

BZA-6-68 - Ken-Mar et. al. requests
exception for automatic car wash at
NE corner Terrace Dr. & 13th St.

POSTER
3-5-68
3-11

ACTION

BZA COMMITTEE ^{DATE} *Approved 3-26-68*

M.A.P.C. _____

B.C.C./B. CO. C. _____

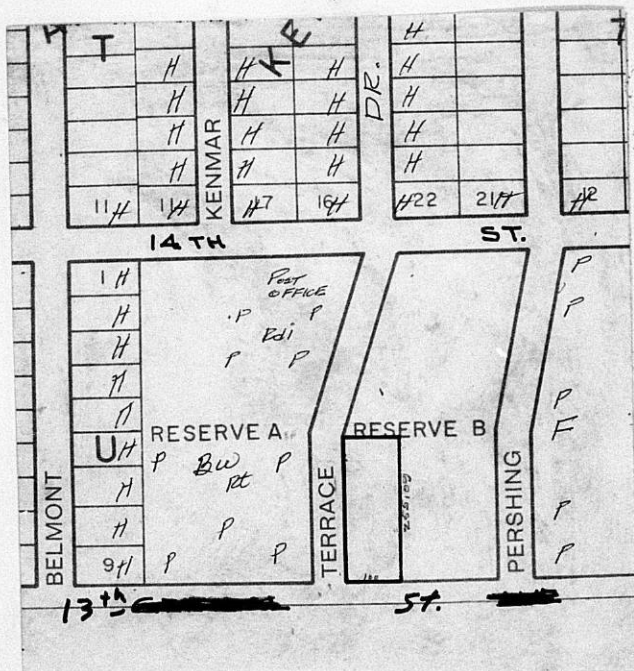
5249

Map No. 5749
 Sec. 30
 Twp. 27
 Range 1E

B2A 6-69
 SC2- _____
 CU- _____
 Filed _____

AREA DATA:
 1. Acres: 0.58 (100 ft. by 255 ft.)
 2. Adjoining Zoning: E CC S A W SC N CC
 3. Land Use: East VAC South Single family
 West BOWLING ALLEY North VAC
 4. Sketch Plan Land Use is for: RESIDENTIAL
 5. Present Land Use is for: VAC
 6. Area (is) (~~is not~~) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



April 19, 1968

J. L. Weigand
830 First National Bank Building
106 W. Douglas
Wichita, Kansas 67202

Subject: Case No. BZA 6-68
Request for Exception.

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on March 26, 1968, in connection with your request for an exception to permit the construction or installation of an automatic car wash on property zoned "LC" Light Commercial, and generally located at the northeast corner of Terrace Drive and 13th Street.

This Resolution reflects the official action of the Board and sets out the conditions of approval. It is forwarded to you for your information and files.

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

Very truly yours,

Jack H. Galbraith
Secretary

JHG:skb
Enclosure

cc: Ken-Mar Development, Inc., 1905 SW Blvd. 67213
Universal Motor Fuels, Inc., P. O. Box 11145 67202
Robert Feldner, Superintendent of Central Inspection
Ralph Eberly, City Clerk

RESOLUTION NO. BZA 6-68

WHEREAS, Ken-Mar Development, Inc., 1905 Southwest Boulevard, Wichita, Kansas, and Universal Motor Fuels, Inc., P. O. Box 11145, Wichita, Kansas, by J. L. Weigand, Jr. 830 First National Bank Building, 106 W. Douglas, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the construction or installation of an automatic car wash on property zoned "LC" Light Commercial, and legally described as follows:

The West 100 Feet of the South 255.09 feet of Reserve B Ken-Mar Addition to the City of Wichita, Sedgwick County, Kansas. Generally located at the Northeast corner of 13th Street and Terrace Drive.

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 March 26, 1968, 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 construction or installation of an automatic car wash on property zoned "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 the installation or construction of an attended automatic car wash operation on property zoned "LC" Light Commercial, and legally described as follows:

The West 100 Feet of the South 255.09 Feet of Reserve B Ken-Mar Addition to the City of Wichita, Sedgwick County, Kansas. Generally located at the Northeast corner of 13th Street and Terrace Drive.

