

BACKGROUND: The applicant is requesting an exception to permit the establishment of a single-bay, detached automatic car wash as an accessory use to a proposed service station at the northwest corner of Maple and Maize. This property is part of the Oak Cliff Estates C.U.P. and has been zoned "LC" but undeveloped since 1982.

ADJACENT ZONING AND LAND USE:

NORTH	"LC"	Undeveloped
SOUTH	"LC"	Undeveloped (convenience store under construction)
EAST	"LC"	Convenience store
WEST	"LC"	Undeveloped

RECOMMENDATION: Should the Board determine that an automatic car wash is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. The automatic car wash facility shall provide not less than three holding spaces for each 20 lineal feet of car washing aisle and not less than two drying spaces.
2. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
4. Signs shall be limited to that permitted by the associated C.U.P. (DP-104).
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. Off-street parking spaces shall be provided for the total facility, as required by the zoning ordinance.
7. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines, surfaced driveways and 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 to a mud trap and sanitary sewer, and to prevent the intrusion of stormwater runoff into the sanitary sewer. The car wash shall be roofed to prevent stormwater infiltration.
9. Grades and drains shall be established on the property satisfactory to the City Engineer to prevent the flow of excess water from washed cars exiting the car wash into the street.
10. 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.

April 26, 1988

SECRETARY'S REPORT

CASE NUMBER:

BZA 12-88

OWNER/APPLICANT/AGENT:

Morin Development Corporation (applicant)
Gary Wiley, P.E.C. (agent)

REQUEST:

Exception pursuant to Section 28.04.183.4 Code of the City of Wichita to permit the establishment of a detached, single-bay automatic car wash as an accessory use to a proposed service station.

CURRENT ZONING:

"LC" Light Commercial District

SITE SIZE:

