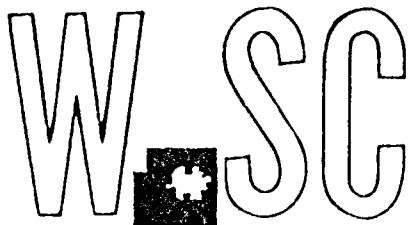


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

Bee Dee Clay Company
C/o Phil Farha
5920 E. Central
Wichita, KS 67208

September 22, 1999

FILE COPY

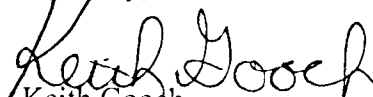
RE: CU-532 – Conditional Use permit to allow a car wash within 200 feet of residential zoning. Generally located north of 13th Street North and west of St. Paul.

Dear Ladies and Gentlemen:

On September 21, 1999, the City Council considered the above-referenced request. The action of the Council was to DENY the request.

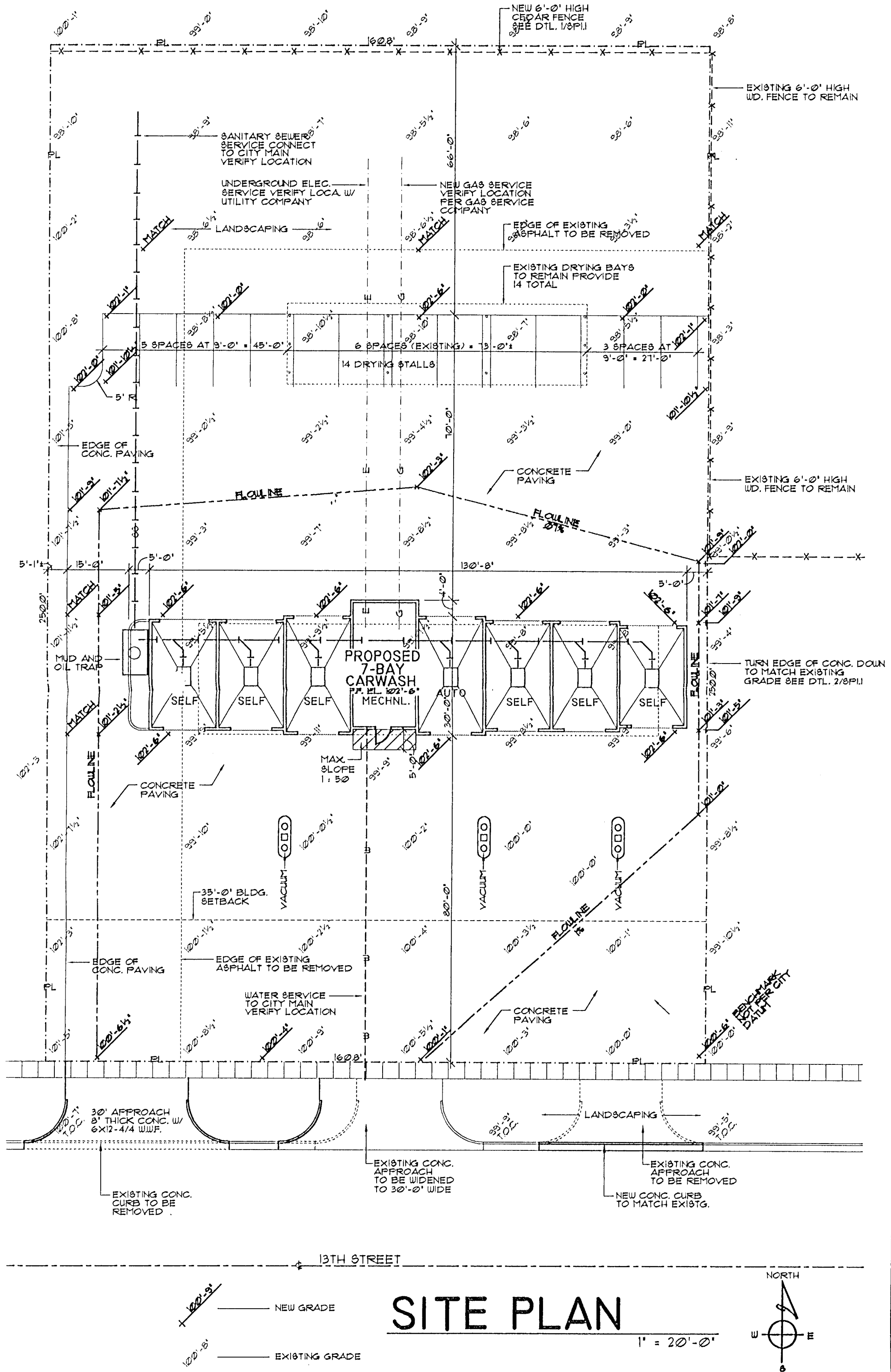
If you have any further questions concerning this matter, please contact the Planning Department office at 268-4421.

