WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

June 30, 1997

Ruby J. Smith
640 N. Rock Road Unity #19
Wichita, KS 67206

**RE: CU-439 - Conditional use to allow a five-bay car wash on property zoned "LC" Limited Commercial and generally located on the south side of 13th Street, east of Woodlawn (6485 E. 13th)**

Dear Ms. Smith:

At its regular meeting on June 12, 1997, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE the request, subject to conditions stated in the letter dated June 17, 1997.

This action was not accompanied by valid appeals or protest petitions, therefore, the action of the Planning Commission is FINAL. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,

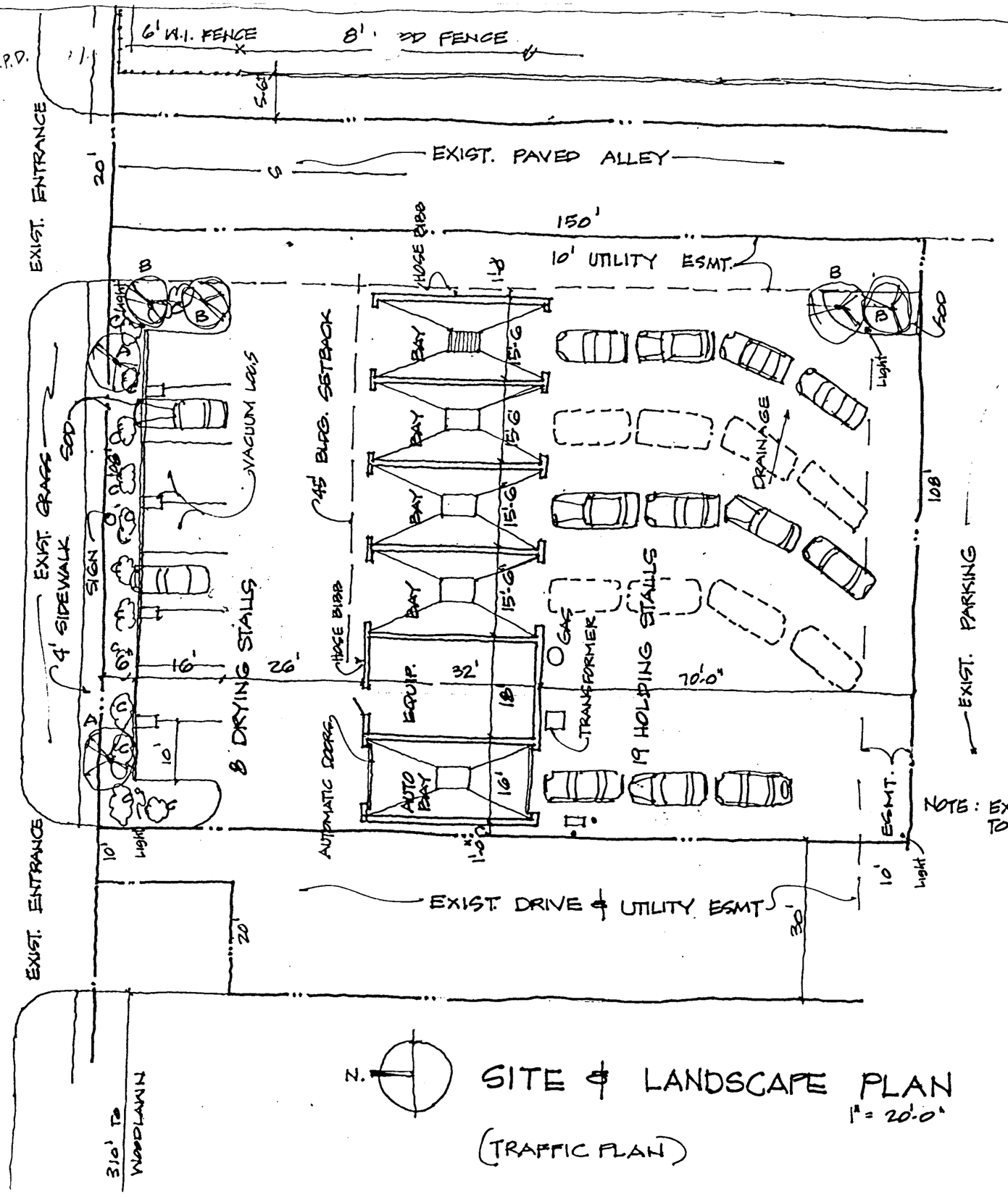
Lawrence P. Mitchell
Senior Planner

LPM/sh

cc: K&F Distributors, Inc., 2nd & Main Street, Lincolnville, KS 66858
Clark R. Nelson, 200 W. Douglas, #600, Wichita, KS 67202
Carroll Littlejohn, 759 Crestline, Wichita, KS 67212
Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection

WOULD LIKE CIRCULATION APPROVAL FOR M.A.P.D.

