CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

Club Car Wash
Attn: Justin Barnes
1591 E. Prathersville Rd.
Columbia, MO 65202

May 27, 2026

RE: CON2026-00077: Administrative Adjustment in the City to revise an approved site plan for CON2006-00020 to reflect a proposed building addition, reconfiguration of drive-aisles, and larger vacuum bays on property zoned LC Limited Commercial District, located on the north side of West Kellogg Drive, within one-block east of South Maize Road (1506 South Maize Road).

Legal Description: Lot 1, Block A, Quicktrip 10th Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Administrative Adjustment request to revise an approved site plan for CON2006-00020 on a property zoned LC Limited Commercial District (LC) to reflect a proposed building addition, reconfigure drive aisles, and increase the size of vacuum bays. The revised site plan illustrates a proposed addition on the southeast corner of the existing structure, and the drive-aisle on the west side of the property is decreasing in size to accommodate enlarged vacuum bays in between the carwash structure and the drive-aisle.

The proposed building addition meets all required setbacks, and the overall placement and layout of the drive-aisle and vacuum bays are not significantly changing.

We find that the adjustment to the site plan as proposed meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed Administrative Adjustment to CON2006-00020 should have no impact on the safety and convenience of vehicular traffic in the vicinity of the application area, and it should not have significant negative impact on the safety and convenience of pedestrian circulation.

2) Impact on existing uses in surrounding areas: The proposed building addition and reconfiguration of other site elements are not likely to have significant detrimental impacts on existing uses in the surrounding area.

3) Compatibility with existing or permitted uses on abutting sites: The proposed addition and reconfiguration of other site elements are compatible with the existing or permitted uses on abutting sites. This is a remodel of a defunct drive-through Car Wash brand in order to continue to be utilized as a drive-through Car Wash for a different brand.

4) Effect on public health, safety, or welfare: It is not anticipated to have any significant negative impacts on the public health, safety, or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that the Administrative Adjustment to revise the approved site plan for CON2006-00020 to reflect a building addition and reconfigure other site elements is hereby GRANTED, subject to the following conditions:

1. All original conditions of CON2006-00020 shall be adhered to.
2. The site shall be developed in general conformance with the approved, revised site plan submitted with this application.
3. All applicable permits and inspections shall be obtained for the construction of the building addition.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR

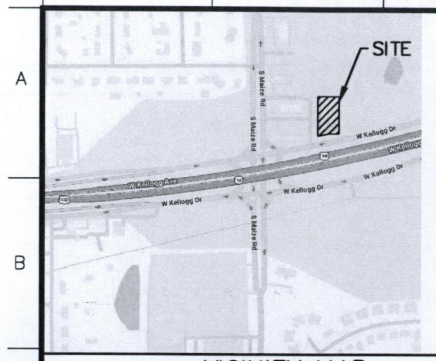
John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD

