

POSTED
9-14-84 GBC

ACTION

BZA. 65-84 APPROVED

12-23-84
DATE

200' Sec 10-30-84
Shel 11-14
Record ✓

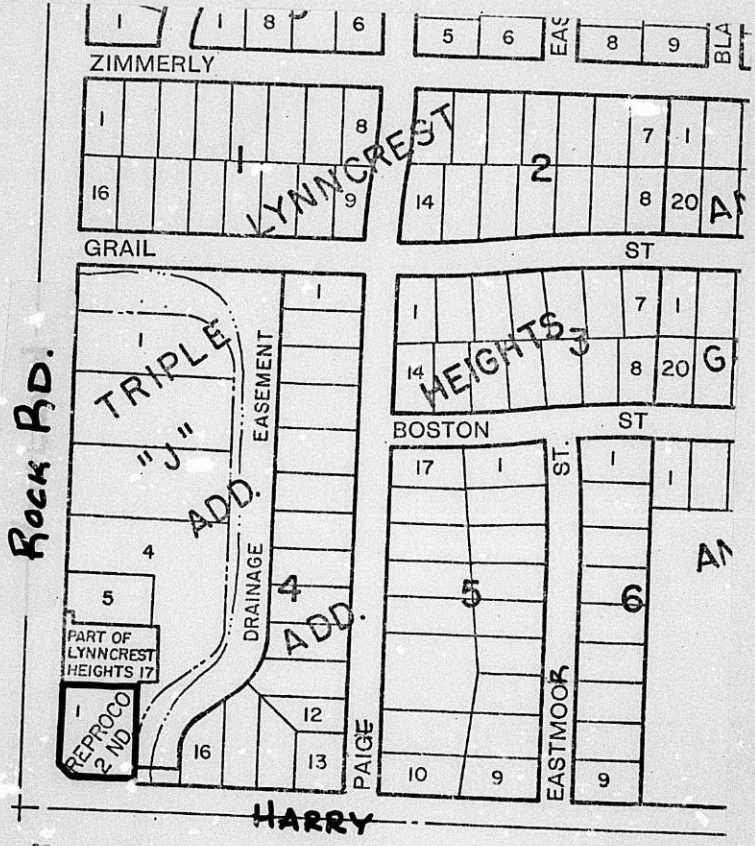
Case No. BZA 65-84 - Renroco, Inc. -
% Phillips Petroleum Co. - requests an
exception to permit the establishment
of an automatic carwash on property
zoned the "LC" Light Commercial
District and generally located on the
northwest corner of Park Road

Map No. **6046C**

BZA **65-84**
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E **B** S **LC** W **LC** N **LC**
3. Land Use: East **APTS.** South **SEV. SF**
West **COMM** North **Conv. COMM. & Car Wash.**
4. Area (is) (~~is not~~) platted.



SHAW-WALKER
N. 2, 153C
HASTINGS, MN
LOS ANGELES, CHICAGO, LOGAN, OH
MCKEON, TX, LOCKUST GROVE, GA
U.S.A.



October 25, 1984

Michael T. Mullings
Reproco, Inc.
% Phillips Petroleum Co.
101 North Robinson
Oklahoma City, Oklahoma 73102

Re: BZA 65-84 - Request for Exception

Dear Mr. Mullings:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on October 23, 1984.

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

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

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad
Encl.

cc: Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 65-84

WHEREAS, Reproco Inc., a Phillips Petroleum Company, 101 North Robinson, Oklahoma City, Oklahoma requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of an automatic carwash on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, Reproco 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Rock Road and Harry (1250 South Rock Road).

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 October 23, 1984, 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 establishment of an automatic car wash 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 the establishment of an automatic carwash on property zoned the "LC" Light Commercial District legally described as follows:

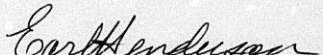
Lot 1, Reproco 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Rock Road and Harry (1250 South Rock Road).

subject to the following conditions:

1. The automatic car wash facility shall provide not less than 3 holding spaces for each 20 lineal feet of car washing aisle and not less than 2 drying spaces.
2. A six-foot high fence of wood, metal or masonry shall be constructed along the east property line to provide protection, to the apartments to the east, from light, noise and blowing debris.
3. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
4. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
5. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.

7. Off-street parking spaces shall be provided for the facility as required by the zoning ordinance.
8. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension of overhanging of vehicles beyond property lines or parking spaces.
9. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
10. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
11. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
12. All of the above conditions of approval must be complied with within 180 days of the release of the Resolution or the Resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 23rd day of October, 1984.


Earl Henderson, President

ATTEST:


Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE October 18, 1984

TO Glen Lytle, Special Assistant for Zoning
FROM Cindy Entriken, Administrative Aide III

SUBJECT BZA 65-84 Generally located
on the northeast corner of
Rock Road and Harry (1250
South Rock Road)

On Monday, October 15 CPO Council "H" considered the above
captioned case. The Council voted 6-0 to recommend approval.

Michael Mullings, agent, was present to discuss the case with
the Council and to present site plans. There were no area
residents present.

Please present the Council's recommendations to the BZA when
it considers this case.

Cindy Entriken / Stan Scott

Cindy Entriken
Administrative Aide III

CE:dm

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RECEIVED

OCT 18 1984

METROPOLITAN PLANNING

ROUTE _____

RE: AGENDA ITEM NO.

SECRETARY'S REPORT CASE NO. BZA 65-84

APPLICANT: Reproco, Inc., & Phillips Petroleum Co., 101 North Robinson, Oklahoma City, Oklahoma

AGENT: Michael T. Mullings, & Phillips Petroleum Co., 101 North Robinson, Oklahoma City, Oklahoma

REQUEST: Exception pursuant to Section 28.04.183.4 Code of the City of Wichita to permit the establishment of an automatic car wash facility.

