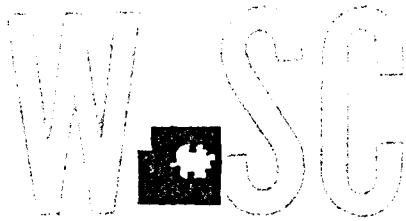


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 31, 1997

David Lee
2140 W. 21st St. N.
Wichita, KS 67203

RE: Z-3232 - Zone change from "NR" Neighborhood Retail to "LC" Limited Commercial;

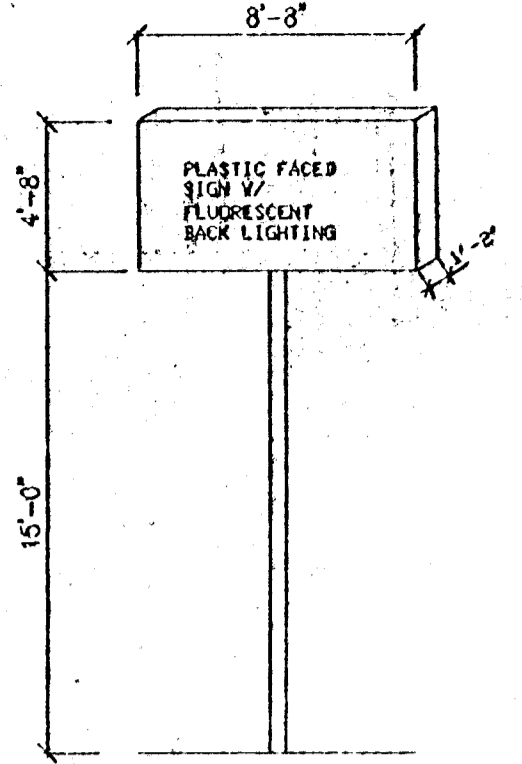
AND

CU-436- Conditional use to allow a car wash within 200 feet of residential zoning on property generally located south of Central, east of West Street

Dear Mr. Lee:

On July 29, 1997, the Wichita City Council considered the above-captioned request. The action of the Council was the following:

- A. Approve the zone change (Z-3232) to "LC" Limited Commercial.
- B. Approve the Conditional Use (CU-436), subject to the following conditions:
 1. The site shall be developed and maintained in compliance with all the requirements of Section III-D.6.f. of the Unified Zoning Code.
 2. The applicant shall prepare a landscape plan in accordance with Chapter 10.32 of the City Code and which shows the location of solid screening along the east and south edge of the site. The plan shall be submitted to the Planning Director for review and approval prior to establishing the car wash on the site.
 3. The applicants shall revise the site plan submitted with this request to indicate only one access point to Central from the application area.
 4. The car wash facility shall be constructed substantially in compliance with the site plan as approved for this conditional use, and all improvements, including landscaping and screening as required by City Code, shall be completed before the facility becomes operations.