Dalton Glasscock, CM District IV

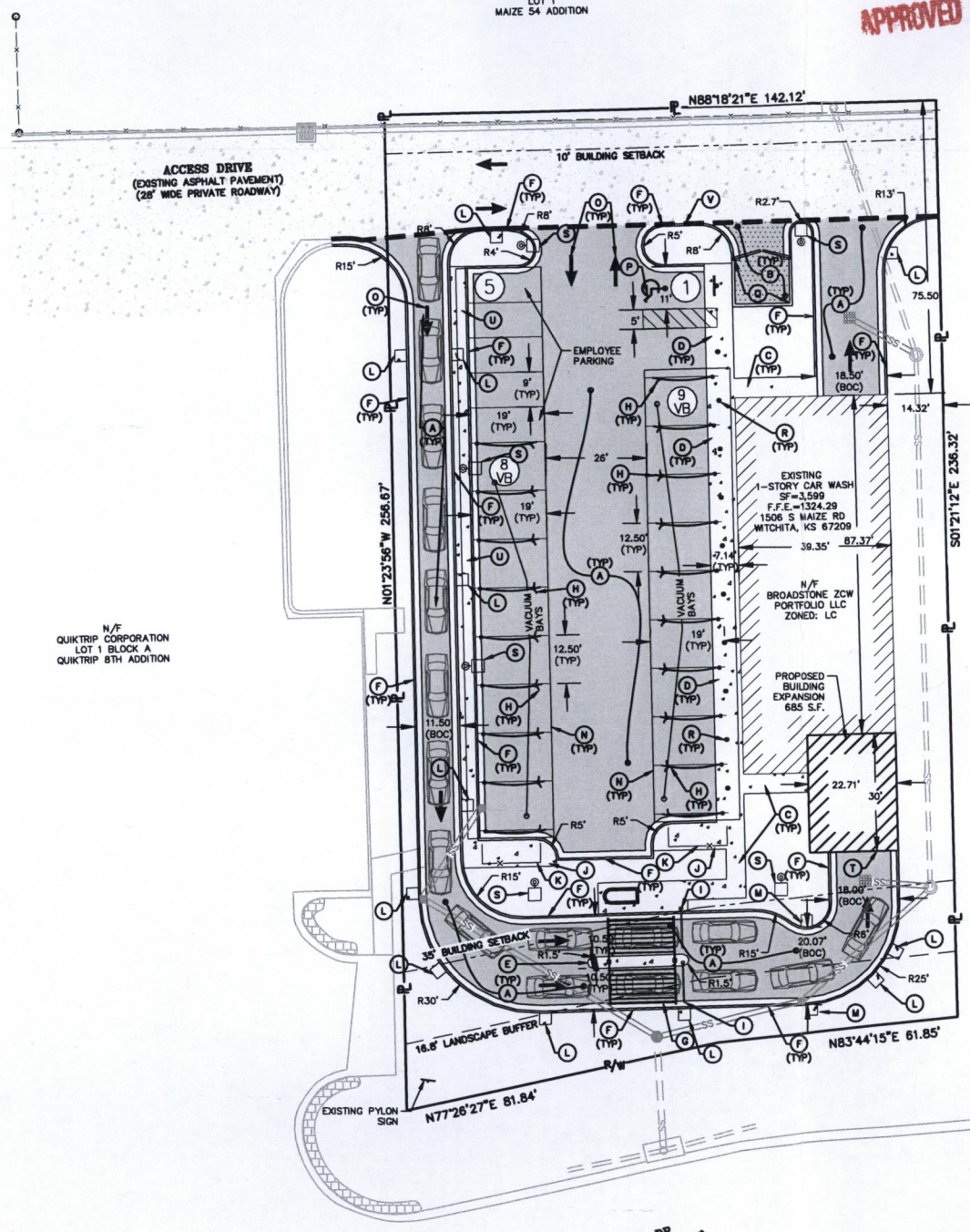
Brooke Kauchak, CSR District IV

SITE PLAN



VICINITY MAP
NO SCALE

SITE PLAN
APPROVED 5/27/26 BY
CON26-77



SITE LEGEND

- (A) NEW STANDARD DUTY CONCRETE PAVEMENT.
- (B) NEW HEAVY DUTY CONCRETE PAVEMENT.
- (C) NEW 4" THICK CONCRETE SIDEWALK.
- (D) NEW 6" THICK CONCRETE SIDEWALK.
- (E) NEW 3' WIDE CONCRETE ISLAND,
- (F) NEW 6" VERTICAL CURB AND GUTTER.
- (G) NEW PRE-FABRICATED STRUCTURE. BY OWNER.
- (H) NEW VACUUM ARMS. BY OWNER.
- (I) NEW STOP ARM. BY OWNER.
- (J) NEW 7'x17' CONCRETE PAD FOR VACUUM TURBINE.
- (K) NEW METAL TURBINE SCREENING.
- (L) NEW 3'X3'X4" CONCRETE PADS FOR SIGNS AND TRASH CANS.
- (M) NEW 3'X3'X6" CONCRETE PADS FOR CAMERA ARCH.
- (N) NEW TRELLIS STRUCTURE FOR VACUUM BAYS. BY OWNER
- (O) NEW TRAFFIC FLOW ARROWS.
- (P) NEW ACCESSIBLE PARKING STALL WITH SIGNAGE AND STRIPING.
- (Q) NEW TRASH ENCLOSURE.
- (R) NEW BOLLARD.
- (S) NEW LIGHT STANDARD.
- (T) NEW BUILDING ADDITION.
- (U) NEW 4" CONCRETE PADS.
- (V) CONTRACTOR TO SAW CUT EXISTING PAVEMENT FULL DEPTH TO ENSURE A SMOOTH JOINT.

SCALE: 1"=20'
MAY 2026

NOTES:

