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

March 8, 2000

FILE COPY

Five Star Investors LLC
C/o Doug Malone
150 N. Market
Wichita, KS 67202

RE: Z-3352 – Zone change to "LC" Limited Commercial.
AND
CU-563 – Conditional Use to allow a car wash within 200 feet of a residential zoning district. General location at the northwest corner of Central and Old Manor.

Dear Ladies and Gentlemen:

At its regular meeting on March 7, 2000, the Wichita City Council considered the above-captioned request. The action of the Council was the following to APPROVE, subject to platting within one year the following conditions:

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

B. No dryers shall be associated with automatic car wash bays.

C. The applicant shall submit a landscape plan for approval by the Planning Director, prior to issuance of a building permit, that meets the ordinance's requirements and, additionally, provides for conifer trees planted every 15 feet along the north property line of the car wash as a year-round buffer to residential properties.

D. The applicant shall submit a revised car wash site plan for approval by the Planning Director, prior to issuance of a Conditional Use, that provides for an additional five feet of contingent street right-of-way for Central; provides a minimum 28 foot building setback from the contingent street right-of-way; locates the sign north of the contingent street right-of-way; locates all vacuums no closer than 35 feet from the north property line; and indicates that the concrete screening wall shall be a dyed red brick pattern, and the car wash façade shall be dyed red concrete. The site shall be developed in general conformance with the approved site plan. All improvements shall be completed before the facility becomes operational.

Made with Recycled Paper

E. The applicant shall apply for a Zoning Adjustment to reduce the car wash building setback from Central by a maximum of 20%. The Conditional Use shall be contingent upon approval of this Zoning Adjustment.

F. If complaints are received by the Office of Central Inspection from neighboring property owners regarding noise from the vacuums, all vacuums on the property shall be retrofitted to the cease operation between 10 p.m. and 7 a.m.

G. Any violation of the conditions of approval shall declare the Conditional Use null and void.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this matter, please contact our office at 268-4421.

