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, prepared in accordance with Chapter 10.32 of the City Code, shall be submitted to the secretary for review and approval within 60 days following BZA approval of the use exception and prior to release of the resolution authorizing this land use.

11. The applicant must apply for and receive an adjustment to DP 97 Westwood Hills which will allow a car wash facility as an acceptable use on this parcel prior to the release of the resolution authorizing this land use.

12. This car wash facility shall be constructed substantially in compliance with the site plan as approved for this exception. The structure shall have a slump brick exterior and a hip roof. 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 25th day of April, 1995.

Brad Teeter

Brad Teeter, Vice President

ATTEST:

Lawrence P. Mitchell

Lawrence P. Mitchell, Assistant Secretary

BZA RESOLUTION NO. 6-95

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

> Lot 4, Westwood Hills Addition, Wichita, Kansas. Generally located at the northwest corner of Tyler & University.

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 25, 1995, 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 car wash 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 self-service car wash on property zoned the "LC" Light Commercial and legally described as follows:

> Lot 4, Westwood Hills Addition, Wichita, Kansas. Generally located at the northwest corner of Tyler & University.

subject to the following conditions:

1. The number of car washing bays shall not exceed six.

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, except that no sign shall exceed 25 feet in height. No string-type banners or pennants 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 four holding spaces per self-service bay shall be provided and maintained on the site. A minimum of two drying spaces per car wash bay 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

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

June 15, 1995

C N Investments, Inc.
202 South Cedar
Valley Center, KS 67147

RE: BZA 6-95 - Exception to permit a self-service car wash on property zoned "LC" Light Commercial (Northwest corner of Tyler and University).

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on April 25, 1995. 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 an amended landscape plan has been submitted and approved by the Secretary as required in condition #10, and an adjustment to DP 97 Westwood has been obtained to allow for a car wash facility as required by condition #11.

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

Sincerely yours,

Lawrence P. Mitchell
Assistant Secretary
Board of Zoning Appeals

hm

Enclosure

cc: Don Folger Jr., 234 S. Topeka, Wichita, KS 67202
Randy Sparkman, OCI
Paul Hays, OCI
Ray Sledge, OCI
Pat Burnett, Deputy City Clerk
Yolanda Anderson, MAPD
File

30'-0" ACCESS EASEMENT

24' APPROACH
8" THICK CONC. W/
6X12-4/4 WWF.

213.34'

PL

10' R

12 DRYING STALLS

24' APPROACH

50'-0" BLDG. SETBACK

65'-0"

50'-0" BLDG. SETBACK

10'-R

36'-11"

15'-0"

110'-0"

51'-10"

30'-0" ACCESS EASEMENT

UNIVERSITY

ACCESS CONTROL EXCEPT 1-OPENING

100.0'

30'-0"

70'-0" BLDG. SETBACK

VACUUM

LANDSCAPED AREA

15'-0"

10' R

20'-0" UTILITY EASEMENT

213.75'

30' APPROACH
8" THICK CONC. W/
6X12-4/4 WWF.