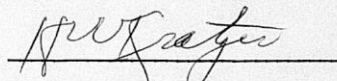
subject to the following conditions:

1. The plot plan shall be redesigned indicating the 20-foot building setback adjacent to Terrace Drive, the 35 feet of "BB" zoning with no associated uses located therein. Said plan shall be resubmitted to the Traffic Engineer for approval and two copies of the approved plan shall be submitted to the Secretary of the Board of Zoning Appeals.
2. There shall be a minimum lot area of 2,500 square feet for each 20 lineal feet of automatic car washing structure, provided that the minimum lot area shall not be less than 7,500 square feet.

3. The car washing buildings or facilities shall set back a distance of not less than 60 feet from 13th Street and 20 feet from Terrace Drive.
4. All the area to be utilized by the washing and drying operation, including all ingress and egress areas, shall be paved with concrete, asphalt, or asphaltic concrete.
5. All lights shall be shielded to reflect or direct light away from the adjacent property. No string type lighting or banners shall be permitted.
6. No signs shall exceed 25 feet in height or be placed so as to project over any public right-of-way.
7. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
8. Off-street holding spaces shall be provided on the property in the following ratio: Not less than 3 parking spaces for each 20 lineal feet of the automatic car washing aisle. However, in the event the stall is constructed so as to not hold more than one auto at any given time, not more than 3 holding spaces shall be required for that stall.
9. Off-street drying spaces shall be provided on the property in the following ratio: Not less than 2 spaces for each automatic car washing aisle.
10. One off-street parking space shall be provided for each two employees.
11. There shall be no ingress or egress from Terrace Drive which is a minor street having 60 feet of right-of-way, unless there are two free moving lanes at all times.
12. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond the property lines or parking spaces.
13. All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the Superintendent of Maintenance of the Department of Public Works.
14. The area shall be properly policed through inspections by the owner or operator to insure proper maintenance and removal of trash.
15. All conditions of approval by the Board of Zoning Appeals must be complied with prior to the occupancy of the property for the proposed automatic car washing facility.

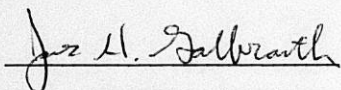
Page 3
Resolution No. BZA 6-68

ADOPTED AT WICHITA, KANSAS, this 26th day of March, 1968.

A handwritten signature in cursive script, appearing to read "H. W. Kratzer", written over a horizontal line.

H. W. KRATZER, Chairman

ATTEST:

A handwritten signature in cursive script, appearing to read "Jack H. Galbraith", written over a horizontal line.

JACK H. GALBRAITH, Secretary

April 1, 1968

J. L. Weigand
830 First National Bank Building
106 W. Douglas
Wichita, Kansas 67202

Dear Mr. Weigand;

Subject: Case No. BZA 6-68
Request for Exception.

At the regular meeting of the Board of Zoning Appeals on March 26, 1968, your request for an exception to permit the construction or installation of an automatic car wash on property zoned "LC" Light Commercial, and generally located at the northeast corner of Terrace Drive and 13th Street, was considered.

It was the action of the Board to approve this request subject to the following conditions:

1. The plot plan shall be redesigned indicating the 20-foot building setback adjacent to Terrace Drive, the 35 feet of "BB" zoning with no associated uses located therein. Said plan shall be resubmitted to the Traffic Engineer for approval and two copies of the approved plan shall be submitted to the Secretary of the Board of Zoning Appeals.
2. There shall be a minimum lot area of 2,500 square feet for each 20 lineal feet of automatic car washing structure, provided that the minimum lot area shall not be less than 7,500 square feet.
3. The car washing buildings or facilities shall set back a distance of not less than 60 feet from 13th Street and 20 feet from Terrace Drive.

Page 2 - Letter to
J. L. Weigand
April 1, 1968

4. All the area to be utilized by the washing and drying operation, including all ingress and egress areas, shall be paved with concrete, asphalt, or asphaltic concrete.
5. All lights shall be shielded to reflect or direct light away from the adjacent property. No string type lighting or banners shall be permitted.
6. No signs shall exceed 25 feet in height or be placed so as to project over any public right-of-way.
7. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
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9. Off-street drying spaces shall be provided on the property the following ratio: Not less than 2 spaces for each automatic car washing aisle.
10. One off-street parking space shall be provided for each two employees.
11. There shall be no ingress or egress from Terrace Drive which is a minor street having 60 feet of right-of-way, unless there are two free moving lanes at all times.
12. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond the property lines or parking spaces.
13. All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the Superintendent of Maintenance of the Department of Public Works.