S.C.




SITE & LANDSCAPE PLAN

1" = 20'-0"

(TRAFFIC PLAN)

NOTE: EXIST. DRAINAGE TO REMAIN

LANDSCAPE LEGEND

| | |
|---|---|
| A | 2" IMPERIAL HONEY LOCUST |
| B | 2½ BRADFORD PEAR |
| C | 2 GA. CRIMSON PYGMY BARBERRY |

CU439

LEGAL: LOT 1 & E. 30' OF LOT 2, HIGHLAND SQ. ADDITION TO CITY OF WICHITA,

5-19-97


CARROL E. LITTLEJOHN - ARCHITECT
759 CREST LINE
WICHITA, KS. • 316.722-3057


CU439

PROPOSED CAR WASH
6485 E. 13TH.
WICHITA, KS.

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

# STAFF REPORT

CPO (2) June 9, 1997
MAPC June 12, 1997

CASE NUMBER: CU-439

APPLICANT/AGENT: Ruby J. Smith (Owner); K & F Distributors Inc. (Lessee); Clark R. Nelson and Carrol Littlejohn (Agents)

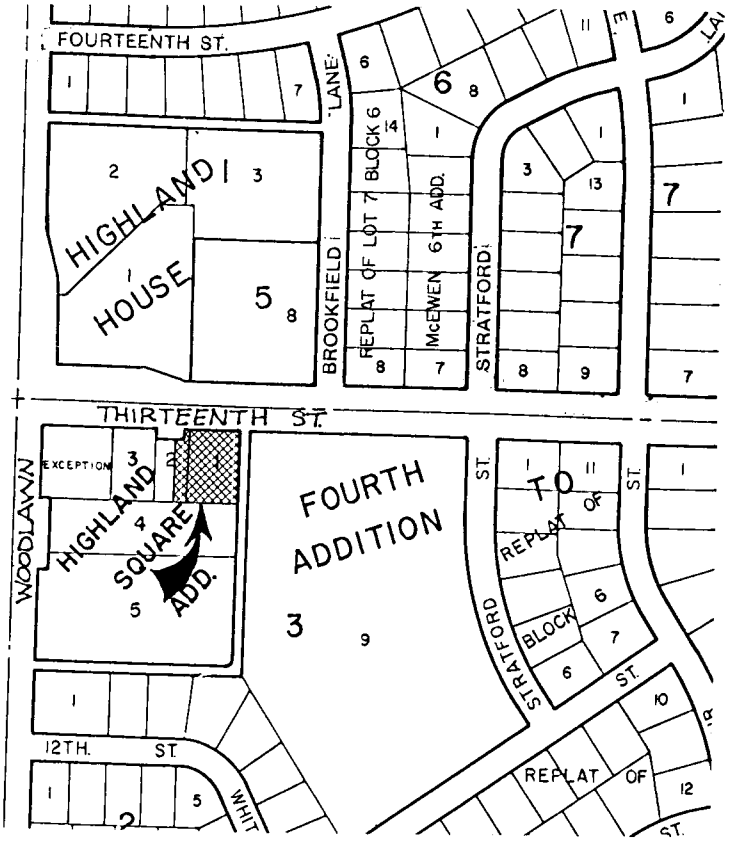
REQUEST: Conditional use permit to allow a five bay car wash

CURRENT ZONING: "LC" Limited Commercial

SITE SIZE: 108' x 150'

LOCATION: South side of 13th Street east of Woodlawn (6485 E. 13th)

PROPOSED USE: Car Wash



**BACKGROUND**: The applicants are requesting a Conditional Use for a 5-bay car wash on a 0.37 acre platted "LC" Limited Commerical zoned site on the south side of 13th Street North approximately 300 feet east of Woodlawn. Four of the car wash bays will be self-service and one will be automatic.

The Unified Zoning Code permits car wash facilities within the "LC" district, but the car wash site is located within 200 feet of a residential zoning district and a conditional use permit is required. The applicant's site is adjacent to "SF-6" Single-Family zoning which is developed with a church along the east boundary. Property to the north, south and west of the application area is developed with retail sale users and zoned "LC" Limited Commercial. Although the property south of the applicant's site is zoned "LC", it has been developed with an apartment complex.