ACCESS CONTROL EXCEPT 1-OPENING

BZA 6-95

Parking & Drives OK for BZA
Jud Falls
3-24-95

SITE / TRAFFIC PLAN

PRINTS ISSUED

3-24-95	FOR BZA	

REVISIONS

DON FOLGER JR. & ASSOCIATES

ARCHITECTURE PLANNING
CONSTRUCTION MANAGEMENT

234 S. TOPEKA 67202 — WICHITA, KS. (316) 264-2444

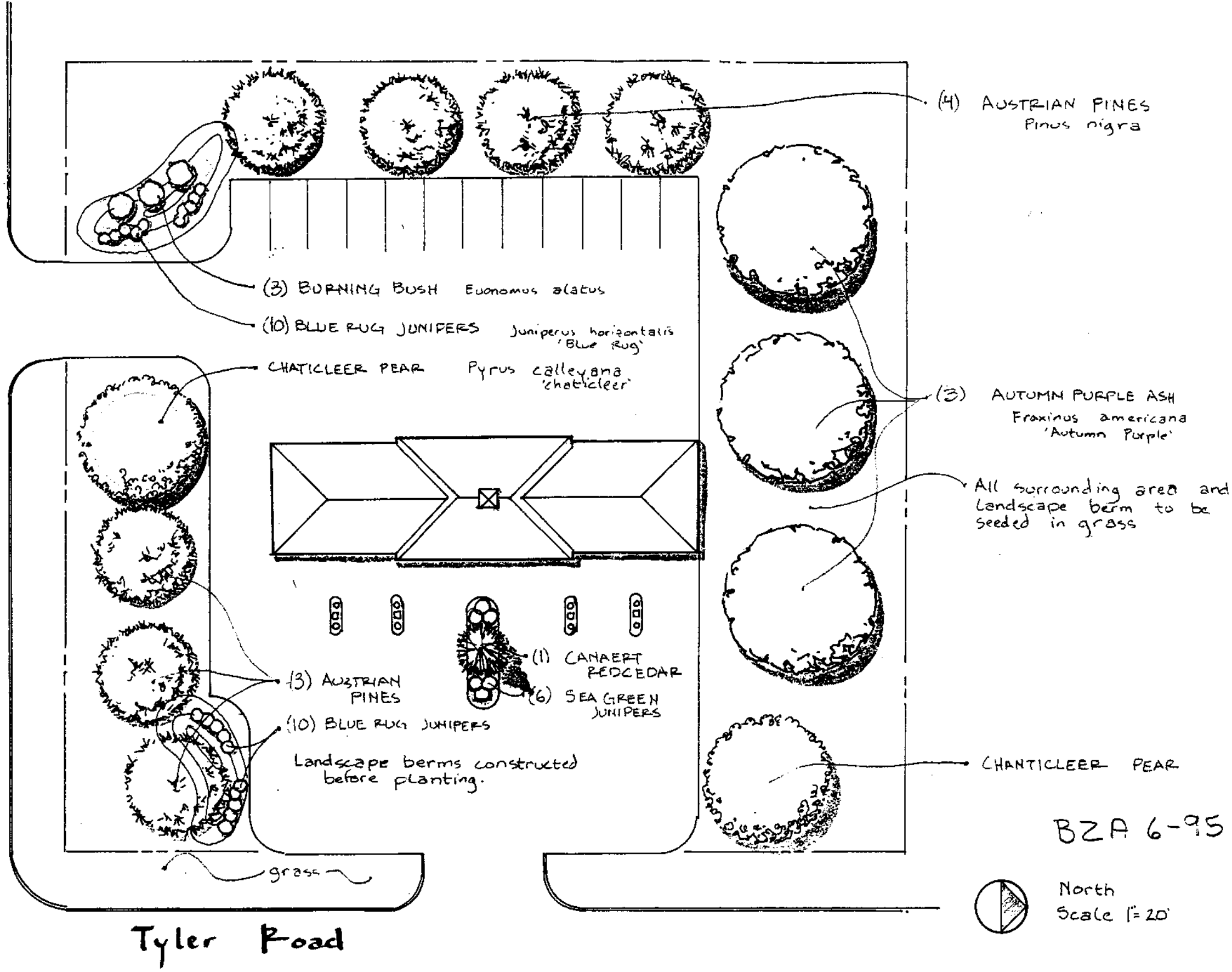
BAY SELF SERVE CAR WASH

TYLER & UNIVERSITY
WICHITA, KANSAS

DRAWN | CHECKED

SHEET TITLE

SHEET NUMBER



BZA 6-95

North
Scale 1" = 20'

Natural Treesource, Inc.

Site Improvment Plan

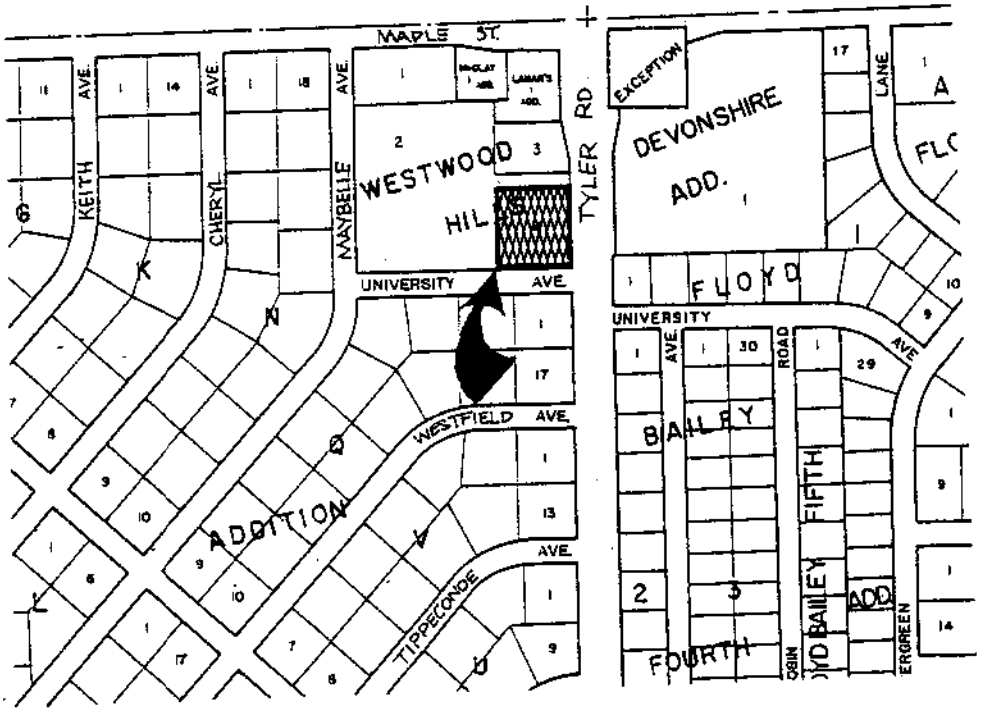
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BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO. 2
April 25, 1995