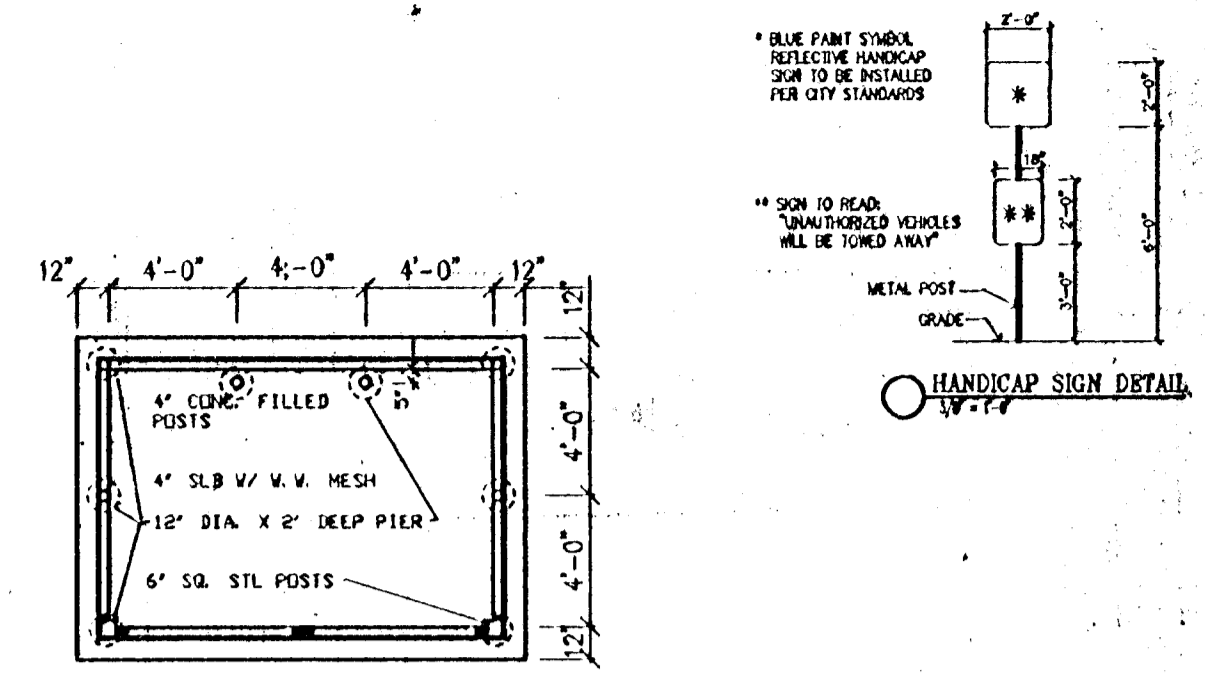


| MARK | NAME | SPACING | SIZE | QUANTITY |
|------|------------------------|---------------|------------|----------|
| | CANAERT RED CEDAR | 40' CENTERS | 6 FT. | 5 |
| | JANIPERUS VIRGINIANA | | | |
| | PIRACANTHA 'GOME' | 3' 6" CENTERS | 2 GALLON | 30 |
| | AMERICAN SWEETGUM | SCALE PLAN | 2" CALIPER | 5 |
| | LIQUIDAMBAR STROKIFLUM | | | |

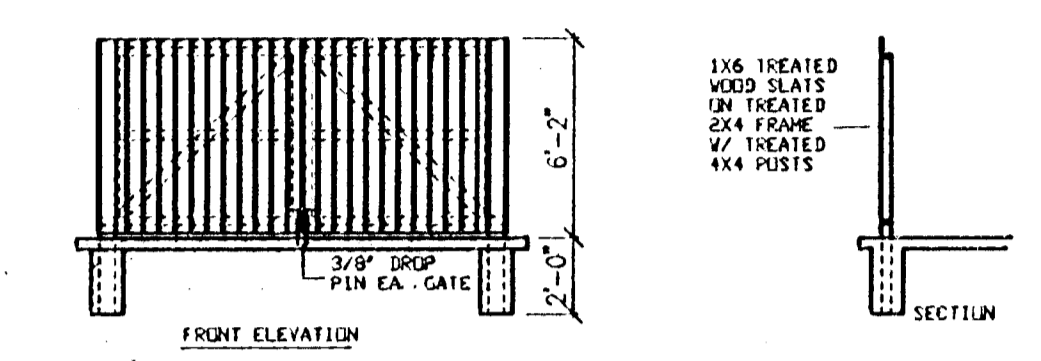
GENERAL NOTES:
 TYPE OF CONSTRUCTION: 2N
 EQUIPMENT ROOM IS TO BE USED SOLELY AS AN EQUIPMENT ROOM.
 TOTAL SITE AREA = 41,320 SQ. FT.
 IMPERVIOUS AREA = 41,320 - 8,831 = 38,483 SQ. FT.
 TOTAL BUILDING AREA: 4,323 SQ. FT.

