



Wichita-Sedgwick County Metropolitan Area Planning Department

February 28, 2020

Tim Austin, PE
Kaw Valley Engineering
200 N. Emporia, Suite 100
Wichita, KS 67202

RE: **BZA2020-00009** - City Administrative Interpretation of the definition of "Car Wash" as it pertains to PLR2019-00114, Generally located 300 feet south of East Pawnee Avenue and approximately one quarter mile east of South Rock Road (8301 E Oak Knoll)

LEGAL DESCRIPTION: E 500.62 FT NW 1/4 NW 1/4 EXC BEG 227 W NE COR
THEROF W 275.62 FT S 575.89 FT TO BEG SEC 5-28-2E

Dear Mr. Austin:

I have reviewed the attached letter dated February 20, 2020, and concur that the proposed wash bays for building permit application PLR2019-00114 do not constitute a "Car Wash" as defined by Article II, Section II-B.3.a. of the Wichita-Sedgwick County Unified Zoning Code (UZC). The proposed use will not be "an establishment engaged in cleaning or detailing Motor Vehicles" but instead will be a customary Accessory Use to the Principal Use of Construction Sales and Service, which is permitted by the property's LI Limited Industrial Zoning.

Pursuant to Article VII.H.1. of the UZC, this Written Interpretation determines that plan review comment 4b for PLR2019-00114 requiring compliance with Article III, Section III D.6.f. of the UZC is hereby null void, and the proposed wash bays shall be permitted if developed in accordance with the following conditions:

1. A plat for the subject property shall be recorded with the Register of Deeds prior to the issuance of a building permit.
2. The wash bays shall only be permitted as an Accessory Use to the permitted Principal Use of Construction Sales and Service and shall not be operated other than to clean construction vehicles used in the operation of the Principal Use. Use of the wash bays for another purpose shall require compliance with Article III, Section III D.6.f. of the UZC, including approval of a Conditional Use because the property is within 200 feet of residential zoning.

3. The wash bays shall be developed in general conformance with the approved site plan, shall not be permitted to use blowers or dryers, and shall be operated only during normal business hours.

This Written Interpretation may be appealed to the Board of Zoning Appeals within 30 days of the date of this letter.

Sincerely,



Scott Knebel, AICP
Zoning Administrator

Attachments

Letter Dated February 20, 2020

Approved Site Plan

cc: BAB Capital LLC, 8301 E. Oak Knoll, Wichita, KS 67207
Mark Janzen, Commercial Plans Review
J.R. Cox, Zoning Enforcement