2. All of the area to be utilized by the washing and drying operations, including all ingress and egress areas, shall be paved with concrete, asphalt, or asphaltic concrete.

3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting shall be permitted.

4. Signs shall be limited to those permitted in the"LC" district and all signs shall be located in accordance with the sign code of the City of Wichita. No string-type banners shall be permitted.

5. No sound projecting devices or loudspeakers shall be used so as to be heard outside any structure.

6. A minimum of three holding spaces per automatic bay and four per self-service bay shall be provided and maintained on the site. A minimum of two drying spaces per car wash bay (automatic and self-service) shall be provided and maintained on the site.

7. All parking areas shall have adequate guards to prevent the extension of vehicles beyond the parking spaces.

8. Grades and drains shall be established on the property satisfactory to the Superintendent of Sewer Maintenance to direct the wash water in the car wash bays to a mud trap and sanitary sewer, and to prevent the intrusion of stormwater runoff into the sanitary sewer. The car wash bays shall be roofed to prevent stormwater infiltration.

9. The area shall be policed through inspections by the owner or operator for proper maintenance and removal of trash.

10. An amended landscape plan, shall be submitted to the secretary for review and approved within 60 days following BZA approval of the use exception and prior to release of the resolution.

11. This car wash facility shall be constructed substantially in compliance with the site plan and building elevations as approved for this exception, and all improvements, including landscaping and screening as required by City Code, shall be completed within one year after approval of this use exception by the Board of Zoning Appeals or the resolution authorizing this car wash facility in "LC" shall become null and void. The building elevations indicate a brick exterior and a gable roof.

BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO. 7
May 24, 1994

FILE COPY

SECRETARY'S REPORT

CASE NUMBER: BZA 13-94

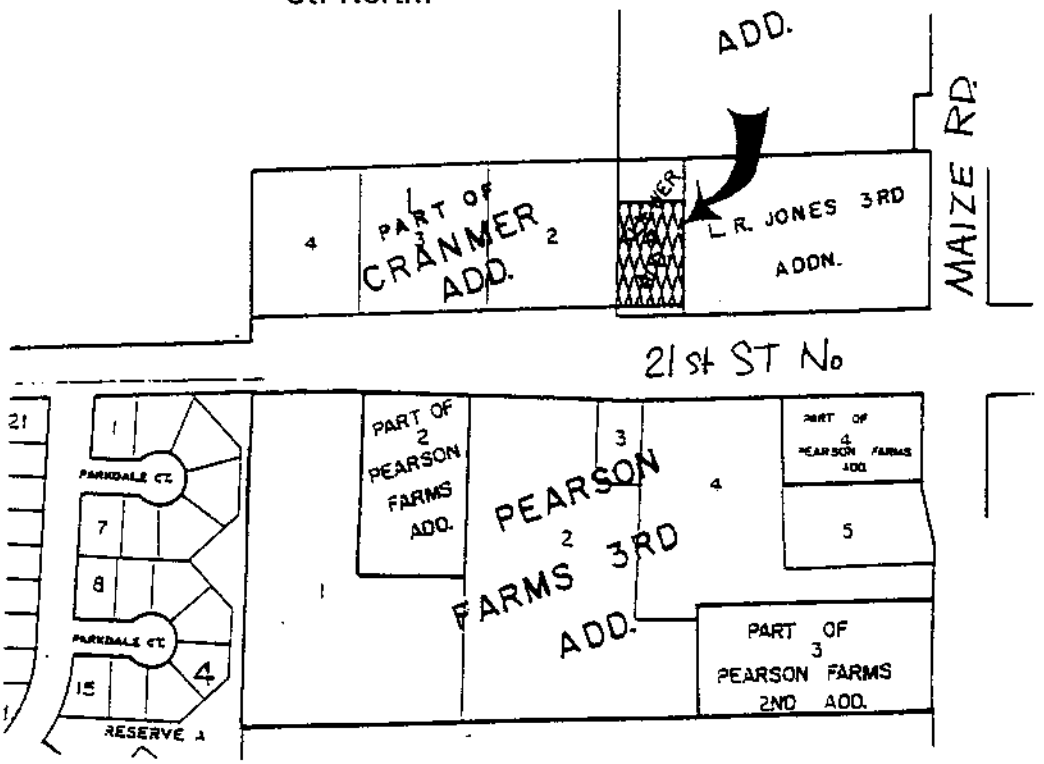
OWNER/APPLICANT: Group II Properties Inc./ Shawn P. Murray
AGENT: Phil Meyer

REQUEST: Exception to permit a carwash facility.

CURRENT ZONING: "LC" Light Commercial

SITE SIZE: 0.54 Acres

LOCATION: 500 feet west of Maize Road on the north side of 21st St. North.