A LOT DEPTH OF 231' REQUIRES A 91 YD FACTOR OF 10' 10" X 200' LOT WIDTH = 2,000 SQ. FT. 91 YD. MIN.
 ACTUAL 91 YD. = 2,646 SQ. FT.
 2,000/2,646 = .756
 REAR LANDSCAPE BUFFER = 219/40 = 1 TREE

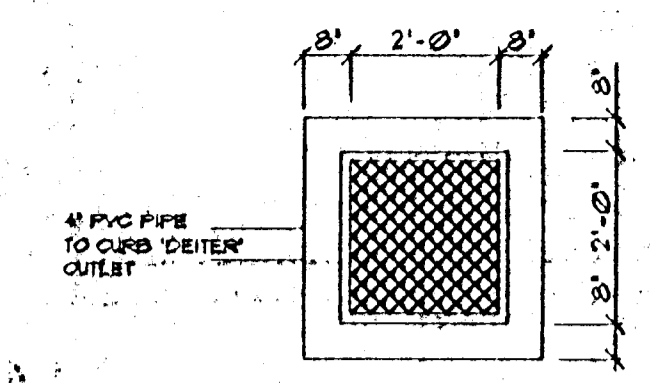
SIGN DETAIL



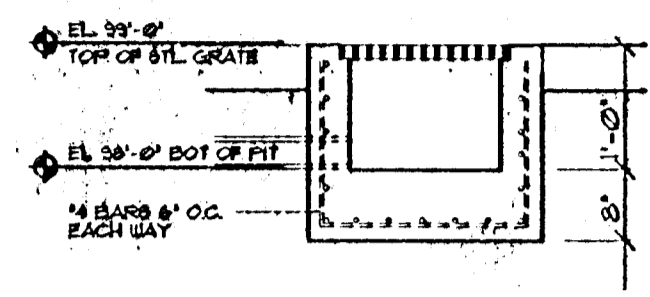
PLAN



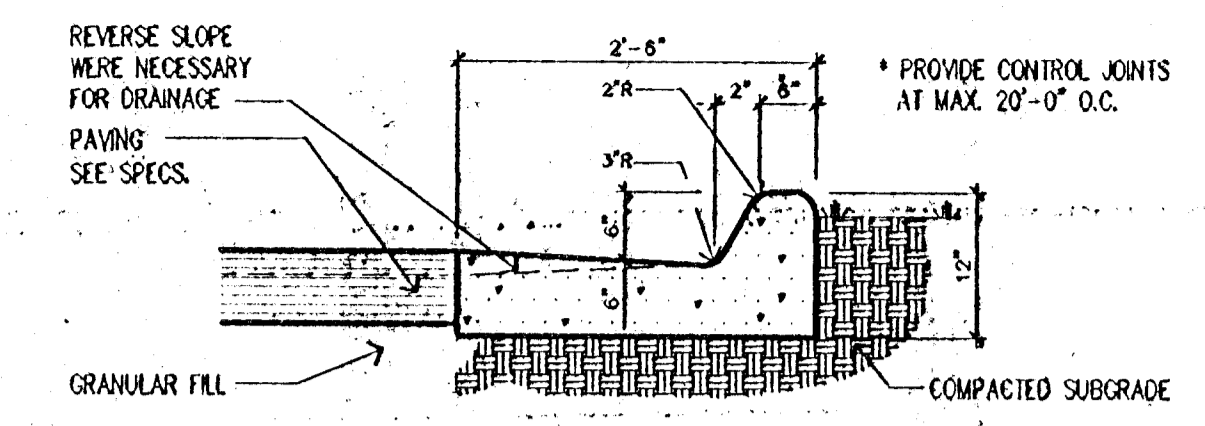
TRASH ENCLOSURE DTLS.
 SCALE: 1/4"=1'-0"