SECRETARY'S REPORT

CASE NUMBER:	BZA 6-95
OWNER/APPLICANT: AGENT:	CN Investments, Inc. Don Folger Jr.
REQUEST:	Exception to permit a self-service car wash
CURRENT ZONING:	"LC" Light Commercial
SITE SIZE:	0.98 Acres
LOCATION:	Northwest corner of University Avenue and Tyler Road



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, C N Investments, Inc., is requesting approval of a six-bay car wash on a 0.98 acre light commercially zoned site on the northwest corner of Tyler Road and University Avenue. All six of the car wash bays will be self-service.

The applicant's site is Parcel #5 and is located within C.U.P. DP 97, Westwood Hills. A car wash facility is not one of the current proposed uses allowed on this parcel, as part of the requirements of the C.U.P. If the Board approves this use exception, the C.U.P. will be administratively adjusted, provided the applicant files the necessary adjustment application.

Section 28.04.183 (4) of the City Code, which authorizes car wash facilities in "LC" by use exceptions, requires a minimum lot area of 3,500 square feet per self-service bay. It also requires a minimum number of four holding spaces and two drying spaces per self-service 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. The applicant's site is bordered on the north and west by property which is zoned "LC" Light Commercial. The property to the west is undeveloped and the property to the north is currently developed with a day care center, La Petite Academy. The property located south of the application is zoned "AA" One Family Dwelling District and is developed with a public safety building which is currently being used by the Sedgwick County Disaster Management Department. The site was previously a Sedgwick County Fire Station. Property located east of the application area is zoned "LC" and "RB" Four Family Dwelling District and is separated from the site by Tyler Road and is developed with apartments and four-plex's. The applicant has indicated that the car wash will be constructed with slump brick and have a hip roof. This building style should be required because of the proximity of this facility to residential uses.

In accordance with the City's landscape/screening ordinance, approximately 3,600 square feet of "landscaped street yard" with 8 shade tress (or equivalent) will be required. In addition, the parking (drying spaces) and queuing areas are within 150 feet of Tyler and University Avenue 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 is being proposed, but some additional screening is needed for the queuing and parking areas, and additional information regarding the quantity and size of plants at time of installation and the method of watering the plants is required per 10.32.070.M of the City Code before the landscape plan can be approved.

ADJACENT ZONING AND LAND USE:

NORTH	"LC"	Day Care Center (La Petite Day Care Center)
SOUTH	"AA"	Public Safety (Sedgwick County Disaster Management)
EAST	"LC"} "RB"}	Apartments & Four-Plex (Kings Crossing Apartments)
WEST	"LC"	Undeveloped Land

Staff Recommendation: Planning staff recommends that the exception be approved.

This recommendation is based on the following findings:

1. The character of the neighborhood: The general area is characterized by a mixture of retail and residential uses and developing retail uses. Therefore, the proposed use should not negatively impact the neighborhood.

2. The zoning and uses of properties nearby: Properties to the north and west of the site are also zoned "LC" Light Commercial. The west site is not currently developed and the area to the north is developed with retail and a day care center. These activities will be adequately screened from the proposed use on the site. The multi-family zoning to the east will be protected by the width of Tyler Road and the screening provided on the site. The "AA" Single Family Zoning south of the site has been developed with a Fire Station which is currently being used as a Disaster management training facility, therefore the zoning and the uses of nearby properties are compatible with the proposed use.

3. The suitability of the subject property for the requested, and the appropriateness of the proposed use for the general area: The property is of adequate size to accommodate the proposed use as well as being adjacent to a 4-lane arterial street. The proposed architecture of the building will be compatible with the adjacent neighborhood. Therefore, the site is suitable for the proposed use.

4. The extent to which the granting of the exception will detrimentally affect nearby property: Nearby properties should not be significantly impacted by the proposed use for this property. The screening to be provided on the site in compliance with the landscape ordinance should be adequate to lessen the impact of the proposed use on nearby properties.

5. Impact of the proposed development on community facilities: The proposed use will be located adjacent to an existing 4 lane arterial street and adequate municipal services are available to the site to serve the proposed use.

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 washing bays shall not exceed six.

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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