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J. L. Weigand
April 1, 1968

14. The area shall be properly policed through inspections by the owner or operator to insure proper maintenance and removal of trash.
15. All conditions of approval by the Board must be complied with prior to the occupancy of the property for the proposed automatic car washing facility.

Regarding condition number 11, which pertains to no ingress or egress from Terrace Drive, you should point this condition out to the Traffic Engineer and have him indicate on the plan that there is permitted parking only on one side of Terrace Drive.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:skb

cc: Ken-Mar Development, Inc., 1905 SW Blvd. 67213
Universal Motor Fuels, Inc., P. O. Box 11145 67202
Robert Feldner, Superintendent of Central Inspection
Ralph Eberly, City Clerk

SECRETARY'S REPORT

CASE NO. BZA 6-68

APPLICANT: Ken Mar Development, Inc. and Universal Motor Fuels, Inc.

AGENT: J. L. Weigand, Jr.

REQUEST: Exception pursuant to Section 2.12.590.C Code of the City of Wichita to permit the construction or installation of an automatic car wash on property zoned "LC" Light Commercial

LOCATION: Northeast corner of Terrace Drive and 13th Street

LAND USE: Subject property is vacant as is that to the north and east. To the north is single-family and to the west is a bowling alley

ZONING: To the north, east and west is "LC", to the south is "A" Two Family

JURISDICTION

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception providing the conditions as set out under Section 28.04.183.4 can be met.

COMMENTS BY THE SECRETARY

The applicant has requested an exception to the ordinance in order to install an automatic car wash on property zoned "LC". Subject property is vacant as is the area to the north and east. Further to the east is Ken Mar Shopping Center and to the west is a bowling alley. Although there are residences to the south, it is the opinion of the Secretary that this is a logical location for a car wash facility in view of the surrounding zoning and land use, provided that all conditions set out in the ordinance can be met. The applicant has submitted a plot plan with the required general information which has been approved by the Traffic Engineer. The area, however, includes 35 feet of "BB" Office zoning which exists adjacent to 13th Street and which may not be used for required holding or drying space or for any signs or structures associated with the car wash operation.

It should be pointed out that both the Traffic Engineer and Planning Staff are concerned with the two access points requested for the 100 feet of frontage on 13th Street. It is recommended that the plan be redesigned so as to provide for both ingress and egress from one opening as well as removing all associated uses from the 35 feet of "BB" office zoning. It is also necessary that the 20-foot setback be indicated from Terrace Drive.