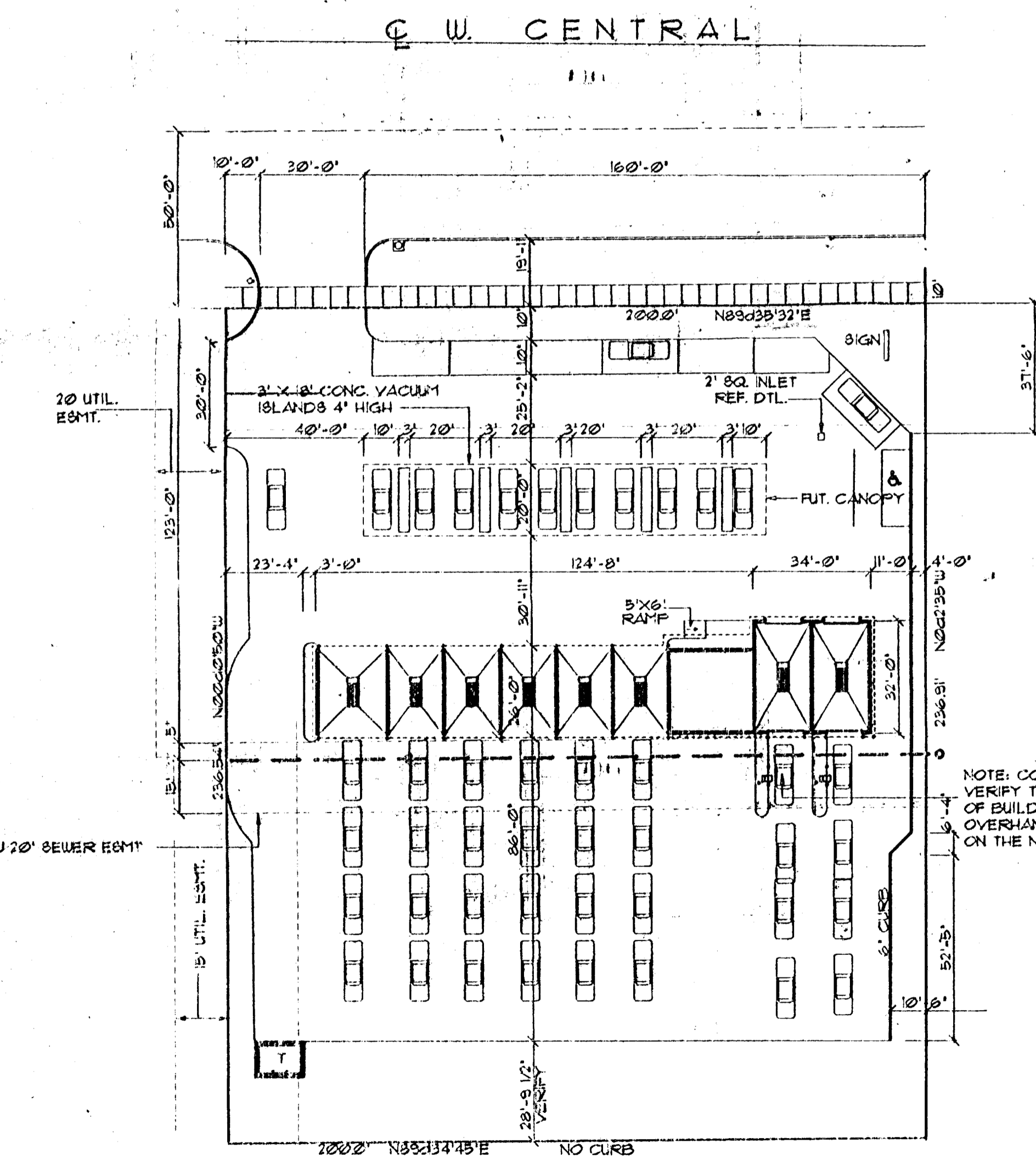
PLAN



SECTION

