

6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
7. Off-street holding spaces shall be provided on the property at the ratio of not less than four parking spaces for each self-service car washing stall.
8. Off-street drying spaces shall be provided on the property at the ratio of not less than two parking spaces for each self-service car washing stall.
9. One off-street parking space shall be provided for each two employees.
10. All parking areas shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines.
11. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
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. All above conditions of approval must be complied with within one year from the date of approval by the Board, or the resolution shall become null and void.

September 27, 1988

SECRETARY'S REPORT

CASE NUMBER:

BZA 43-88

OWNER/APPLICANT/AGENT:

Jerry Hansen (owner/applicant)
Max Christensen, architect (agent)

REQUEST:

Exception to permit the expansion of a
self-service car wash.

CURRENT ZONING:

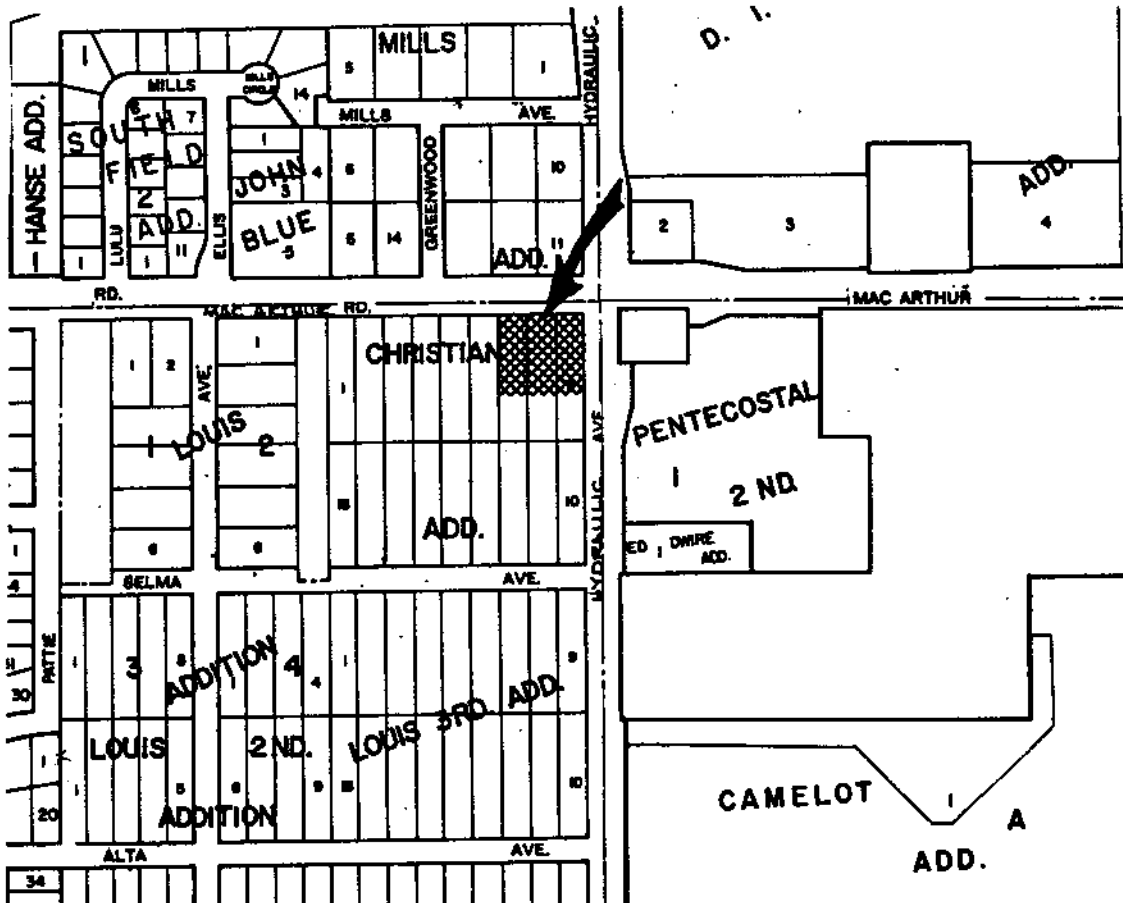
"LC" Light Commercial District

SITE SIZE:

190 ft. x 207 ft.

LOCATION:

Near the southwest corner of MacArthur and
Hydraulic.



JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined in 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: In 1980, the Board of Zoning Appeals approved a 5-bay self-service car wash at 1647 E. MacArthur on property legally described as the north 143 feet of Lots 7, 8 and 9, Christian Addition (BZA 1-80). A liquor store was existing on the northeast portion of the site. The owner now plans to expand the liquor store to the south, but in doing so, the entrance aisle for the car wash will have to be relocated further south. Therefore, an additional 47 feet of this "LC" property is now being requested for an exception to permit the car wash entrance drive and holding aisle to be moved south. The applicant owns the properties to the south and west. A church is located to the east, across Hydraulic, but the liquor store existed first and is permitted to expand, even though it is within 200 feet of the church.

ADJACENT ZONING AND LAND USE:

NORTH	"LC" & "AA"	Convenience store and single-family dwelling
SOUTH	"LC"	Apartment building
EAST	"LC"	Church and repair shop
WEST	"LC"	Single-family dwellings

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

1. Release of the resolution for BZA 43-88, authorizing the expansion of the car wash facility to the south, shall cause Resolution No. BZA 1-80 to become null and void.
2. A six-foot high solid wood fence shall be installed along the south line of the new holding aisle, as depicted on the plan, except that the fence shall be reduced to three feet in height within the east 25 feet. The solid wood fence along the west property line shall be retained. All fences required for this car wash exception shall be maintained in good condition as long as there are residential uses to the west and south of the car wash.
3. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access 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 property. 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.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1868
(316) 268-4561

September 28, 1988

Max Christensen, Architect
1532 S. Washington
Wichita, KS 67211

Re: BZA 43-88 - Exception to permit expansion of car wash at
1647 E. MacArthur.

Dear Mr. Christensen:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on September 27, 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.

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

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

Sincerely,

A handwritten signature in cursive script that reads "Louise Olivarez".

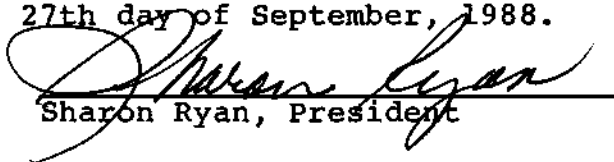
Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO/jcm
Enclosure

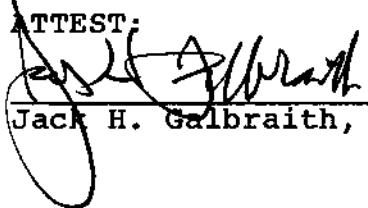
cc: Jerry Hansen, 1651 E. MacArthur, Wichita, KS, 67216
Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

8. Off-street drying spaces shall be provided on the property at the ratio of not less than two parking spaces for each self-service car washing stall.
9. One off-street parking space shall be provided for each two employees.
10. All parking areas shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines.
11. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
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. All above conditions of approval must be complied with within one year from the date of approval by the Board, or the resolution shall become null and void.
14. No additional curb cuts shall be permitted on Hydraulic over the number existing today.

ADOPTED AT WICHITA, KANSAS, this 27th day of September, 1988.


Sharon Ryan, President

ATTEST:


Jack H. Galbraith, Secretary

BZA RESOLUTION NO. 43-88

WHEREAS, Jerry Hansen, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the expansion of a self-service car wash on property zoned the "LC" Light Commercial District and legally described as follows:

The north 190 feet of Lots 7, 8, and 9, Christian Add., Sedgwick County, Kansas. Generally located near the southwest corner of MacArthur and Hydraulic (1647 E. MacArthur).

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 September 27, 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 expansion of a self-service 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 expansion of a self-service car wash on property zoned the "LC" Light Commercial District and legally described as follows:

The north 190 feet of Lots 7, 8, and 9, Christian Add., Sedgwick County, Kansas. Generally located near the southwest corner of MacArthur and Hydraulic (1647 E. MacArthur).

subject to the following conditions:

1. Release of the resolution for BZA 43-88, authorizing the expansion of the car wash facility to the south, shall cause Resolution No. BZA 1-80 to become null and void.
2. A six-foot high solid wood fence shall be installed along the south line of the new holding aisle, as depicted on the plan, except that the fence shall be reduced to three feet in height within the east 25 feet. The solid wood fence along the west property line shall be retained. All fences required for this car wash exception shall be maintained in good condition as long as there are residential uses to the west and south of the car wash.
3. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access 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 property. 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.
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7. Off-street holding spaces shall be provided on the property at the ratio of not less than four parking spaces for each self-service car washing stall.