1. TOTAL SITE ACREAGE: ± 37,728.97 SQ. FT. OR ±0.80 ACRES
2. EXISTING ZONING: LC LIMITED COMMERCIAL
3. BUILDING SETBACKS
   FRONT – 35'
   REAR – 10'
   STREET SIDE – 10'
   SIDE – 0'
4. THE SITE LAND USE SHALL BE AN AUTOMATIC CAR WASH WITH VACUUMS.
5. THIS SITE IS SERVED BY:
   WATER – CITY OF WITCHITA
   SEWER – CITY OF WITCHITA
   TELEPHONE – AT&T
   ELECTRIC – EVERGY
   GAS – KANSAS GAS SERVICE
   FIBEROPTIC – AT&T
   FIRE – CITY OF WITCHITA
6. THIS SITE FALLS WITHIN UNSHADED "ZONE X", AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN, PER FIRM, FLOOD INSURANCE RATE MAP, FOR THE CITY OF WITCHITA, KANSAS, MAP NUMBER 20173C0337G, EFFECTIVE DATE OF DECEMBER 22, 2016. FLOOD ZONES ARE DETERMINED BY SCALING. .
7. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
8. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
9. THE SITE SHALL CONFORM TO THE CITY OF WITCHITA STANDARDS.
10. NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
11. THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
12. ALL PAVEMENT STRIPING SHALL BE 4" WIDE PAINTED WHITE LINES AND THE ADA STRIPING SHALL BE BLUE.
13. LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
14. ALL MECHANICAL, HVAC, AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY REQUIREMENTS.
15. STORMWATER SHALL BE DIRECTED TO EXISTING STORM SYSTEM.
16. ALL DISTURBED AREAS INTENDED FOR GRASS SHALL BE SODDED.
17. UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
18. ALL SIGNAGE SHALL BE PERMITTED VIA A SEPARATE PERMIT APPLICATION.
19. A LIGHTING PLAN WILL BE PREPARED ACCORDING TO CITY REQUIREMENTS AND SUBMITTED TO THE CITY FOR REVIEW. ALL EXTERIOR LIGHTING, BUILDING AND PARKING LOT LIGHTS & LANDSCAPING LIGHTS, SHALL BE DIRECTED AWAY FROM HIGHWAYS, PUBLIC ROADS & PROPERTIES SO THAT NO LIGHT IS CAST ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. MAX LIGHT HEIGHT IS 22.5'. THE POLES, POLES BASE & FIXTURES SHALL BE BLACK. ALL LIGHTING SHALL BE LED & SERVE WITH UNDERGROUND ELECTRIC.
20. THE ADMINISTRATION OF THE LANDSCAPING PLAN FOR THIS PROJECT WILL BE ACCOMPLISHED VIA THE PROVIDED PLAN FOR LOCATION, TYPE, SIZE AND QUANTITY.
21. ALL OPEN SPACE AND LANDSCAPE BEDS SHALL BE IRRIGATED. ALL LANDSCAPING MATERIAL AND DESIGN WILL FOLLOW THE APPROVED LANDSCAPING PLAN, INCLUDING TYPES OF PLANTS AND SPACING.

DRAWING LEGEND

RIGHT-OF-WAY	R/W	NEW SETBACK LINE	
PROPERTY LINE		NEW EASEMENT LINE	
EXISTING MAJOR CONTOUR	XXX	NEW FENCE	
EXISTING MINOR CONTOUR		NEW STORM SEWER PIPE	SS
EXISTING EASEMENT		STORM MANHOLE	
EXISTING FENCE		GRATED INLET	
EXISTING OVERHEAD UTILITIES	OHU	GRATED INLET WITH SIDE INTAKE	
EXISTING WATER LINE	W	LIGHT	
EXISTING STORM SEWER	SS	ACCESSIBLE PARKING SYMBOL	
EXISTING GAS LINE	G	NEW BUILDING	
EXISTING SANITARY LINE	SAN	NEW HEAVY DUTY CONCRETE	
EXISTING FIBEROPTIC CABLE	FO	NEW STANDARD DUTY CONCRETE	
EXISTING SANITARY MANHOLE	S	NEW CONCRETE SIDEWALK	
EXISTING CABLE PEDESTAL			
EXISTING CURB INLET			
EXISTING MANHOLE			
EXISTING WATER VALVE			
EXISTING FIRE HYDRANT			
EXISTING LIGHT			
EXISTING BOLLARD			
EXISTING ASPHALT PAVEMENT			
EXISTING CONCRETE PAVEMENT			

VACUUM STATIONS:
PROVIDED = 17 VACUUM STATIONS

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADIUS CALLOUTS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

MINIMUM PARKING DIMENSIONS:
REGULAR PARKING – 9'x19'
ADA PARKING – 11'x19'
ADA VAN PARKING – 11'x19'
ADA ACCESSIBLE STRIPING – 5'x19'
PARKING DRIVE AISLES (TWO-WAY) – 24'W MIN.
PARKING DRIVE AISLES (ONE-WAY) – 13'W MIN.

PARKING REQUIREMENTS:
QUEUE REQUIRMENTS ONLY: 3 SPACES PER 20 LF OF STALLS

TOTAL SPACES REQUIRED:	= 0 SPACES
TOTAL SPACES PROVIDED:	= 5 SPACES
TOTAL STACKING SPACES REQUIRED:	= 7 SPACES
TOTAL STACKING SPACES PROVIDED:	= 17 SPACES
ADA TOTAL SPACES REQUIRED:	= 1 SPACE
ADA TOTAL SPACES PROVIDED:	= 1 SPACES

OWNER:	DEVELOPER:
BROADSTONE ZCW PORTFOLIO, LLC 80 STATE ST ALBANY, NY 12207	CLUB CAR WASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202

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COCHRAN
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning
Kansas State Certificate of Authority Numbers: E-2927

Two working days prior to the start of excavation on this site, contractor shall notify locator service for utility location information.

All OSHA rules & regulations established for the type of construction involved on these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

PRELIMINARY PRINT
NOT FOR CONSTRUCTION
FOR REVIEW ONLY

TOBY WILLIAMS
E-6394

SITE PLAN ADJUSTMENT
CLUB CAR WASH
WITCHITA, KANSAS

DATE:	REVISION:	DRN. BY:	APP'D. BY:
		CRM	TLW

DATE: MAY, 2026
SCALE: 1"=20'
PROJ. NO: M26-9415A
DWG. NO: 1 OF 2

SITE PLAN

Kansas 811