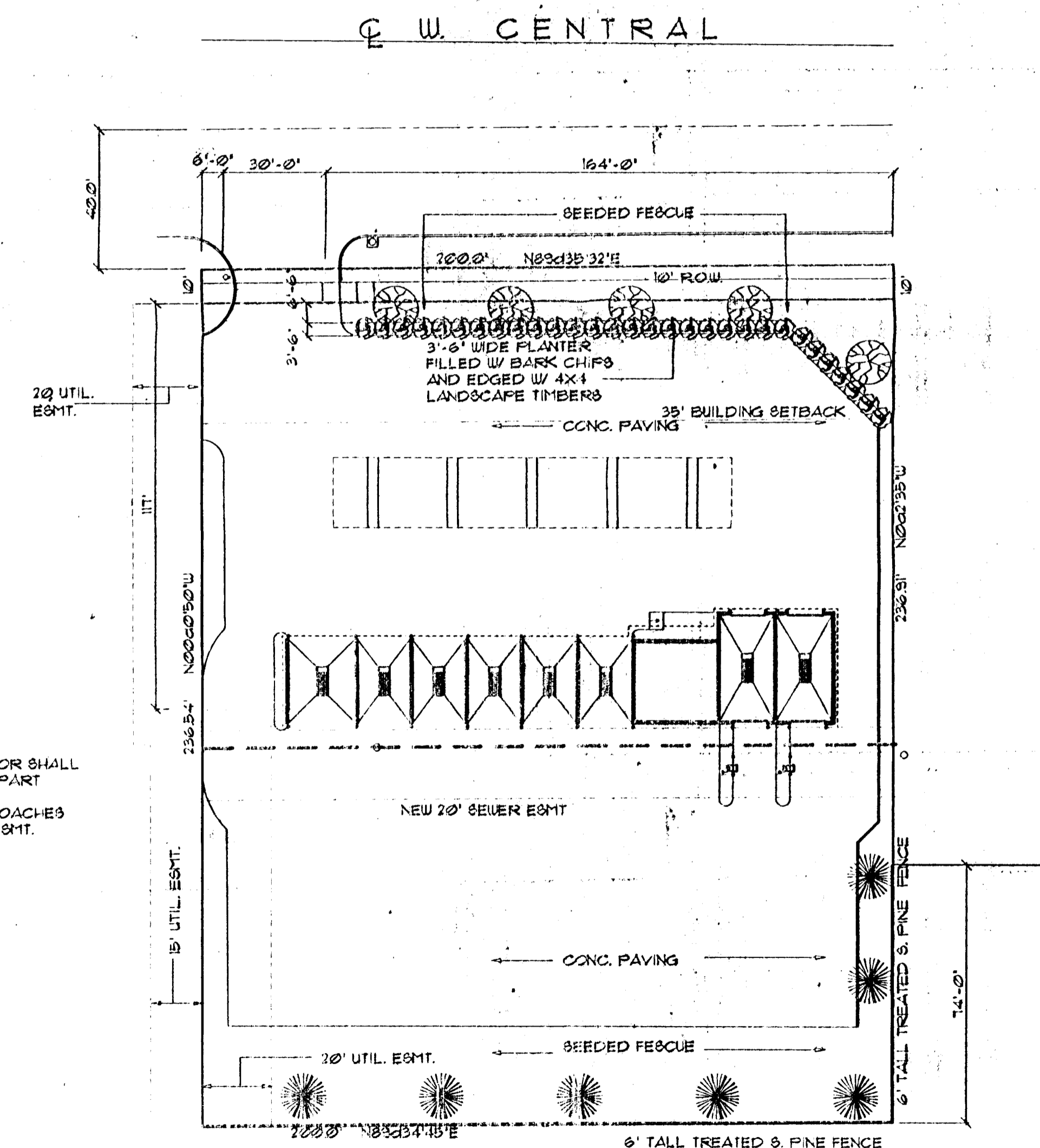


CURB & GUTTER DTL
 SCALE: 3/4"=1'-0"