RECOMMENDATION

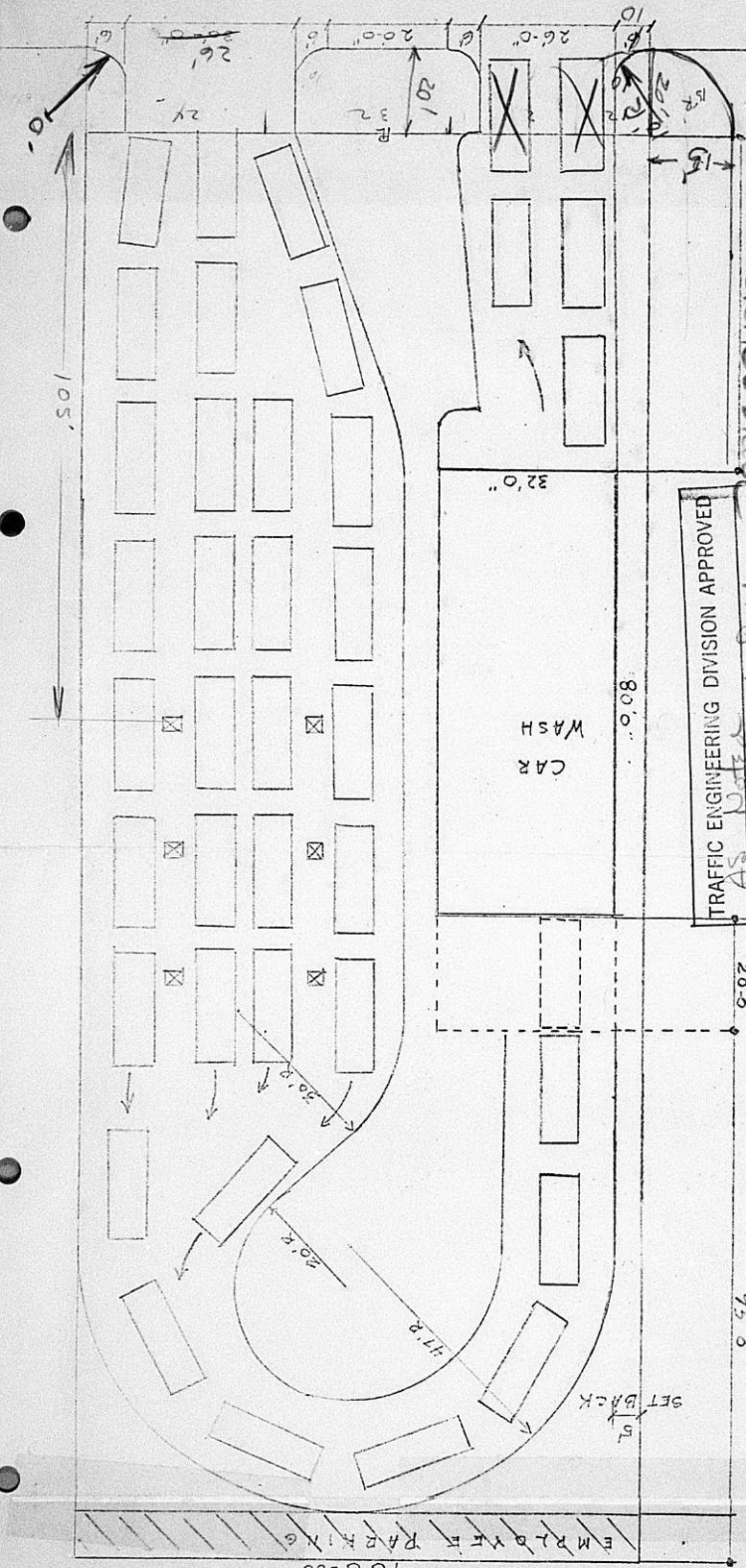
It is the recommendation of the Secretary that the exception be approved to permit the installation of an automatic car wash subject to the following conditions:

1. The plot plan shall be redesigned indicating the 20-foot building setback adjacent to Terrace Drive, the 35 feet of "BB" zoning with no associated uses located therein, and one opening to 13th Street. Said plan shall be submitted to the Traffic Engineer for reapproval.
2. There shall be a minimum lot area of 2,500 square feet for each 20 lineal feet of automatic car washing structure, provided that the minimum lot area shall not be less than 7,500 square feet.
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10. One off-street parking space shall be provided for each two employees.

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March 26, 1968

11. There shall be no ingress or egress from Terrace Drive which is a minor street having 60 feet of right-of-way, unless there are two free moving lanes at all times.
12. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond the property lines or parking spaces.
13. All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the Superintendent of Maintenance of the Department of Public Works.
14. The area shall be properly policed through inspections by the owner or operator to insure proper maintenance and removal of trash.
15. All conditions of approval by the Board must be complied with prior to the occupancy of the property for the proposed automatic car wash facility.

24
34
47
50



TRAFFIC ENGINEERING DIVISION APPROVED

Date 2-23-23

(A) Parking barriers shall be installed at all localities adjacent to public property (so that vehicles will not obstruct public property) and have a minimum height of 6 feet and a minimum cross section of 4" x 4".

(B) St. lines shall be painted and 4" or greater in width.

(C) Proper signs and egress signs shall be installed on private property at the entrances and exits of the parking facility.

TECHNICAL DRAWING

Supervised J.H.D.