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 indicates general compliance with the minimum requirements. The plan has been reviewed and approved by the traffic Engineer as being in compliance with traffic engineering for turning radii, size of parking space, width of travel aisle, etc.

Since the east property line of the site is adjacent to a residential district, the zoning code requires the applicant to construct a fence with a minimum height of six feet and plant "buffer trees" along that portion of the development which is adjacent to the residential zoning. In this specific case, the residentially zoned lot has a 6-foot solid wood screening fence along their property line adjacent to the proposed development. As long as this fence is maintained at that location, adequate screening should be provided to the church ballfield and parking lot from the car wash site.

Although the property south of the application area is zoned "LC", it is developed with apartments. The apartment building wall facing the proposed carwash is 180 feet south of the proposed carwash bays and does not contain any access openings but does have two windows facing north. It would be appropriate to provide a screening fence along the south property line of the applicant's site to help protect the apartments from auto lights, noise and debris. Landscaping of the site will also be required in accordance with the City's landscaping/screening ordinance. It will be necessary for the applicant to develop and submit for review and approval a "landscape/screening plan" before the site can be developed with the car wash.

**CASE HISTORY**: None

**ADJACENT ZONING AND LAND USE:**

| | | |
|---|---|---|
| NORTH: | "LC" | Office |
| SOUTH: | "LC" | Apartment Complex |
| EAST: | "SF-6" | Church |
| WEST: | "LC" | Retail |

**PUBLIC SERVICES:** Municipal water and sanitary sewer are available to the site. 13th Street North is a paved 4-lane arterial.

**CONFORMANCE TO PLANS/POLICIES:** The Land Use Guide of the comprehensive Plan identifies this site as suitable for commercial uses. Although the comprehensive Plan does not have guidelines specific to car wash operations, the plan's "Commercial Locational Guidelines" indicate the following:

1. Commercial sites should be located adjacent to arterials or major thoroughfares and should not feed directly onto local residential streets.

2. Commercial development should have required site design features which limit noise, lighting, and other activity so as to not adversely impact surrounding residential areas.

3. Low-density residential uses should be separated from adverse surrounding land use types such as ... commercial areas. Appropriate buffering includes open space, bodies of water, abrupt changes in topography, and a combination of landscaping and walls.

**RECOMMENDATION:** Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, subject to the following conditions:

1. The site shall be developed and maintained in compliance with all the requirements of Section III-D.6.f of the Unified Zoning Code.

2. The applicant shall prepare a landscape plan in accordance with Chapter 10.32 of the City Code and which shows the location of solid screening fence along the south property line. The plan shall be submitted to the Planning Director for review and approval prior to establishing the car wash on the site.

3. The applicant shall install and maintain a solid wooden fence with a minimum height of six feet along the east property line of the site if the existing fence on the adjacent property is ever removed.

4. The car wash facility shall be constructed substantially in compliance with the site plan as approved for this conditional use, and all improvements, including landscaping and screening as required by City Code, shall be completed before the facility becomes operational.

5. Any violation of conditions attached shall declare the conditional use null and void.

This recommendation is based on the following findings:

1. The character of the neighborhood: the general area is characterized by a mixture of retail, office and residential uses. Therefore, the proposed use would not negatively impact the neighborhood if all landscaping and screening requirements of City Codes are complied with.

2. The zoning and uses of properties nearby: Properties to the north, south and west of the site are also zoned "LC" Limited Commercial. The west site is developed with a retail uses and the area to the north is developed with an office use. The "SF-6" Single-Family Residential zoning district to the east is developed with a church and the apartment use to the south will be protected by the screening to be provided on the site. Therefore, the zoning and the uses of nearby properties are compatible with the proposed use.

3. The suitability of the subject property for the use requested, and the appropriateness of the proposed use for the general area: The property is of adequate size to accommodate the proposed use as well as being adjacent to a 4-lane arterial street. The site will be screened from the adjacent residential uses. Therefore, the site is suitable for the proposed use.

4. Extent to which removal of the restrictions will detrimentally affect nearby property: Nearby properties should not be significantly impacted by the proposed use for this property. Although adjacent to residential zoning on one side, the residential building to the south does not have any access openings facing north, and is separated by 180 feet from the car wash bays. Screening to be provided on the site in compliance with the landscape and zoning ordinances as well as the additional fencing along the southern property line should be adequate to lessen the impact of the proposed use on nearby properties.

5. Impact of the proposed development on community facilities: The proposed use will be located adjacent to an existing 4-lane arterial street and adequate municipal service are available to the site to serve the proposed use.