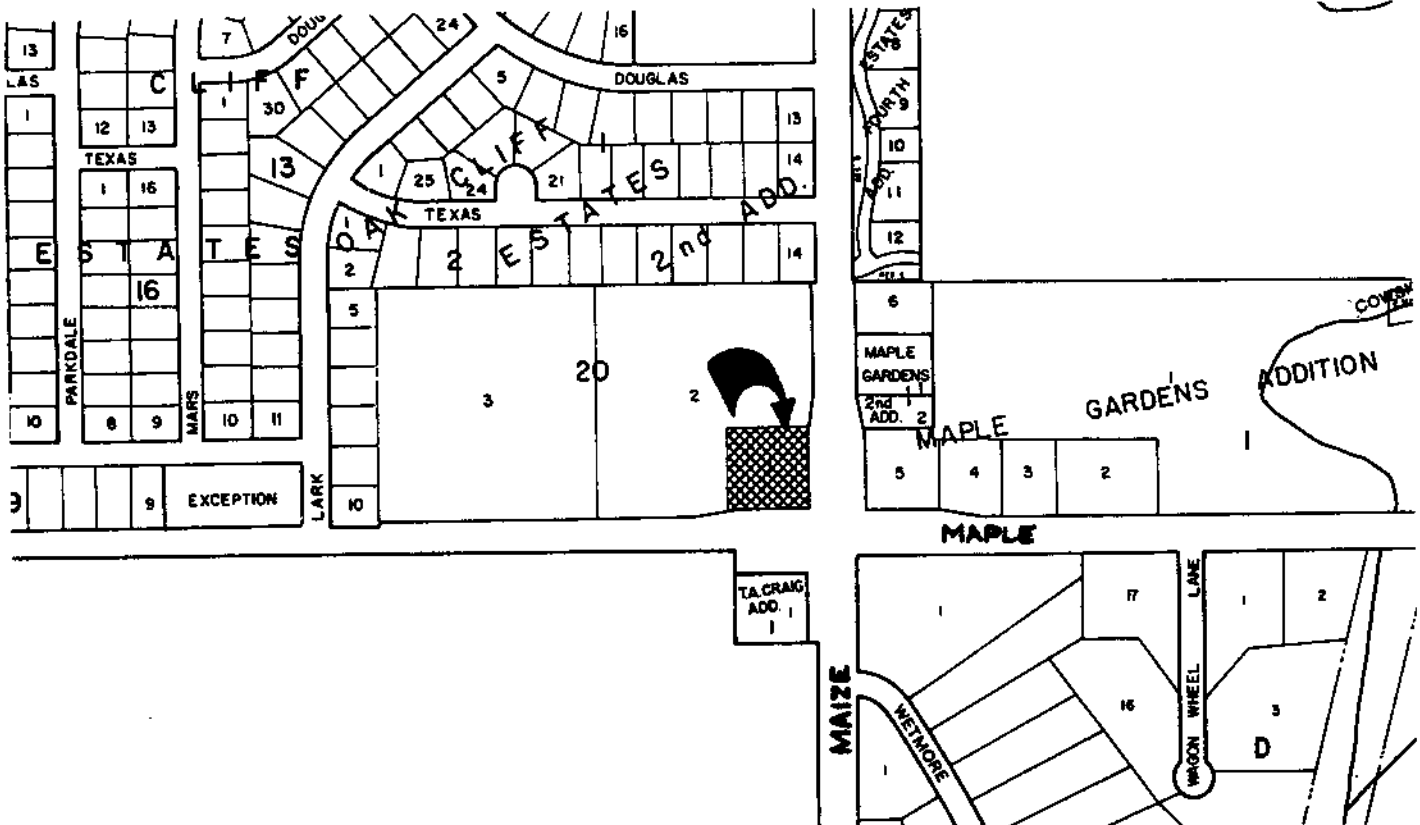
204 feet x 204 feet

LOCATION:

Northwest corner of Maple and Maize

PROPOSED USE:

Single-bay, detached car wash in association with proposed service station.



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.

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

April 27, 1988

Gary Wiley
P.E.C., P.A.
1440 E. English
Wichita, KS 67211

Re: BZA 12-88 - Exception to permit the establishment of a detached, single-bay, automatic car wash in association with an Amoco service station

Dear Mr. Wiley:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on April 26 1988. 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,


Louise Olivarez
Assistant Secretary

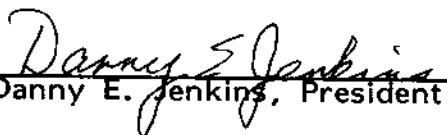
LO/jcm
Enclosure

cc: William E. Morin, Morin Development Corporation, 4011 E, Kellogg,
Wichita, KS 67218
Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator
Dale Rea, Deputy City Clerk

FILE COPY

9. Grades and drains shall be established on the property satisfactory to the City Engineer to prevent the flow of excess water from washed cars exiting the car wash into the street.
10. 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.
11. The car wash shall be constructed with a dryer and shall not be operated without the dryer if the temperature is projected to drop below freezing within 12 hours.
12. All of the above conditions of approval must be complied with within one year after release of the Resolution, or the Resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 26th day of April, 1988.



Danny E. Jenkins, President

ATTEST:



Louise Olivarez, Assistant Secretary

RESOLUTION NO. BZA 12-88

WHEREAS, Morin Development Corporation, 4011 E. Kellogg, Wichita, KS, 67218, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a detached, single bay, automatic car wash in association with a proposed Amoco service station on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, Block 20, Oak Cliff Estates to Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Maple and Maize.

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 26, 1988, 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 a detached, single bay automatic car wash as an accessory use to a service station 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 a detached, single bay automatic car wash as an accessory use to a service station on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, Block 20, Oak Cliff Estates to Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Maple and Maize.

subject to the following conditions:

1. The automatic car wash facility shall provide not less than three holding spaces for each 20 lineal feet of car washing aisle and not less than two drying spaces.
2. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
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