & 3	Block 1	Central-Ridge Addition <i>revised made to forward</i>	Phil G. Ruffin 1458 Willow Rd. Wichita, KS 67208
Lot 2		Bottenberg 2nd Addition	McCombs Properties V, Ltd. P.O. Box 16549 Irvine, CA 92713
Lot 3, except the East 278 feet		"	Mid West Folding Products Sales Corp. P.O. Box 606 Dickson, TN 37055
East 278 feet of Lot 3		"	Resven, Inc. 7020 W. Central Wichita, KS 67212
Lot 1		PPCo. Addition #1	Phillips Petroleum 101 N. Robinson Oklahoma City, OK 73102
Lot 1		Bruce Addition	American Oil Company n/k/a Amoco Oil Co. c/o Standard Oil Division P.O. Box 1099 Kansas City, MO 64141
Lot 1		Ruffin 5th Addition	Phil G. Ruffin 1458 Willow Rd. Wichita, KS 67208
Beginning at the NE/c of Lot 3, Block 1, Gentry, 4th Addition; th. South on the East line of said Lot 3, 165 feet; th. West at right angles, 150 feet; th. South at right angles, 31.8 feet; th. West at right angles, 262.35 feet to West line of said Lot 3; th. North on said West line, 70 feet to the NW/c of said Lot 3; th. East on the North line of said Lot 3, 262.35 feet; th. North 126.8 feet; th. East 150 feet to p.o.b.			Ridge Road Bowl, Inc. d/b/a West Acres Bowl 749 N. Ridge Road Wichita, KS 67212

Page 2

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots within a 200 foot radius of:

Lot 1, PPS Co. Addition #1, Wichita, Kansas,
Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 4th day of December, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

Mary Gable

By
Sr. Vice-President

Order No: 353874
nj

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-001 PAYMENT NOTICE
 City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT
<i>Comm Bldg Equip</i>	<i>\$ 410.00</i>

NAME *Planning Dept. Co.*
 ADDRESS *Wichita, Kansas*
 FUND *705-41711-103* DUE DATE
 COMMENTS
 DATE *Jan 16 1965* BY *[Signature]*

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm

Roll # 2