

BZA RESOLUTION NO. 39-89

WHEREAS, Carriage Park Corporation, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit automobile rental on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 3, Block 2, Central Avenue Plaza, Wichita, Kansas. Generally located on the east side of Carriage Parkway in an area north of Central (650 N. Carriage Parkway).

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 24, 1989, 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 automobile rental on property zoned the "LC" Light Commercial District, subject to the conditions outlined in Section 28.04.183.2, Code of the City of Wichita.

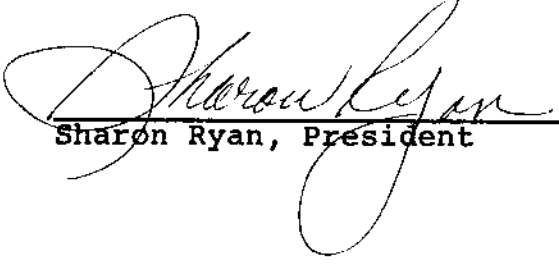
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this application be approved to permit automobile rental on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 3, Block 2, Central Avenue Plaza, Wichita, Kansas. Generally located on the east side of Carriage Parkway in an area north of Central (650 N. Carriage Parkway).

subject to the following conditions:

1. This use exception for automobile rental shall apply to Snappy Car Rental only and any other car or vehicle rental agency desirous of utilizing this lot shall be required to seek a use exception based on its own merits.
2. The number of rental automobiles parked on this site at any one time shall be limited to six and they shall be parked in the spaces designated by the lease agreement with the shopping center owner.
3. No portable signs shall be utilized to advertise this business, either on Lot 3, Block 2 or on any other lot in this shopping center complex.

ADOPTED AT WICHITA, KANSAS, this 24th day of October, 1989.

  
Sharon Ryan, President

ATTEST:

  
Louise Olivarez, Assistant Secretary

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

October 24, 1989

Doug Malone  
Weigand & Sons  
150 N. Market  
Wichita, KS 67202

Re: BZA 39-89 - Exception to permit automobile rental on  
property zoned "LC" Light Commercial, on the east side of  
Carriage Parkway in an area north of Central (650 N.  
Carriage Parkway).

Dear Mr. Malone:

Enclosed is a signed copy of the above-referenced BZA resolution  
adopted by the Board of Zoning Appeals on October 24, 1989. This  
resolution reflects the official action of the Board to grant  
your request and sets out the conditions of approval. It is for-  
warded to you for your information and files.

This is a reminder that the zoning adjustment signs should now be  
removed from the property. If you have any questions concerning  
this matter, please contact our office.

Sincerely,

Louise Olivarez  
Assistant Secretary  
Board of Zoning Appeals

LO:jcm  
Enclosure

cc: Kevin Gariglio, 3024 S. University, Little Rock, Ark. 72204  
Monty Robson, Superintendent of Central Inspection  
Joe Donnelly, Zoning Administrator, CID  
Dale Rea, Deputy City Clerk

**BACKGROUND:** The applicant is the owner of Carriage Park Shopping Center located north of Central and east of Edgemoor. There are several platted light commercial lots within this shopping center, all but one of which are developed. On Lot 3 of Block 2 is a 78,000± square foot building (650 N. Carriage Parkway) occupied by a number of different commercial and office uses. Snappy Car Rental (a division of Thrifty Car Rental) is desirous of leasing a 1,050-sq.-ft. space in this building for a car rental office. Their agent has stated that very few rental cars would actually remain on site as their business dealings are mainly with insurance companies and car dealers, rather than individual drivers. E.g., if a person has an accident and needs a "loaner" car, the insurance company will call Snappy and ask them to deliver a car to the client for a week's use. Snappy also picks up the car from the driver when the driver is finished with it. Most cars are stored at the west Kellogg Thrifty car rental site. The lease agreement with Carriage Park Corp. specifies six spaces along the west side of the parking lot where any rental cars would be parked when at this location. The parking lot currently provides about 11 more spaces than required by code.

**ADJACENT ZONING AND LAND USE:**

NORTH	"BB"	Undeveloped
SOUTH	"LC"	Undeveloped
EAST	"AA"	Drainage ditch and undeveloped
WEST	"LC"	Shopping center office/commercial building

**RECOMMENDATION:** Should the Board determine that automobile rental is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. This use exception for automobile rental shall apply to Snappy Car Rental only and any other car or vehicle rental agency desirous of utilizing this lot shall be required to seek a use exception based on its own merits.
2. The number of rental automobiles parked on this site at any one time shall be limited to six and they shall be parked in the spaces designated by the lease agreement with the shopping center owner.
3. No portable signs shall be utilized to advertise this business, either on Lot 3, Block 2 or on any other lot in this shopping center complex.