GENERAL LOCATION: On the northeast corner of Rock Road and Harry (1250 South Rock Road).

ZONING: Subject property is zoned the "LC" Light Commercial District as are the properties to the north, west and south. Property to the east is the "B" Multiple-family Dwelling District.

LAND USE: Subject property is being redeveloped as a self-serve service station and convenience store with an automatic car wash facility. Properties to the north, west and south are commercial. Property to the east is developed as apartments.

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 provided the conditions set out in Section 28.04.183.4 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception in order to construct an automatic car wash on the property in conjunction with the redevelopment of the corner with a self-serve gasoline station and convenience store. This requires the approval of the Board for the automatic car wash facility in the "LC" Light Commercial District.

The applicant's site plan indicates that adequate holding spaces can be provided so that on-site circulation can be maintained so as to not interfere with on-street traffic in the area.

It should be noted that in addition to this proposed automatic car wash facility, there is an 8 bay self-service car wash on the property to the north and an automatic and self-serve car wash on the southeast corner of this intersection. This intersection has recently been reconstructed along with the improvements to both Harry and Rock Road to include turning lanes.

RECOMMENDATION:

Should the Board determine that the proposed use is appropriate at this location, then it is the recommendation of the Secretary that the following conditions be established for approval:

1. The automatic car wash facility shall provide not less than 3 holding spaces for each 20 lineal feet of car washing aisle and not less than 2 drying spaces.
2. A six-foot high fence of wood, metal or masonry shall be constructed along the east property line to provide protection, to the apartments to the east, from light, noise and blowing debris.

3. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
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 11. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
 12. All of the above conditions of approval must be complied with within 180 days of the release of the Resolution or the Resolution shall become null and void.
-

BZA CASE NO. 65-84

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	LEGAL ADVERTISEMENT SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>8</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>11</u>	TOTAL NOTICES SENT <u>10-3-84</u>

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

October 3, 1984

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 65-84

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Reproco, Inc., & Phillips Petroleum Company, 101 North Robinson, Oklahoma City, Oklahoma requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of an automatic carwash on property zoned the "LC" Light Commercial. A legal description of the applicant's property is as follows:

Lot 1, Reproco 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Rock Road and Harry (1250 South Rock Road).

This application has been assigned Case BZA 65-84. It will be considered by the Board of Zoning Appeals on October 23, 1984 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith
Secretary



PHILLIPS PETROLEUM COMPANY

OKLAHOMA CITY, OKLAHOMA 73102
101 N. ROBINSON, PHONE: 405 239-2611

PROPERTY TAX, REAL ESTATE AND CLAIMS

September 17, 1984

File: SS #26635
Harry & Rock Rd
Wichita, KS

Wichita-Sedgwick County Metropolitan
Planning Commission
Mr. Glen Lytle
455 N. Main
10th Floor City Hall
Wichita, KS 67202

Dear Mr. Lytle:

Please find enclosed 2 copies of a plot plan on our construction project to be located at Harry & Rock Rd. If you need any additional information for our exception on the detached car wash, please advise.

Very truly yours,


Michael T. Mullings

MTM/es
Enc.

MTM-201-84

RECEIVED

SEP 19 1984

METROPOLITAN PLANNING

ROUTE _____

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
Lot 1		Reproco 2nd Addition	✓ Reproco, Inc. First National Bank Building Bartlesville, OK 74000
Lot 5		Triple "J" Addition	✓ Harvey W. Hefley Merle Jean Hefley 8232 E. Douglas Wichita, KS 67206
Lot 4, except that part described as beginning at the front corner common to Lots 4 and 5 in said Triple J Addition; thence East along the line common to said Lots 4 and 5 extended, a distance of 200 feet; thence North parallel with the West line of said Lot 4, 100.32 feet to the North line of said Lot 4; thence West along the North line of said Lot 4, 200 feet to the Northwest corner thereof, thence South 100 feet.		Triple "J" Addition	✓ Mike Koury 9313 W. 16th Wichita, KS 67206
Lot 15	Block 4	Lynncrest Heights Addition	✓ Jen-Rentals, Inc. 109 S. Pinecrest Wichita, KS 67218
Lot 16	Block 4	"	Same As Above
The North 100 feet of the South 275 feet of the West 160 feet of Lot 17	Block 4	Lynncrest Heights Addition	Betty J. Blackwill <u>Address Unknown</u> Edythe S. Flynn 698 Wetmore Drive Wichita, KS 67209
Lot 1, except the South 250 feet		Silver Spur East Addition	✓ Harriett Morris 1401 W. River Blvd. Apt. 2c Wichita, KS 67203

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
The North 215 feet of Lot 1	Block 1	Cedar Lakes Village 3rd Addition	Harriet Morris 1401 W. River Blvd. Apt. 2c Wichita, KS 67203
Lot 1		Dulick-Kutscher Addition	Jamway Properties P.O. Box 7094 Wichita, KS 67207
Lot 3		Branson 2nd Addition	Keith L. Anderson 1125 S. Rock Road Wichita, KS 67207

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 200 foot radius of:

Lot 1, Reproco 2nd Addition,
Wichita, Kansas, Sedgwick
County, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 27th day of August, 1984, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE
COMPANY, INC.

By

Mary Isable
Sr. Vice-President

Order No: 337694
ns

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 021 PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT
Com. WPA Budget	9,700.00

NAME
Planning Dept

ADDRESS
111 N. Kansas, 2nd Fl., City of Wichita

FUND
11-40000-000

DUE DATE

COMMENTS

DATE
11/11/74

BY
J. F. H.

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm

Roll # 2