SCALE
1" = 20'

105'

CAR WASH

80'0"

20'0"

95'0"

100'00"

EMERGENCY PARKING

5' SETBACK

41'8"

20'8"

20'8"

32'0"

26'0"

26'0"

20'1"

3'2"

26'

24'

10'

BOARD OF ZONING APPEALS

Room 402 City Building Annex
104 S. Main Street
Wichita, Kansas 67202

March 18, 1968

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 6-68

An application has been filed by Ken-Mar Development, Inc., 1905 Southwest Boulevard, Wichita, Kansas, and Universal Motor Fuels, Inc., P. O. Box 11145, Wichita, Kansas, pursuant to Section 2.12.590.C. Code of the City of Wichita, requesting an exception to permit the installation or construction of an attended automatic car wash operation on property zoned "LC" Light Commercial, and legally described as follows:

The West 100 Feet of the South 255.09 feet of Reserve B Ken-Mar Addition to the City of Wichita, Sedgwick County, Kansas. Generally located at the Northeast corner of 13th Street and Terrace Drive.

This application has been assigned Case No. BZA 6-68, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, March 26, 1968, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. B321-68
FILED 2-27-68

APPLICATION FOR EXCEPTION

I. Name of Applicant (A) Ken-Mar Development, Inc. (Owner)
(B) Universal Motor Fuels, Inc. (Lessee)
Mailing Address (A) 1905 Southwest Boulevard, WH 3-4254
(B) P.O. Box 11145 02 Phone AM4-9388
Name of Authorized Agent J. L. Weigand, Jr.
Mailing Address 830 First National Bank Bldg. Phone AM 4-1376
106 W. Douglas
Relationship of applicant to property is that of (A) Owner
(B) Lessee
(owner, tenant, lessee, other).

II. Application is made for an exception as provided in Section
28.04.183.4, Code of the City of Wichita, Kansas
(Zoning Ordinance); to permit the installation or construction
of an attended automatic car wash operation
_____ on property zoned
light commercial, located at the northeast corner of 13th Street and
Terrace Drive in Wichita, Kans and legally described as: _____
A rectangular tract of land 100 feet by 255.09 feet in Reserve B
of Ken Mar Addition, in the City of Wichita.
Generally located NE corner of Terrace Dr. & 13th St
(Give metes and bounds description below if appropriate).

See attached Exhibit "A"

III. The applicant herein, or his authorized agent:

- A. Acknowledges receipt of an instruction sheet relating to this application for an exception.
- B. Agrees to conform to all requirements of the appropriate section of the Zoning Ordinance if this application is approved;
- C. Acknowledges that he has been advised of his right of appeal of the decision of the Board to the Board of City Commissioners within ten (10) days of the date of that decision.

Applicant (A) Ken-Mar Development, Inc.
(B) Universal Motor Fuels, Inc.
Authorized Agent J. L. Weigand, Jr.

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 4:00 PM (a.m. - p.m.), Feb. 27, 1968, together with appropriate fee of \$50.00.

Signed Jack H. Salzkath - J

EXHIBIT "A"

A rectangular tract of land containing 100 feet fronting on 13th Street by 255.09 feet on Terrace Drive in the southwest corner of Reserve B, beginning at the southwest corner of Reserve B in Ken-Mar Addition to the City of Wichita, Sedgwick County, Kansas; thence east along the south line of said Reserve B 100 feet; thence north parallel to the west line of said Reserve B 255.09 feet; thence west parallel to the south line of said Reserve B 100 feet to the west line of said Reserve B; thence south along the west line of said Reserve B 255.09 feet to the point of beginning.

STATEMENT OF JUSTIFICATION

Applicant has investigated and studied the general business area served by the proposed attended automatic car wash operation, the surrounding property and services available to motor vehicle operators in this general area of the city. Applicant's investigation and study reveals that the establishment and operation of an attended automatic car wash facility as proposed by applicant is commercially feasible at the proposed location and that the granting of an exception therefor would allow applicant to provide a needed and useful service to motor vehicles operating in this general area of the city and would not adversely affect the rights of adjacent property owners and residents; Further, that the installation and operation of a facility as proposed at such location is desirable and compatible to the needs of the residents of this general area of the city. Applicant further states that this general area of the city would benefit from the establishment of an attended automatic car wash facility at the proposed location; and that applicant can and will adapt said location to conform to Section 28.04.183.4 of the Code of the City of Wichita, Kansas, providing for the operation of such facilities and property zoned light commercial.