October 24, 1989

SECRETARY'S REPORT

CASE NUMBER: BZA 39-89

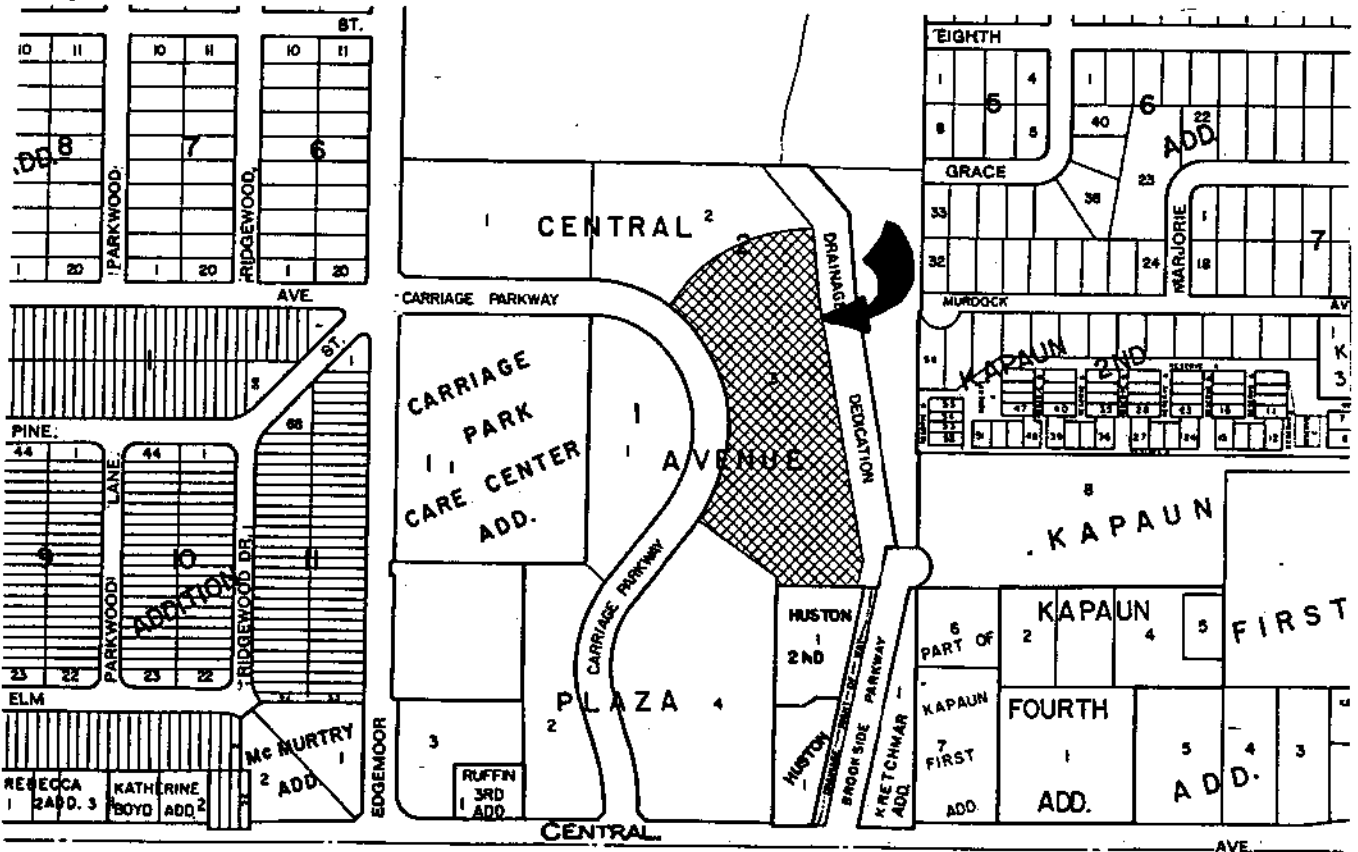
OWNER/APPLICANT/AGENT: Carriage Park Corp. (owner/applicant)  
Doug Malone, Weigand & Sons (agent)  
Kevin Gariglio, Snappy Car Rental (agent)

REQUEST: Exception to permit automobile rental.

CURRENT ZONING: "LC" Light Commercial District

SITE SIZE: 5.9 acres

LOCATION: East side of Carriage Parkway in an area north of Central (650 N. Carriage Parkway).



JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined in Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception, provided the conditions set out in Section 28.04.183.2 can be complied with.