

5. Parking spaces shall be provided for the total facility as required by the zoning ordinance, based on sizes of the store and car wash. A store of 44 feet by 18 feet will require a minimum of three spaces for employees and customers. A single-bay automatic car wash facility 47 feet in length will require six holding spaces and two drying spaces.
6. Landscaping as required by Chapter 10.32 of the City Code shall be installed prior to this service station/car wash opening for business, unless weather prohibits, in which case a monetary guarantee shall be submitted to OCI. Once installed, the landscaping shall be maintained in good condition and replaced when necessary.
7. 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.
8. 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.
9. 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.
10. 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.
11. This service station and car wash facility shall be constructed substantially in compliance with the site plan as approved for this exception, and all improvements shall be completed within one year following BZA approval of the use exception, or the resolution authorizing this accessory car wash shall become null and void.

January 26, 1993

SECRETARY'S REPORT

CASE NUMBER: BZA 25-92

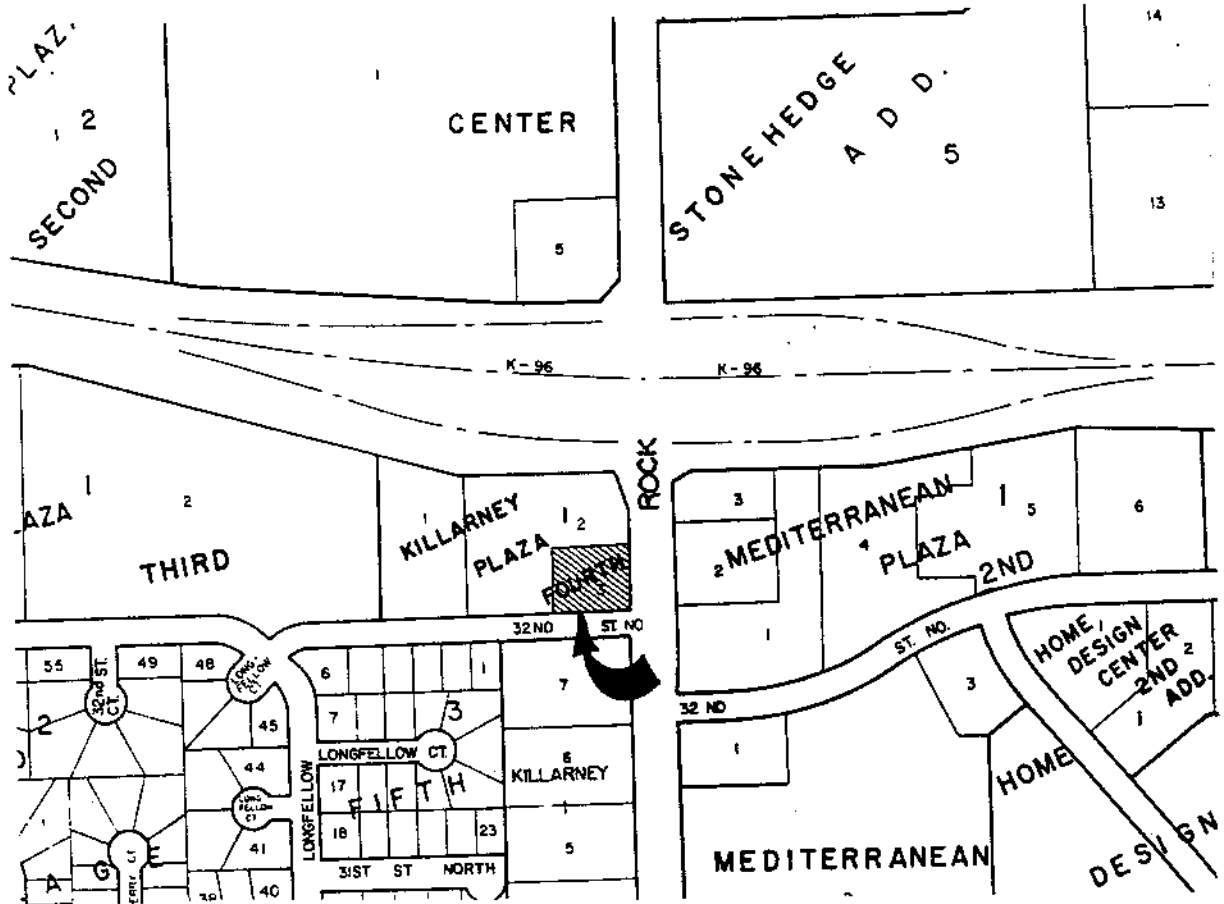
OWNER-APPLICANT/AGENT: Phillips 66 Company/Bill Yung Design