Sincerely,

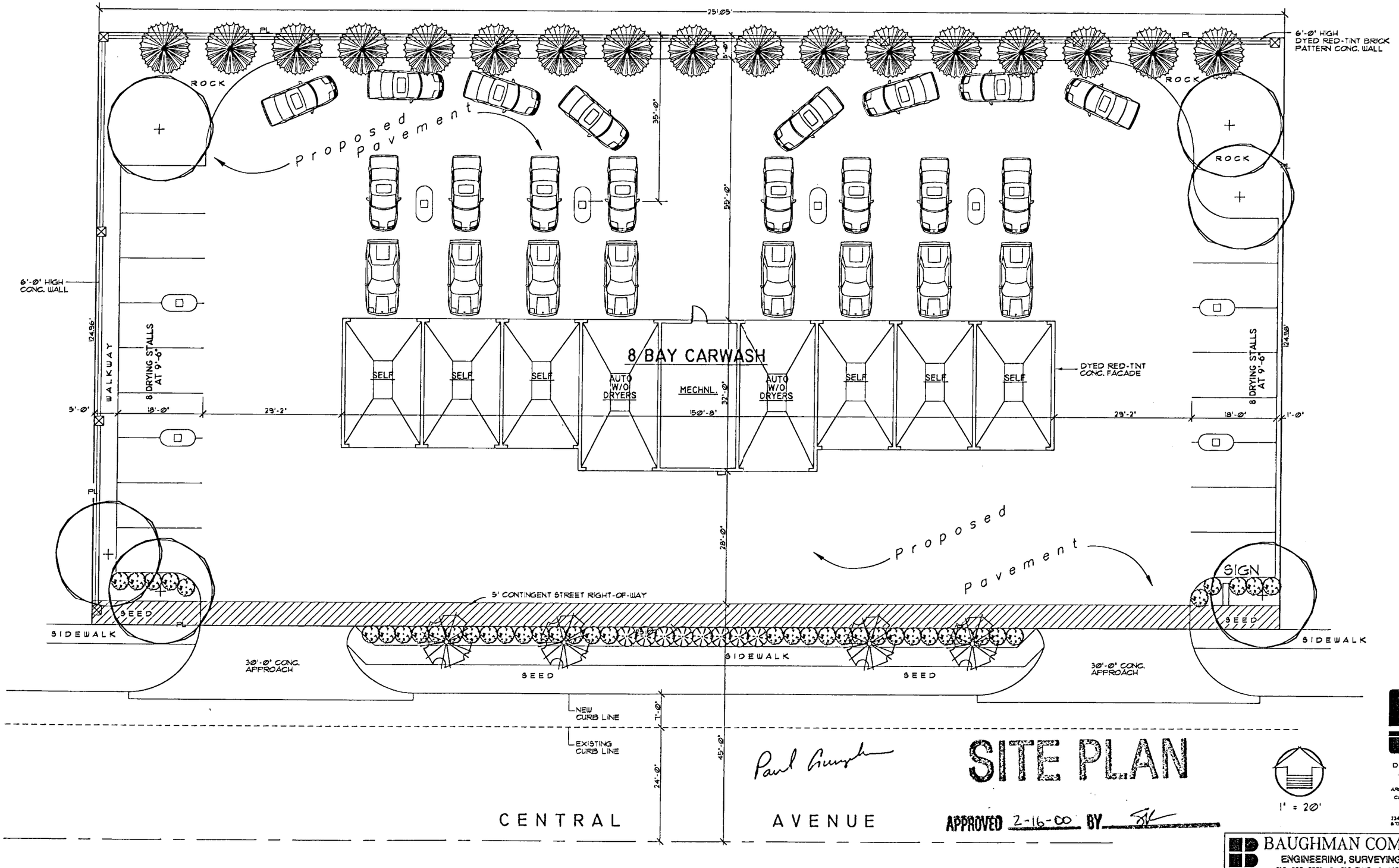
Scott Knebel
Senior Planner

SK/rs

cc: Chad M. Brehm, 1308 E. 31st Street South, Wichita, KS 67216
R. A. King, 3125 E. Harry, Wichita, KS 67211
Baughman Company, P.A., c/o Russ Ewy, 315 Ellis, Wichita, KS 67211
City Council Member, George Rogers
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

CROWN HEIGHTS CAR WASH

CONDITIONAL USE CU-563



Paul Crumpton

SITE PLAN

APPROVED 2-16-00 BY

1" = 20'

DON FOLGER JR. & ASSOCIATES
ARCHITECTURE PLANNING CONSTRUCTION MANAGEMENT
234 S. TOPEKA WICHITA, KS. 67202 (316) 263-2414

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

Revised: 27 Jan 00, per MAPC comments.

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

6A + 6B

AGENDA ITEM NO. 6B

STAFF REPORT

MAPC January 27, 2000

CASE NUMBER: Z-3352 associated with CU-563

APPLICANT/AGENT: Five Star Investors LLC c/o Doug Malone (Contract Purchaser), Chad M. Brehm, and R.A. King (Applicants) Baughman Company PA c/o Russ Ewy (Agent)

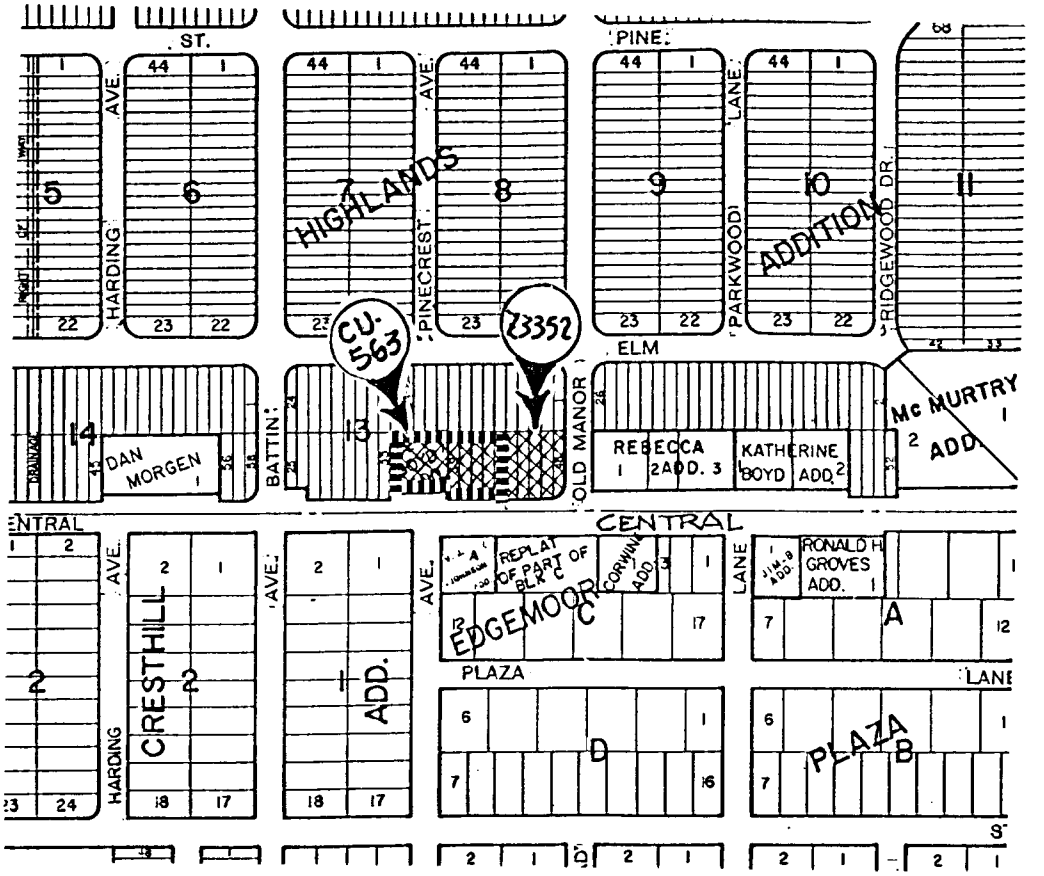
REQUEST: "LC" Limited Commercial and Conditional Use to allow a car wash within 200 feet of a residential zoning district

