



Wichita-Sedgwick County Metropolitan Area Planning Department
April 26, 2012

Crown Heights Investment LLC (attn. David Farha)
PO Box 780626
Wichita, KS 67278

Baughman Company PA (attn. Russ Ewy)
315 Ellis
Wichita, KS 67211

Re: BZA2012-21: Administrative adjustment to reduce the parking requirement by 25% from 16 spaces to 12 spaces for a car wash, and adjust the approved Site Plan for CU-563, generally located north of Central and east of Oliver (5200 E. Central) in LC Limited Commercial zoning.

Legal Description: Lot 1, Five Star Addition, Wichita, Sedgwick County, Kansas

Dear Applicants.

We have reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property and adjust the Site Plan for CU-563. From reviewing your application we understand that you propose to remove the east 19 feet of the property. Your site plan indicates 12 parking spaces with the site alteration, a 25% reduction of the 16 spaces required by the Unified Zoning Code (UZC) and by CU-563.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement when the conditions required by Sec. V-I.6 of the Code are met. We find that the reduction of the parking requirement as proposed meets the four conditions required by Sec. V-I.6 of the Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement should not have a detrimental impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking should be available for the anticipated need, and the parking does not interfere with public right-of-way.
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.
- 3) Compatibility with existing or permitted uses on abutting sites: A reduction of four parking spaces should not compromise existing or permitted uses on abutting sites, as all parking for this project should be adequately provided on the site.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public right of way or

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T 316.268.4421 **F** 316.268.4390

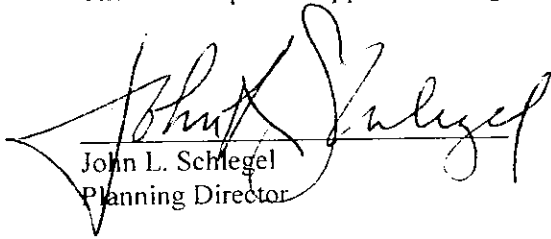
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utility easements; therefore there should be no impact on the public's safety, health or welfare.

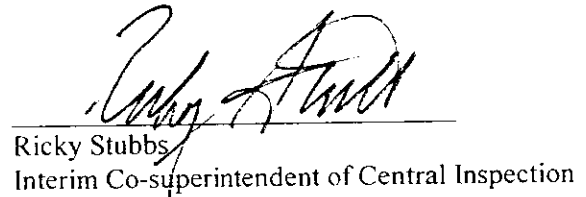
Our signatures below indicate that an administrative adjustment to reduce parking from 16 to 12 spaces, and an adjustment to the approved Site Plan for CU-563 is hereby granted for a car wash on the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The existing parking area shall be paved and marked.
- 3) Any violation of these conditions shall render the Administrative Adjustment null and void.

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



John L. Schlegel
Planning Director

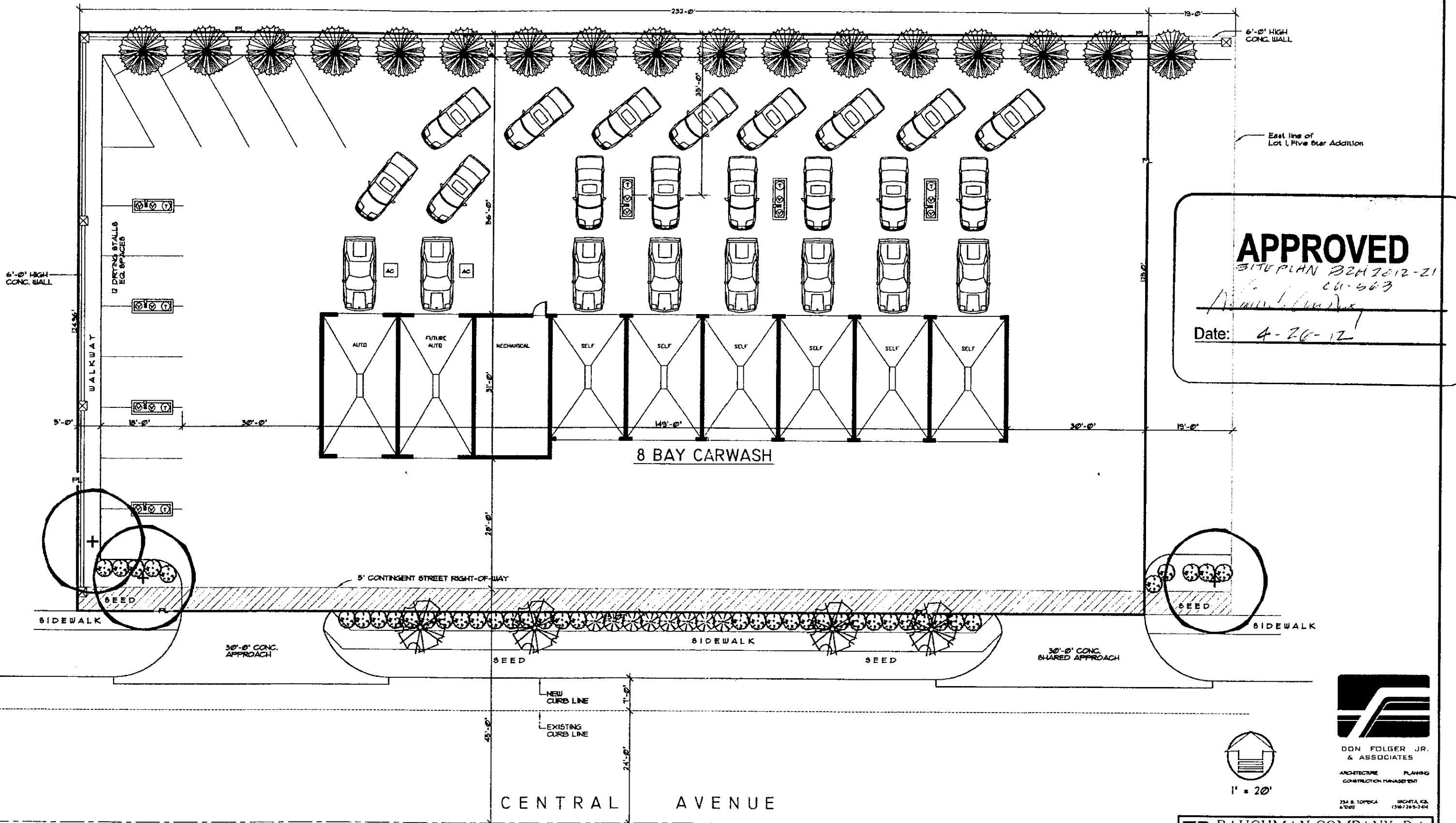


Ricky Stubbs
Interim Co-superintendent of Central Inspection

cc: Rick Stubbs, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Paul Hays, Office of Central Inspection
Lavonta Williams, CM District I
LaShonda Games, NA District I

CROWN HEIGHTS CAR WASH

CONDITIONAL USE CU-563



APPROVED

SITE PLAN B2H7612-21
CU-563

Date: 4-20-12



DON FOLGER JR.
& ASSOCIATES

ARCHITECTURE PLANNING
CONSTRUCTION MANAGEMENT

754 S. TOPICKA
WICHITA, KS 67211
(316) 262-7271



1" = 20'

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
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REVISED MARCH 26, 2012 PER ADM. ADJ.
REVISED JANUARY 27, 2000 PER MAPC COMMENTS