REQUEST: Exception to permit an automatic car wash as an accessory use to a service station

CURRENT ZONING: "LC" Light Commercial District

SITE SIZE: 161 ft. x 195 ft.

LOCATION: Northwest corner of Rock Road & 32nd St. N.



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(4) can be complied with.

BACKGROUND: In November 1991, Phillips 66 was the contract purchaser of this application area. A use exception (BZA 32-91) for a car wash was approved on November 26, 1991, subject to conditions, including construction within one year. No construction had occurred by November 26, 1992, and the resolution authorizing the car wash became null and void. On December 16, 1992, this new application was filed by Phillips 66, now the property owner.

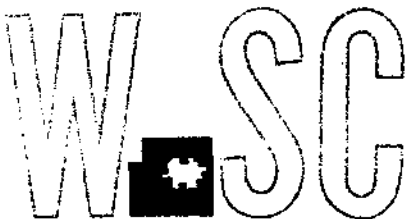
The proposed site plan is very similar to the one approved last year. A comment then, as now, is that there appears to be very little unpaved area between the building and the streets to accommodate the landscaping which is required by Chapter 10.32 of the City Code. Approximately 2,870 square feet of landscaped area (based on street frontages and lot depth) is required on this site, including at least 6 shade or 12 ornamental trees. Trees may be located between the property lines and street curbs (if utility locations permit), but the other landscaping materials must be on private property. The amount of landscaped area may be reduced if all principles of xeriscaping are utilized and/or if plant materials larger than required by the Code are planted.

ADJACENT ZONING AND LAND USE:

NORTH	"LC"	Restaurant
SOUTH	"LC"	Amoco service station with car wash
EAST	"LC"	Undeveloped
WEST	"LC"	Restaurant parking lot

RECOMMENDATION: Should the Board determine that a single-bay, detached, automatic car wash as an accessory use to a service station is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. 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.
2. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
3. Signs shall be limited to those permitted by the associated C.U.P. (DP-158).
4. No sound projecting devices or loudspeakers shall be used so as to be heard beyond the property lines.



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 26, 1993

Harry Smits
Retail Project Sr. Supervisor
Phillips 66 Company
4500 S. Garnett Rd., Ste. 102
Tulsa, OK 74146-5201


Re: BZA 25-92 - Exception to permit an automatic car wash on
property zoned "LC" Light Commercial, located on the north-
west corner of 32nd Street North and Rock Road.

Dear Mr. Smits:

Enclosed is a signed copy of the above-referenced BZA resolution
adopted by the Board of Zoning Appeals on January 26, 1993. 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, Secretary
Board of Zoning Appeals

LO:jcm
Enclosure

cc: Chris Byrd, Phillips Petroleum, 210 W. Park Ave., Oklahoma
City, OK 73102
Terry Smythe, Bill Yung Design, 4912 E. 29th St. N., Suite
One, 67220
Paul Hays, OCI
J.R. Cox, OCI
Ray Sledge, OCI
Pat Burnett, Deputy City Clerk

8. 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.
9. 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.
10. 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.
11. This service station and car wash facility shall be constructed substantially in compliance with the site plan as approved for this exception, and all improvements shall be completed within one year following BZA approval of the use exception, or the resolution authorizing this accessory car wash shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 26th day of January, 1993.



Mitchell Favoh, President

ATTEST:



Louise Olivarez, Secretary

BZA RESOLUTION NO. 25-92

WHEREAS, Phillips 66 Company, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit an 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 3, Block 1, Killarney Plaza Fourth Addition, Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of 32nd Street North and 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 January 26, 1993, 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 an 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 an 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 3, Block 1, Killarney Plaza Fourth Addition, Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of 32nd Street North and Rock Road.

subject to the following conditions:

1. 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.
2. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
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