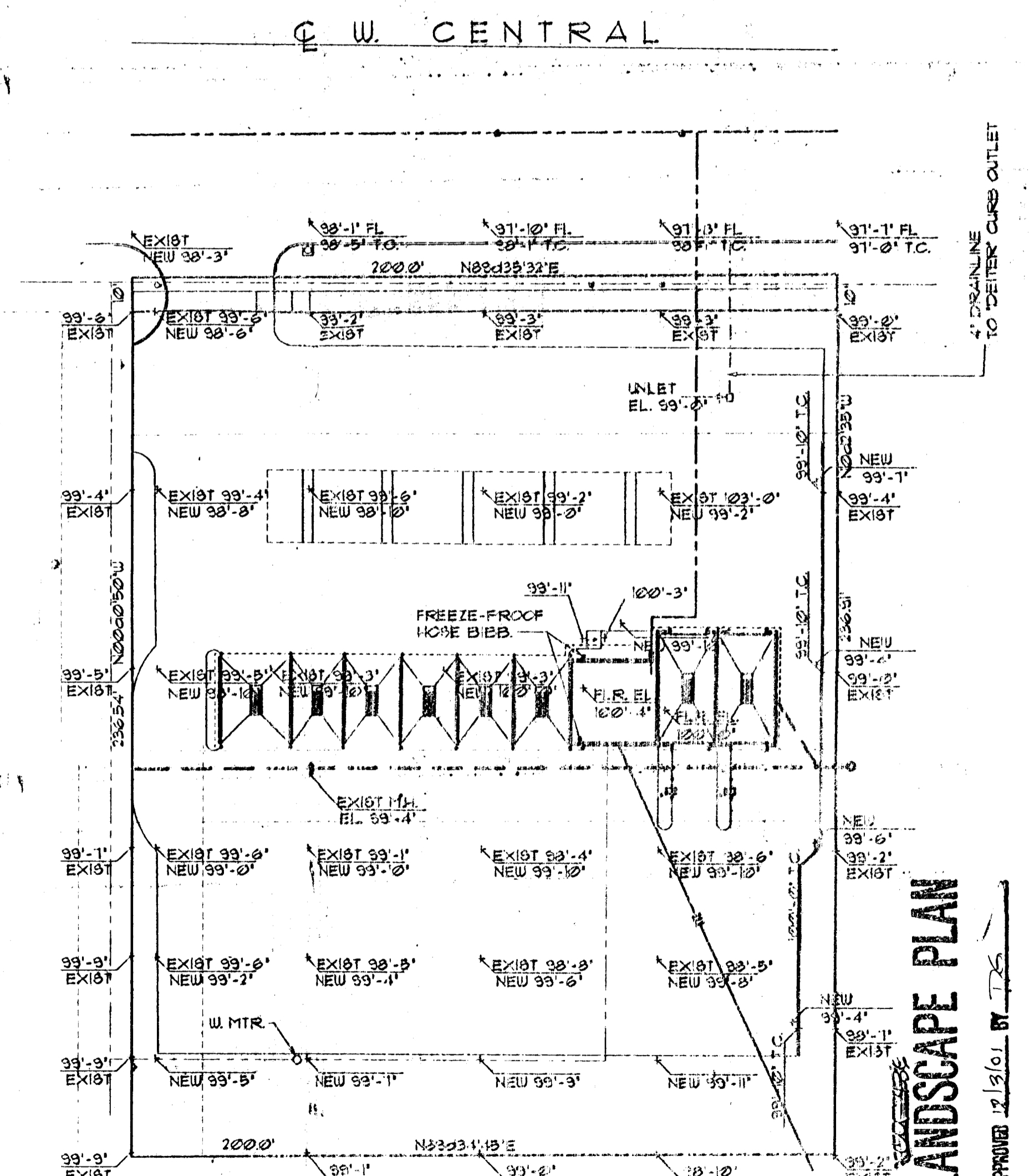


LEGAL DESCRIPTION
 N 136.11' OF W 200' THEREOF, LOT 1
 BLK A, DE PALL ADD'N, WICHITA, KS.