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
)
 Sedgwick County,)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

Property within 200 feet of the West 100 feet of the South 255.09 feet of Reserve B Ken Mar Add.

Use for legal to the City of Wichita, Kansas *Use this for legal Advertising*

Fidelity Title Company, inc.

And from such examination find that the owners there-of are as set opposite the description of the property below, viz:

Reserves A B & C	Ken Mar Add.	Ken Mar Inc.
Lots 41 & 42	Blk 3 Country Club Heights	Viccie H. Wells No Address Found
Lots 43 & 44	" " " " "	Darel R. Dalbou No Address Found
Lots 45 & 46	" " " " "	Cash C & Faye Kiser 1402 Harding 08
Lots 47 & 48	" " " " "	Wallace E. & Helen Merhoff 1358 N. TERRACE 08
Lots 1-2 & N 10 ft Lot 3	Block 4 " " "	Dewey & Milton Harsh 105 S Broadway Av. 18 517 N. Holyoke Av. 18
S 15 ft Lot 3	Block 4 " " "	Madge W. Freeman 1349 N. TERRACE 08
Lots 4-5-6	Block 4 " " "	Ersmith & Evelyn J. Trimble 1343 N. TERRACE 08
Lots 7 & 8	" " " " "	



Lot 41 & S 14½ ft Lot 42
Block 4 Country Club Heights Add.

Doyl E. & Mary S. Melson
Case 20 Long Love Care 04

N 10½ ft Lot 42 All Lot 43 and
S 16 ft Lot 44 Block 4 Country Club
Heights

Ray K & Ann M. Coffey
NO ADDRESS FOUND

N 9 ft Lot 44 All 45 & S 17.5 ft
Lot 46 Block 4 Country Club Heights.

David P. & Virginia A. Schuetz
1352 N. Crestway St 08

N 7½ ft Lot 46 All Lots 47 & 48 Blk
4 Country Club Heights.

Otto F. & Ethel D. Scott.
1358 N. Crestway 08


Fidelity
Title
Company,
inc.

Dated at Wichita, Kansas this 27 th day of Feb. 1968 *J. D.*

No. 87123

FIDELITY TITLE COMPANY INC.

By *C. E. Bud Fidelity* VP



SECRETARY'S REPORT

CASE NO. BZA 6-68

APPLICANT: Ken Mar Development, Inc. and Universal Motor Fuels, Inc.

AGENT: J. L. Weigand, Jr.

REQUEST: Exception pursuant to Section 2.12.590.C Code of the City of Wichita to permit the construction or installation of an automatic car wash on property zoned "LC" Light Commercial

LOCATION: Northeast corner of Terrace Drive and 13th Street

LAND USE: Subject property is vacant as is that to the north and east. To the north is single-family and to the west is a bowling alley

ZONING: To the north, east and west is "LC", to the south is "A" Two Family

JURISDICTION

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception providing the conditions as set out under Section 28.04.183.4 can be met.

COMMENTS BY THE SECRETARY

The applicant has requested an exception to the ordinance in order to install an automatic car wash on property zoned "LC". Subject property is vacant as is the area to the north and east. Further to the east is Ken Mar Shopping Center and to the west is a bowling alley. Although there are residences to the south, it is the opinion of the Secretary that this is a logical location for a car wash facility in view of the surrounding zoning and land use, provided that all conditions set out in the ordinance can be met. The applicant has submitted a plot plan with the required general information which has been approved by the Traffic Engineer. The area, however, includes 35 feet of "BB" Office zoning which exists adjacent to 13th Street and which may not be used for required holding or drying space or for any signs or structures associated with the car wash operation.

It should be pointed out that both the Traffic Engineer and Planning Staff are concerned with the two access points requested for the 100 feet of frontage on 13th Street. It is recommended that the plan be redesigned so as to provide for both ingress and egress from one opening as well as removing all associated uses from the 35 feet of "BB" office zoning. It is also necessary that the 20-foot setback be indicated from Terrace Drive.