CURRENT ZONING: "GO" General Office and "B" Multi-Family Residential

SITE SIZE: 1.1 acres

LOCATION: Northwest corner of Central and Old Manor

PROPOSED USE: Redevelop property with commercial uses including a car wash



BACKGROUND: The applicant is requesting a zone change to "LC" Limited Commercial and a Conditional Use to allow a car wash to be located within 200 feet of a residential zoning district. The application area is a 1.1 acre platted tract located at the northwest corner of Central and Old Manor. The site is currently zoned "GO" General Office and "B" Multi-Family Residential.

The site is currently developed with six fourplexes, four of which are vacant including one that partially burned in a fire. The site of the two occupied fourplexes is proposed for "LC" Limited Commercial zoning with no use specified other than redevelopment for commercial use. A car wash in "LC" Limited Commercial zoning is proposed for the site of the four vacant fourplexes.

The attached site plan shows an eight-bay car wash with six self-service bays and two automatic bays without dryers. These wash bays are located 63 feet south of the north property line and 30 feet north of the street right-of-way for Central. The site plan depicts four vacuums located north of the wash bays and two vacuums located both east and west of the wash bays in the parking stalls. There are a total of 16 parking stalls to be used for drying or vacuuming, which are split evenly along the east and west property lines. Two vehicle queue spaces are depicted for the self-service bays, and six vehicle queue spaces are depicted for the automatic bays. The facility would have two access drives to Central. A landscaped buffer with trees every 20 feet is depicted along the north property line. A landscaped street yard with seven trees is depicted along Central and is located primarily in the street right-of-way. A six-foot high concrete wall is depicted along the north and west property lines. A sign is depicted at the southwest corner of the site.

Property to the north of the site is zoned "SF-6" Single Family Residential and is developed with single family residences. Property to the south is zoned "LC" Limited Commercial and is developed with an auto repair shop and a commercial strip center containing a restaurant, a book store, and vacant store fronts. Property to the east is zoned "NR" Neighborhood Retail and is developed with fourplexes. Property to the west is zoned "GO" General Office and is developed with fourplexes that have been converted into offices.

Key Unified Zoning Code car wash "supplementary use requirements" include: buildings to be located at least 35 feet from arterials and 20 feet from other street right-of-way; 60 feet from the lot line of any residentially zoned lot, unless the property is being used for a nonresidential use permitted by-right in the underlying district; fencing, a minimum of six feet in height shall be provided along the interior side and rear property line, when adjacent to a dwelling; all area utilized for washing or drying, including ingress and egress, shall be paved; lighting shall comply with lighting standards in the code; no string-type lighting shall be permitted; vehicle queue spaces for four vehicles for self-service bays and three vehicles per 20 lineal feet of wash bay for automatic bays shall be provided; and signage as per the sign code.