SITE PLAN
 SCALE: 1"=30'-0"



LANDSCAPE PLAN
 SCALE: 1"=30'-0"



SITE GRADING / UTILITY PLAN
 SCALE: 1"=30'-0"

APPROVED 12/9/01 BY [Signature]

DATE: 27 APR. 2001
 REVISED: 1 SEPT. 01
 6 SEPT. 01
 7 NOV. 01

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STAFF REPORT

CPO (4) May 22, 1997
MAPC June 12, 1997

CASE NUMBER: CU-436 and Z-3232

APPLICANT/AGENT: David Lee (owner); Don Folger, Jr. (agent)

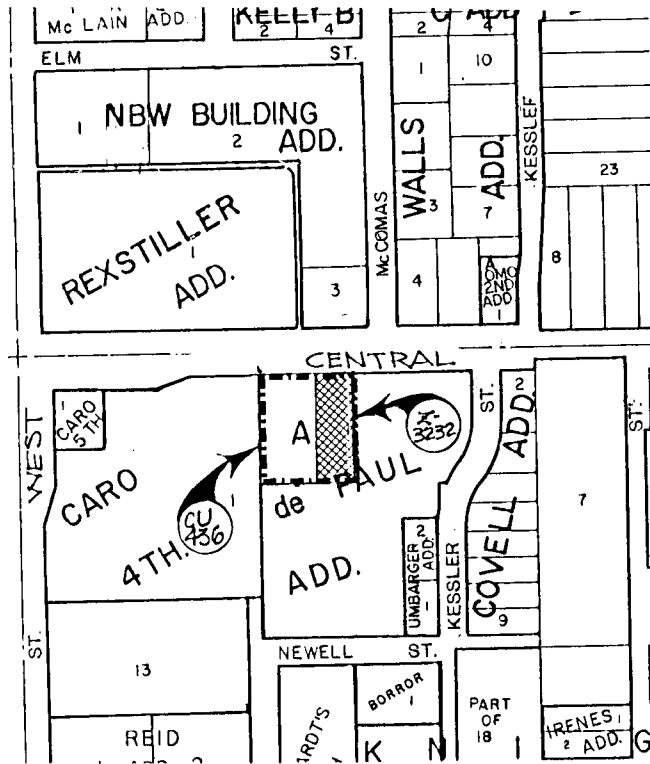
REQUEST: Conditional use to allow a car wash and zone change to "LC" Limited Commercial

CURRENT ZONING: "NR" Neighborhood Retail

SITE SIZE: 1.06 acres (conditional use) and 0.41 acres (zoning)

LOCATION: South of Central, east of West Street

PROPOSED USE: 8-bay car wash



BACKGROUND: The applicant is requesting a Conditional Use for an 8-bay car wash on a 1.08 acre platted lot zoned "LC" Limited Commercial and "NR" Neighborhood Retail on the south side of Central approximately 400 feet east of West Street. Seven of the bays will be self-service and the eighth bay will be automatic. The applicant is also requesting an associated zone change from "NR" to "LC" for a portion of the site, totaling 0.41 acres, to unify the zoning on the subject property.

The Unified Zoning Code permits car wash facilities within the "LC" district, but if the car wash site is located within 200 feet of a residential zoning district a conditional use permit is required. Although the applicant's site is adjacent to "LC" Limited Commercial property to the west, "LC" and "GO" General Office to the north, and "NR" to the east and south, there are two platted lots zoned "SF-6" Single-Family Residential developed with two single-family homes within 120 feet of the application area. Property adjacent to the north, south and east of the application area is currently undeveloped, with property to the west developed with a Food-4-Less grocery store and an Emprise Bank to the northwest corner across Central.

Section III-D.6.f. of the Unified Zoning Code establishes the standards that apply to car wash facilities in all zoning districts. Those standards relate to setbacks from major streets, other streets and residential zoning, fences, paving, lighting, signs, noise, circulation plan, parking, street access, drainage and maintenance.