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: The applicant is requesting approval of a five-bay car wash on a 0.54 acre light commercially zoned site on the north side of 21st St. North, 500 feet west of Maize Road. Four of the bays will be self-service, one will be automatic. Section 28.04.183(4) of the City Code, which authorizes car wash facilities in "LC" by use exception, requires a certain minimum lot area per car washing bay (3,500 sq. ft. per self-service bay; 2,500 sq. ft. per 20 lineal feet of automatic bay). It also requires a certain minimum number of holding spaces and drying spaces per bay (4 holding and 2 drying per self-service bay; 3 holding and 2 drying per automatic bay). The site plan indicates compliance with these minimum requirements. The plan has been reviewed and approved by the Traffic Engineer as being in compliance with traffic engineering for turning radii, size of parking space, width of travel aisle, etc.

The applicant's site is only a portion of Lot 1, Block A, Kliewer Addition. The north 80 feet of the lot is owned by Southwestern Bell Telephone Company and is currently being used as a site for switching equipment. Access to this location is through an ingress - egress easement on the applicant's site. The Telephone Company has indicated that they do not have to frequently service the equipment on their site and believe that the indicated access across the car wash layout to their site is adequate. In accordance with the City's landscape/screening ordinance, 1,262 square feet of "landscaped street yard" will be required. In addition, the parking lot (drying spaces) is within 150 feet of 21st Street and therefore must be screened to a minimum height of three feet. A landscape plan was submitted with this application which indicates that adequate landscaped street yard area and number of trees are being proposed. Some additional screening with shrubs is needed, however, and additional information regarding the quantity and size of plants at time of installation and the method of watering the plants is required before the plan can be approved.

The applicant has also submitted elevation drawings of the proposed structure which indicate a brick building with gable roof. Staff recommends that this architectural building character be a condition of approval of this requested use exception.

ADJACENT ZONING AND LAND USE:

NORTH:	"C"	- (Sedgwick Co.) Cranmer Grass Farm
SOUTH:	"LC"	- Agriculture
EAST:	"LC"	- (Sedgwick Co.) undeveloped
WEST:	"LC"	- Agriculture

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

1. The number of car wash bays shall not exceed five , with at least one of these being an automatic car wash bay.

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

August 9, 1994

Shawn P. Murray
(Group II Properties Inc.)
2448 Chadsworth Court
Wichita, KS 67205

Re: BZA 13-94 - Exception to permit a car wash facility 500 feet west of Maize Road on the north side of 21st Street.

Dear Mr. Murray:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on May 24, 1994. 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 now that the amended landscape plan, as required by condition 10, has been submitted and approved.

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

Sincerely yours,

Lawrence P. Mitchell
Assistant Secretary
Board of Zoning Appeals

Enclosure
LPM/hm

cc: Phil Meyer, Baughman Co., 315 Ellis, Wichita, KS 67211
Randy Sparkman, OCI
Paul Hays, OCI
Ray Sledge, OCI
Pat Burnett, Deputy City Clerk
Yolanda Anderson, MAPD

bays to a mud trap and sanitary sewer, and to prevent the intrusion of stormwater runoff into the sanitary sewer. The car wash bays shall be roofed to prevent stormwater infiltration.

9. The area shall be policed through inspections by the owner or operator for proper maintenance and removal of trash.

10. An amended landscape plan shall be submitted to the secretary for review and approved within 60 days following BZA approval of the use exception and prior to release of the resolution.

11. This car wash facility shall be constructed substantially in compliance with the site plan as approved for this exception, and all improvements, including landscaping and screening as required by City Code, shall be completed within one year after approval of this use exception by the Board of Zoning Appeals or the resolution authorizing this car wash facility in "LC" shall become null and void. The building on the site shall be architectually compatible with properties to the north and east as required by the applicant's purchase agreement.

ADOPTED AT WICHITA, KANSAS, this 24th day of May, 1994.

Susan Osborne-Howes, Vice-President

ATTEST:

Louise Olivarez, Secretary

BZA RESOLUTION NO. 13-94

WHEREAS, Shawn P. Murray, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit a carwash facility on property zoned the "LC" Light Commercial District and legally described as follows:

> Lot 1, Except the North 80 feet thereof, and Except the south 20 feet thereof for street, Block A, Kliewer Addition, Sedgwick County, Kansas.

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 May 24, 1994, 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 a carwash facility on property zoned the "LC" Light Commercial, 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 a carwash facility on property zoned the "LC" Light Commercial District and legally described as follows:

> Lot 1, Except the North 80 feet thereof, and Except the south 20 feet thereof for street, Block A, Kliewer Addition, Sedgwick County, Kansas.

subject to the following conditions:

1. The number of car wash bays shall not exceed five , with at least one of these being an automatic car wash bay.

2. All of the area to be utilized by the washing and drying operations, including all ingress and egress areas, shall be paved with concrete, asphalt, or asphaltic concrete.

3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting shall be permitted.

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