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. 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.

BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO. 3

April 28, 1992

SECRETARY'S REPORT

CASE NUMBER: BZA 7-92

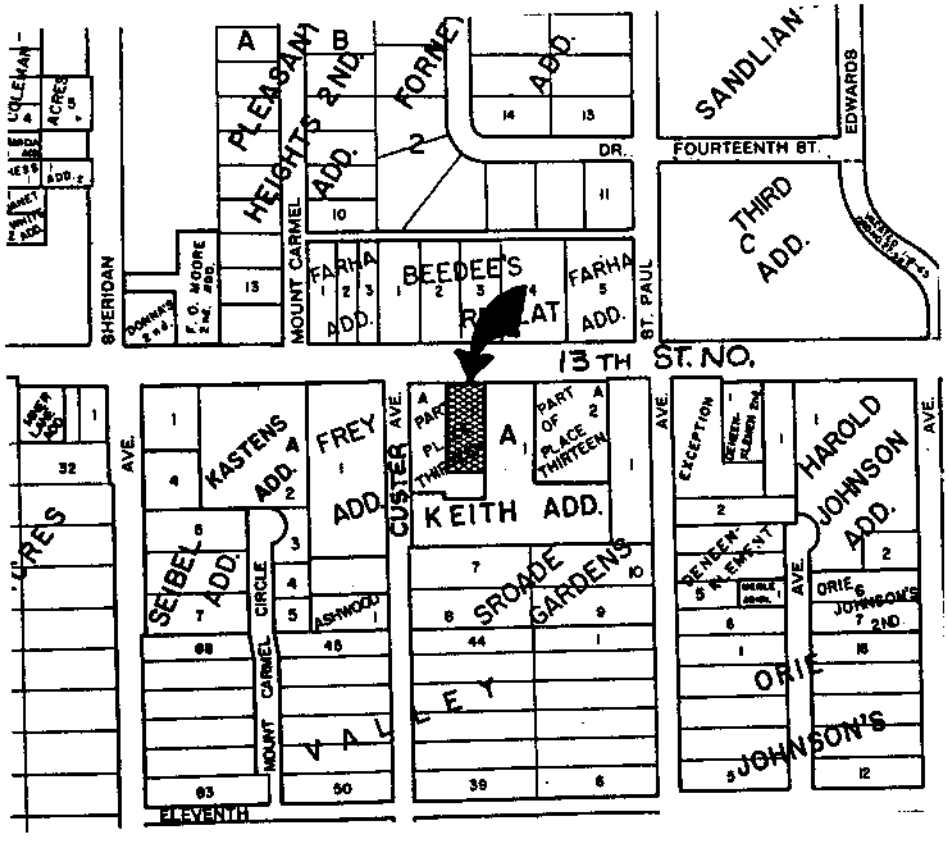
OWNER/APPLICANT/AGENT: Delmar J. Cowan, etux. and
Darrel G. Thorpe, etux. (owners)
John R. Ellis Trust, c/o Robert K. Ellis, Trustee (applicant/contract purchaser)
Bob Marsh, Architect (agent)

REQUEST: Exception to permit a self-service and automatic car wash facility

CURRENT ZONING: "LC" Light Commercial District

SITE SIZE: 100 ft. x 201 ft.

LOCATION: South side of 13th Street in an area east of Custer (2965 W. 13th St.)



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 six-bay car wash on a 0.46-acre light commercially-zoned site on 13th Street east of Custer. Five 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 standards for turning radii, size of parking space, width of travel aisle, etc. There is some concern, however, that traffic could back up into 13th Street at times of peak use if this becomes a very popular facility. To assure the exit lane remains unblocked, the north 60± feet of the driveway should be marked with arrows and a stripe to separate the entrance and exit lanes.

In accordance with the City's new landscape/screening ordinance, 1,000 square feet of "landscaped street yard" will be required. In addition, the parking lot (drying spaces) is within 150 feet of 13th Street and therefore must be screened to a minimum height of three feet. This screening may be provided by walls or fences, berms and/or plantings. A landscape/screening plan will be required by Central Inspection prior to issuance of a building permit for this site.

The application area is only part of a large platted lot and is in the process of being replatted into a separate lot (Lot 2, Place Thirteen 2nd Addition). No building permits can be issued for new construction on this site until this replat has been recorded.

ADJACENT ZONING AND LAND USE:

NORTH	"LC"	Club (Graffitti's)
SOUTH	"LC"	Undeveloped & self-service storage facilities (U-Stor)
EAST	"LC"	Self-service storage facilities (U-Stor)
WEST	"LC"	Office (CMC Information Systems)

RECOMMENDATION: Should the Board determine that a self-service and automatic car wash facility 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 six, 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.

SEDGWICK COUNTY

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

May 11, 1992

Bob Marsh
1215 Franklin
Wichita, KS 67203

Re: BZA 7-92 - Exception to permit a self-service and automatic car wash facility on property zoned the "LC" Light Commercial District, generally located on the south side of 13th Street in an area east of Custer (2965 W. 13th St.)

Dear Mr. Marsh:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on April 28, 1992. 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.

Sincerely,

Louise Olivarez, Secretary
Board of Zoning Appeals

LO:jcm
Enclosure

cc: Robert K. Ellis, Trustee, John R. Ellis Trust, 1317 Perry, 67203
Paul Hays, OCI
J.R. Cox, OCI
Ray Sledge, OCI
Pat Burnett, Deputy City Clerk

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

10. 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.

ADOPTED AT WICHITA, KANSAS, this 28th day of April, 1992.

Mitchell Farok, President

ATTEST:

Louise Olivarez, Secretary

BZA RESOLUTION NO. 7-92

WHEREAS, Robert K. Ellis, as Trustee for the John R. Ellis Trust, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit a self-service and automatic car wash facility on property zoned the "LC" Light Commercial District and legally described as follows:

> The east 100 feet of the west 195 feet, except the south 189 feet thereof, of Lot 1, Block A, Place Thirteen Addition to Wichita, Sedgwick County, Kansas. (Now in the process of being platted as Lot 2, Place Thirteen 2nd Addition.) Generally located on the south side of 13th Street in an area east of Custer (2965 W. 13th Street).

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 April 28, 1992, 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 self-service and automatic car wash facility 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 a self-service and automatic car wash facility on property zoned the "LC" Light Commercial District and legally described as follows:

> The east 100 feet of the west 195 feet, except the south 189 feet thereof, of Lot 1, Block A, Place Thirteen Addition to Wichita, Sedgwick County, Kansas. (Now in the process of being platted as Lot 2, Place Thirteen 2nd Addition.) Generally located on the south side of 13th Street in an area east of Custer (2965 W. 13th Street).

subject to the following conditions:

1. The number of car wash bays shall not exceed six, 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.

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