As depicted in the attached site plan, the project fails to comply with several of the supplementary use requirements for car washes. Therefore, planning staff recommends that approval of the Conditional Use be subject to approval of a final site plan by the Director of Planning.

CASE HISTORY: The site is platted as part of the East Highlands Addition, approved August 5, 1924, and the Andrew Boyd Addition, approved February 21, 1988. The western portion of this site was approved for a zone change to "BB" Office (now "GO" General Office) on April 28, 1987.

ADJACENT ZONING AND LAND USE:

NORTH:	"SF-6"	Single Family
SOUTH:	"LC"	Vehicle Repair, Limited; Retail, General; Restaurant
EAST:	"NR"	Multi-Family
WEST:	"GO"	Office, General

PUBLIC SERVICES: The site has frontage to Central, a four-lane arterial. Central has traffic volumes of 24,500 vehicles per day. The 2030 Transportation Plan estimates the volume for Central will increase to 31,000 vehicles per day. Central is scheduled in the City's 2000-2009 Capital Improvement Program to be widened to five lanes between Oliver and Woodlawn in 2003. Municipal services are currently provided to this site.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this area as appropriate for "Commercial" uses. The Commercial Locational Guidelines of the Comprehensive Plan recommend that commercial sites should be located adjacent to arterials and should have site design features which limit noise, lighting, and other activity from adversely impacting surrounding residential areas.

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

A. The site of the car wash shall be developed and maintained in compliance with all the requirements of Section III-D.6.f of the Unified Zoning Code.
B. No dryers shall be associated with automatic car wash bays.
C. The applicant shall submit a landscape plan for approval by the Planning Director, prior to issuance of a building permit, that meets the ordinance's requirements and, additionally, provides for conifer trees planted every 15 feet along the north property line of the car wash as a year-round buffer to residential properties.
D. The applicant shall submit a revised car wash site plan for approval by the Planning Director, prior to issuance of a Conditional Use, that provides for an additional five

feet of contingent street right-of-way for Central; provides a minimum 28 foot building setback from the contingent street right-of-way; locates the sign north of the contingent street right-of-way; locates all vacuums along the east and west property lines in the parking stalls no closer than 45 feet from the north property line; and indicates that the concrete screening wall and car wash façade shall be a dyed red brick pattern. The site shall be developed in general conformance with the approved site plan. All improvements shall be completed before the facility becomes operational.

E. The applicant shall apply for a Zoning Adjustment to reduce the car wash building setback from Central by a maximum of 20%. The Conditional Use shall be contingent upon approval of this Zoning Adjustment.

F. Any violation of the conditions of approval shall declare the Conditional Use null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The subject property is located along a stretch of Central that has been slowing converting from residential uses to commercial and office uses over the past several decades. Property to the north of the site is zoned "SF-6" Single Family Residential and is developed with single family residences. Property to the south is zoned "LC" Limited Commercial and is developed with an auto repair shop and a commercial strip center containing a restaurant, a book store, and vacant store fronts. Property to the east is zoned "NR" Neighborhood Retail and is developed with fourplexes. Property to the west is zoned "GO" General Office and is developed with fourplexes that have been converted into offices.

2. The suitability of the subject property for the uses to which it has been restricted: The site is zoned "GO" General Office, which accommodates office development, and "B" Multi-Family Residential, which accommodates very high density, multi-family residential development. The property is currently developed with multi-family residential uses; however, a majority of the units are vacant, have declined to a state of major housing code violations, and appear to not be viable for residential use without substantial reinvestment.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Any detrimental affects should be minimized due to the various setbacks, screening, and landscaping requirements.

4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The Land Use Guide of the Comprehensive Plan identifies this area as appropriate for "Commercial" uses. The Commercial Locational Guidelines of the Comprehensive Plan recommend that commercial sites should be located adjacent to arterials. This site has frontage to Central,

a four-lane arterial. The Commercial Locational Guidelines also recommend that commercial sites should have site design features which limit noise, lighting, and other activity from adversely impacting surrounding residential areas. The various setbacks, screening, and landscaping requirements for car washes should minimize any adverse impacts on surrounding residential areas.

5. Impact of the proposed development on community facilities: Central, especially after widened to five lanes, should have sufficient capacity to handle the additional traffic generated by the car wash and other commercial development on the site. Other community facilities should not be adversely impacted.