

6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
7. The self-service car wash facility shall provide not less than four holding and not less than two drying spaces for each car washing stall.
8. All parking and holding areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or paved areas.
9. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks or street "parking" area.
10. Grades shall be established on the property to prevent the intrusion of surface drainage into the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under the roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
11. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
12. The applicant shall provide adequate signs to indicate direction of circulation on the property so that customers will comply with the approved plan. This should include striping of the lot to indicate drying spaces and arrows to indicate direction of travel in the holding spaces.
13. No access to or from 26th Street North shall be permitted until such time as 26th Street is paved.
14. All of the above conditions of approval must be complied with within one year after release of the Resolution or the Resolution shall become null and void.

SECRETARY'S REPORT

CASE NUMBER: BZA 2-88

OWNER/APPLICANT/AGENT: Harold L. Warner, Jr. (applicant)

REQUEST: Exception pursuant to Section 28.04.183.4 of the Code of the City of Wichita to permit the establishment of a 6-bay self-service car wash

CURRENT ZONING: Partially "LC" Light Commercial District and the balance approved for Light Commercial

SITE SIZE: 134 ft. by 220 ft.

LOCATION: At the southeast corner of Amidon and 26th Street North

PROPOSED USE: Six-bay self-service car wash



JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.183.4 can be complied with.

BACKGROUND: The applicant is requesting an exception to permit the establishment of a 6-bay self-service car wash on property being replatted as Lamar First Addition and located at the southeast corner of Amidon and 26th Street North. Two site plans were submitted: Site Plan "A" provided for only one curb cut to Amidon; Site Plan "B" provided for two curb cuts to Amidon. The replat has now been approved with two curb cuts and the applicant prefers Plan "B". A major concern for either site plan is whether or not access will be permitted to 26th Street, currently an unpaved residential-width street. As a condition of plat approval, the applicant is required to attempt to obtain a valid paving petition. If he is unable to get 26th Street paved, access to and from the car wash at 26th Street will not be permitted. For either site plan, a screening fence must be provided along the east and south property lines and curbs or other adequate guards must be provided to prevent extension of vehicles beyond the property lines or beyond the paved portion of the property.

One of the conditions specified in the zoning ordinance for approving a car wash in the "LC" district is that no structure shall be permitted closer than sixty feet to the front and/or side of a residential zoning district. Since property to the east and south is zoned "AA", the applicant will need to re-design his site plan to keep the car wash structure at least sixty feet north of the south property line. It is anticipated that a new site plan will be available for review at the meeting.

ADJACENT ZONING AND LAND USE:

NORTH	LC	Service station
SOUTH	AA	Undeveloped & church
EAST	AA	Single-family residence
WEST	AA	Single-family residence

RECOMMENDATION: Should the Board determine that the establishment of a 6-bay self-service car wash is appropriate at this location, it is recommended that the exception be approved subject to the following conditions:

1. No structure shall be permitted closer to the south and east property lines than 60 feet as long as property to the south and east is zoned a residential classification.
2. A six-foot high fence of wood, masonry or architectural tile shall be provided along the south and east property lines to provide protection for the adjacent residential properties from light, noise and blowing debris. Said fence may be reduced in height to three feet within the west 35 feet and the north 20 feet of the application area.
3. All of the area to be used for circulation, holding spaces, parking spaces, and all ingress and egress drives shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
4. All lights shall be shielded to reflect or direct light away from adjacent properties. No string-type lighting or banners shall be permitted.
5. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District except that no portable signs shall be permitted.



BOARD OF ZONING APPEALS
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

March 7, 1988

Harold L. Warner, Jr.
330 S. Colby
Valley Center, KS 67147

Re: BZA 2-88 - Exception to permit car wash in "LC" district (southeast corner of Amidon and 26th Street North).

Dear Mr. Warner:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on February 23, 1988. This Resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files.

If you have questions concerning this matter, please call our office.

Sincerely,

Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO/dlk

Enclosure

cc: Monty Robson, Superintendent of Central Inspection (w/site plan)
Joe Donnelly, Zoning Administrator, CID, (w/site plan)
Dale Rea, Deputy City Clerk

9. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks or street "parking" area.
10. Grades and drains shall be established on the property satisfactory to the Superintendent of Sewer Maintenance to direct the wash water in each car wash bay to a mud trap and sanitary sewer, and to prevent the intrusion of stormwater runoff into the sanitary sewer. Car wash bays shall be roofed to prevent stormwater infiltration.
11. Grades and drains shall be established on the property satisfactory to the City Engineer to prevent the flow of excess water from washed cars exiting the car wash bays into the street.
12. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
13. The applicant shall provide adequate signs to indicate direction of circulation on the property so that customers will comply with the approved plan. This should include striping of the lot to indicate drying spaces and arrows to indicate direction of travel in the holding spaces.
14. No access to or from 26th Street North shall be permitted until such time as 26th Street is paved.
15. No vending machines, except those dispensing products associated with the car wash, shall be permitted.
16. All of the above conditions of approval must be complied with within one year after release of the Resolution or the Resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 23rd day of February, 1988.



Danny E. Jenkins, President

ATTEST:



Jack H. Galbraith, Secretary

RESOLUTION NO. BZA 2-88

WHEREAS, Harold L. Warner, Jr., 330 S. Colby, Valley Center, Kansas 67147, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a 6-bay self-service car wash on property partially zoned the "LC" Light Commercial District and the balance approved for Light Commercial and legally described as follows:

Lot 28, Gilder's Riverside Addition, being replatted as Lot 1, Lamar First Addition, Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Amidon and 26th Street North.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of February 23, 1988, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of a car wash on property zoned the "LC" Light Commercial District, subject to the conditions outlined in Section 28.04.183.4, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of a 6-bay self-service car wash on property partially zoned the "LC" Light Commercial District and the balance approved for Light Commercial and legally described as follows:

Lot 28, Gilder's Riverside Addition, being replatted as Lot 1, Lamar First Addition, Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Amidon and 26th Street North.

subject to the following conditions:

1. No structure shall be permitted closer to the south and east property lines than 60 feet as long as property to the south and east is zoned a residential classification.
2. A six-foot high solid fence of wood, masonry or architectural tile shall be provided along the south and east property lines to provide protection for the adjacent residential properties from light, noise and blowing debris. Said fence may be reduced in height to three feet within the west 35 feet and the north 20 feet of the application area.
3. All of the area to be used for circulation, holding spaces, parking spaces, and all ingress and egress drives shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
4. All lights shall be shielded to reflect or direct light away from adjacent properties. No string-type lighting or banners shall be permitted.
5. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District except that no portable signs shall be permitted.
6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
7. The self-service car wash facility shall provide not less than four holding and not less than two drying spaces for each car washing stall.
8. All parking and holding areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or paved areas.