The site plan submitted as part of this application show seven self-service car wash bays, with one automatic car wash bay. The site plan indicates general compliance with the minimum requirements. Since the east and south property lines of the site are near a residential district with the intervening land still undeveloped, staff thinks it is appropriate the applicant construct a fence with a minimum height of six feet along that portion of the development which is near the residential zoning. Landscaping of the site will also be required in accordance with the City's landscape/screening ordinance.

CASE HISTORY: The site, as part of the larger rezoning request, was approved for "GO" and "LC" from "SF-6" (Z-2657) in January 1985. A portion of the application area was also part of a rezoning request (Z-3212) from "GO" to "LC" in December 1993. The property was granted a zoning change from "GO" to "NR" as a result of the request in May 1994.

ADJACENT ZONING AND LAND USE:

| | | |
|--------|-------------|--|
| NORTH: | "LC" & "GO" | Undeveloped; Emprise Bank; Residential |
| SOUTH: | "NR" | Undeveloped |
| EAST: | "NR" | Undeveloped; Residential |
| WEST: | "LC" | Grocery store; Commercial |

PUBLIC SERVICES: Municipal water and sewer service is available to serve this site. The property has access to Central, a 4-lane arterial, with existing traffic volume of approximately 16103 average daily trips (ADT) from West Street east 1/4 mile. The 2020 Transportation Plan projects traffic along Central to decrease to approximately 16071 ADT for this segment. Central is also projected by the 2020 Transportation Plan to become a 5-lane arterial. The latest edition of the 1996-2005 Capital Improvement Program shows Central to be improved to 5-lanes between West Street and McLean in 1998.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this site as suitable for commercial uses. Although the Comprehensive Plan does not have guidelines specific to car wash operations, the plan's "Commercial Locational Guidelines" indicate the following:

1. Commercial sites should be located adjacent to arterials or major thoroughfares and should not feed directly onto local residential streets.
2. Commercial development should have required site design features which limit noise, lighting, and other activity so as to not adversely impact surrounding residential areas.
3. Low-density residential uses should be separated from adverse surrounding land use types such as ... commercial areas. Appropriate buffering includes open space, bodies of water, abrupt changes in topography, and a combination of landscaping and walls.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends the following:

- A. APPROVE the zone change (Z3232) to "LC", and;
- B. APPROVE the Conditional Use, subject to the following conditions:
 1. The site shall be developed and maintained in compliance with all the requirements of Section III-D.6.f. of the Unified Zoning Code.
 2. The applicant shall prepare a landscape plan in accordance with Chapter 10.32 of the City Code and which shows the location of solid screening along the east and south edge of the site. The plan shall be submitted to the Planning Director for review and approval prior to establishing the car wash on the site.

3. The car wash facility shall be constructed substantially in compliance with the site plan as approved for this conditional use, and all improvements, including landscaping and screening as required by City Code, shall be completed before the facility becomes operations.
4. Any violation of conditions attached shall declare the conditional use null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The general area is characterized by a mixture of retail, office, and residential uses, with a majority of the surrounding property currently undeveloped. The "SF-6" residential district is buffered from the application area by "NR" Neighborhood Retail zoning and will also be protected by the screening that will be provided. Therefore, the zoning and the uses of nearby properties are compatible with the proposed use.
2. The suitability of the subject property for the uses to which it has been restricted: The property is of adequate size to accommodate the proposed use as well as being adjacent to a 4-lane arterial street. The site will be screened from the adjacent neighborhood. Therefore, the site is suitable for the proposed use.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Nearby properties should not be significantly impacted by the proposed use for this property. Although near to residential zoning on one corner there is a 120 foot strip of "NR" zoning between the site and the nearest residence. The screening to be provided on the site and the distance from the car wash bays to the residential lots should be adequate to lessen the impact of the proposed use on nearby properties.
4. Conformance of the requested change to adopted or recognized Comprehensive Plan: The Land Use Guide of the Comprehensive Plan identifies this generally area as being appropriate for commercial development.
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. The applicant's request should not have a negative impact on community facilities.