RECOMMENDATION

It is the recommendation of the Secretary that the exception be approved to permit the installation of an automatic car wash subject to the following conditions:

1. The plot plan shall be redesigned indicating the 20-foot building setback adjacent to Terrace Drive, the 35 feet of "BB" zoning with no associated uses located therein, and one opening to 13th Street. Said plan shall be submitted to the Traffic Engineer for reapproval.
2. There shall be a minimum lot area of 2,500 square feet for each 20 lineal feet of automatic car washing structure, provided that the minimum lot area shall not be less than 7,500 square feet.
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March 26, 1968

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SECRETARY'S REPORT

CASE NO. BZA 6-68

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AGENT: J. L. Weigand, Jr.

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JURISDICTION

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception providing the conditions as set out under Section 28.04.1E3.4 can be met.

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5. All lights shall be shielded to reflect or direct light away from the adjacent property. No string type lighting or banners shall be permitted.
6. No signs shall exceed 25 feet in height or be placed so as to project over any public right-of-way.
7. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
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14. The area shall be properly policed through inspections by the owner or operator to insure proper maintenance and removal of trash.
15. All conditions of approval by the Board must be complied with prior to the occupancy of the property for the proposed automatic car wash facility.

SECRETARY'S REPORT

CASE NO. BZA 6-68

APPLICANT: Ken Mar Development, Inc. and Universal Motor Fuels, Inc.

AGENT: J. L. Weigand, Jr.

REQUEST: Exception pursuant to Section 2.12.590.C Code of the City of Wichita to permit the construction or installation of an automatic car wash on property zoned "LC" Light Commercial

LOCATION: Northeast corner of Terrace Drive and 13th Street

LAND USE: Subject property is vacant as is that to the north and east. To the north is single-family and to the west is a bowling alley

ZONING: To the north, east and west is "LC", to the south is "A" Two Family

JURISDICTION

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception providing the conditions as set out under Section 28.04.183.4 can be met.

COMMENTS BY THE SECRETARY

The applicant has requested an exception to the ordinance in order to install an automatic car wash on property zoned "LC". Subject property is vacant as is the area to the north and east. Further to the east is Ken Mar Shopping Center and to the west is a bowling alley. Although there are residences to the south, it is the opinion of the Secretary that this is a logical location for a car wash facility in view of the surrounding zoning and land use, provided that all conditions set out in the ordinance can be met. The applicant has submitted a plot plan with the required general information which has been approved by the Traffic Engineer. The area, however, includes 35 feet of "BB" Office zoning which exists adjacent to 13th Street and which may not be used for required holding or drying space or for any signs or structures associated with the car wash operation.

It should be pointed out that both the Traffic Engineer and Planning Staff are concerned with the two access points requested for the 100 feet of frontage on 13th Street. It is recommended that the plan be redesigned so as to provide for both ingress and egress from one opening as well as removing all associated uses from the 35 feet of "BB" office zoning. It is also necessary that the 20-foot setback be indicated from Terrace Drive.

RECOMMENDATION

It is the recommendation of the Secretary that the exception be approved to permit the installation of an automatic car wash subject to the following conditions:

1. The plot plan shall be redesigned indicating the 20-foot building setback adjacent to Terrace Drive, the 35 feet of "BB" zoning with no associated uses located therein, and one opening to 13th Street. Said plan shall be submitted to the Traffic Engineer for reapproval.
2. There shall be a minimum lot area of 2,500 square feet for each 20 lineal feet of automatic car washing structure, provided that the minimum lot area shall not be less than 7,500 square feet.
3. The car washing buildings or facilities shall set back a distance of not less than 60 feet from 13th Street and 20 feet from Terrace Drive.
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5749
FORM 223-021

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		150.00

DESCRIPTION AMOUNT
B3a Exception

Name J. L. Weigand, Jr.
Address 830 1st Natl Bank Bldg
Type R-71-C
Comments:

Date 2-27-68 By Joyce Smith

B2A6-68



TRAFFIC ENGINEERING DIVISION APPROVED

Date: 4-2-68
 By: [Signature]
 Title: [Signature]

Stall lines shall be installed at all locations that are adjacent to public property (so that vehicles will not obstruct public property) and have a minimum length of 6 feet and a minimum cross section of 4' x 4'.

Stall lines shall be painted and 4" or greater in width.

Proper ingress and egress signs shall be installed on private property at the entrances and exits of the parking facility.