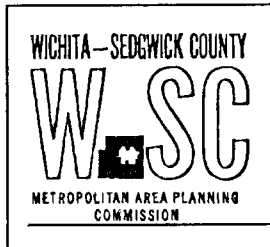
Sincerely,


Keith Gooch
Senior Planner

KG/rs

cc: Classic Real Estate Inc., %H. Craig Ablah, 8200 E. 32nd Street, Suite 150, Wichita, KS 67226
Don Folger, Jr., and Associates, 234 S. Topeka, Wichita, KS 67202
Tim Woods, 1411 Pleasantview, Wichita, KS 67203
William and Patricia A. Wright, 1405 Pleasantview, Wichita, KS 67203
Gary and Elizabeth Sommerhauser, 1679 N. Cheryl Place, Wichita, KS 67212
Duane and Judy Black, 1407 Pleasantview, Wichita, KS 67203
Francis and Marilyn Ludvicek, 1403 Pleasantview, Wichita, KS 67203
James S. Barcus, 1415 N. Pleasantview, Wichita, KS 67203
Robert and J. Maxine Ellis, 2819 Oriole Drive, Wichita, KS 67204
Kirk Hill, 1409 Pleasantview, Wichita, KS 67203
Jack Jones, General Manager, Hillside Funeral Home, P O BOX 8229, Wichita, KS 67208





AGENDA ITEM NO. 4

STAFF REPORT

CPO 6 August 11, 1999

MAPC August 12, 1999

CASE NUMBER: CU-532

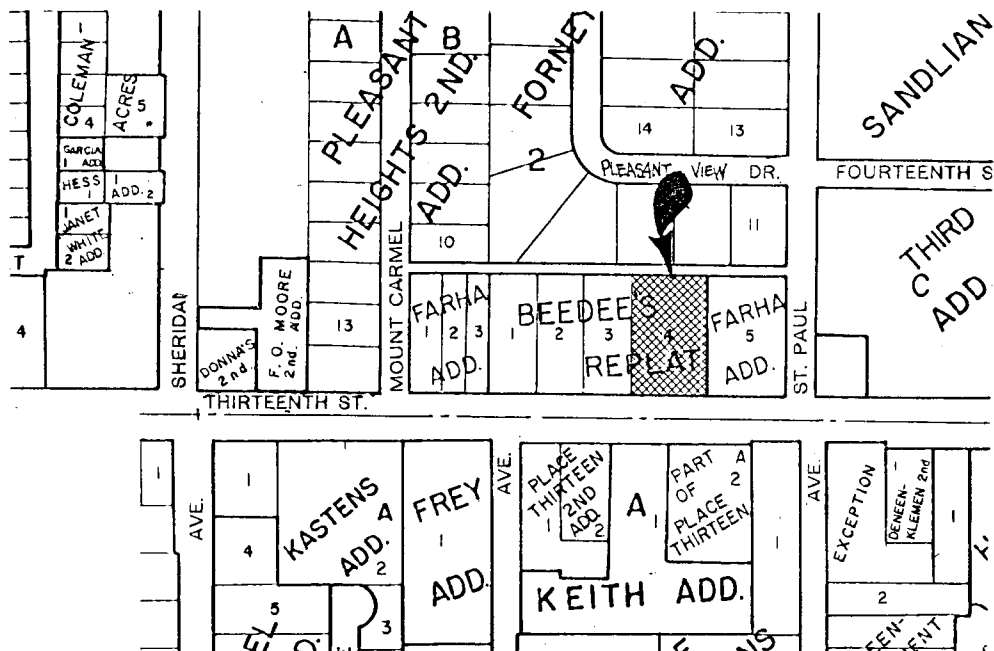
APPLICANT/AGENT: Bee Dee Clay Co. c/o Phil Farha (Owner), and Don Folger (Agent)

REQUEST: Conditional Use permit to allow a car wash within 200 feet of residential zoning

CURRENT ZONING: "LC" Limited Commercial

SITE SIZE: .92 acre

LOCATION: North of 13th Street North and west of St. Paul



BACKGROUND: The applicant is requesting a Conditional Use permit to allow a car wash to be located within 200 feet of residential zoning. This .92 acre platted tract of land is currently zoned "LC" Limited Commercial and located north of 13th Street North and west of St. Paul.

The attached site plan shows a seven-bay car wash located approximately 90 feet north of 13th Street North. Six of the car wash bays would be self-service with the other one being automatic and located in the middle of the car wash. There are three vacuums located just south of the car wash facility. Fourteen parking spaces to be used as drying stalls are located north of the car wash with the remainder of the lot to be used for landscaping and open space (approximately 64 feet). However, the site plan does not identify any landscaping to be used to buffer the residential properties to the north. Staff is recommending a 15 foot landscape buffer and solid row of evergreen trees be planted along the north property line to provide additional buffering. A 20 foot platted alley also separates this facility from the residential properties to the north.

The car wash facility would be located five feet from the east property line and 20 feet one inch from the west property line, which serves as the driveway between the back portion of the lot and access to 13th Street North. The City of Wichita's two-way driveway standards require a 24 foot wide driveway. The attached site plan also shows two 30 foot wide driveways providing access to 13th Street North. Planning staff and Traffic Engineering are requesting the western most driveway be removed to provide more separation from this driveway to the driveway located on the adjacent property. The remaining driveway on the application area also aligns with the existing driveway on the funeral home property located to the south across 13th Street North. The western driveway shown on the site plan would be in direct conflict with left turns from the driveway south of the application area.

The Unified Zoning Code requires a Conditional Use for car washes which are located within 200 feet of a residential zoned property. 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, street access, drainage and maintenance. The site plan indicates general compliance with the minimum requirements. The plan has been reviewed and approved by traffic standards as being in compliance with traffic engineering standards for turning radii, size of parking space, etc. However, the width of the two-way driveway located along the west property line does not meet the required 24 foot wide driveway standard.

There are residential properties located to the north on property zoned "SF-6" Single-family. To the west of the application area is a night club on property zoned "LC." South of this site is funeral home, while east of the site is an auto repair business. The property to the east and south is also zoned "LC."