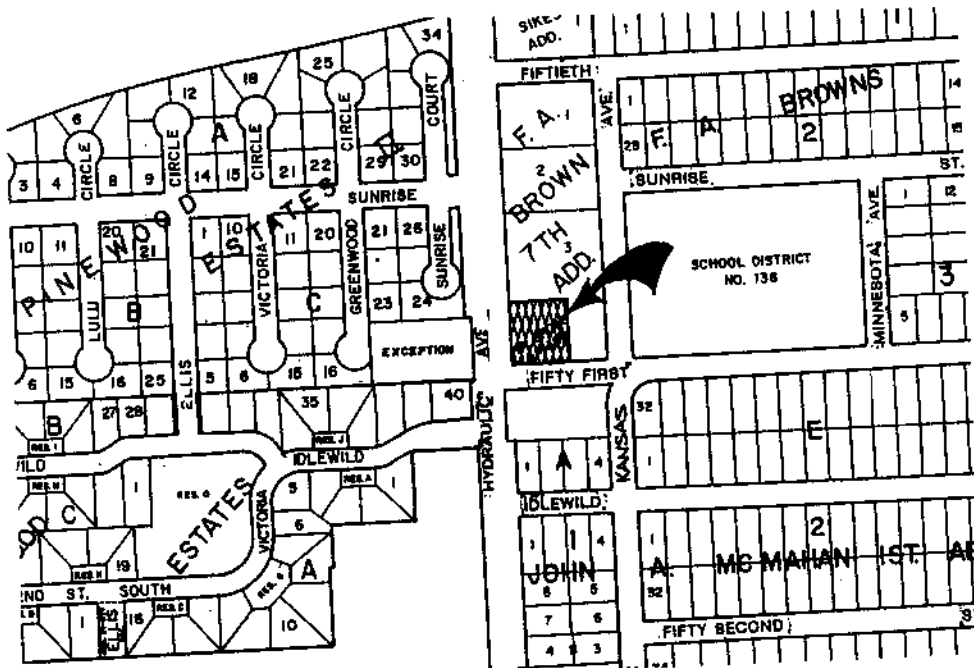


RECOMMENDATION: Should the Board determine that a car wash is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. The number of car washing bays shall not exceed four.
2. All of the area to be utilized by the washing and drying operations, including all ingress and egress areas, shall be paved with concrete, asphalt, or asphaltic concrete.
3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting shall be permitted.
4. Signs shall be limited to those permitted in the "LC" district and all signs shall be located in accordance with the sign code of the City of Wichita, except that no sign shall exceed 25 feet in height. No string-type banners or pennants shall be permitted.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside any structure.
6. A minimum of four holding spaces per self-service bay shall be provided and maintained on the site. A minimum of two drying spaces per car wash bay shall be provided and maintained on the site.
7. All parking areas shall have adequate guards to prevent the extension of vehicles beyond the 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 bays to a mud trap and sanitary sewer, and to prevent the intrusion of stormwater runoff into the sanitary sewer. The car wash bays shall be roofed to prevent stormwater infiltration.
9. The area shall be policed through inspections by the owner or operator for proper maintenance and removal of trash.
10. An amended landscape plan, prepared in accordance with Chapter 10.32 of the City Code, shall be submitted to the secretary for review and approval within 60 days following BZA approval of the use exception and prior to release of the resolution authorizing this land use.
11. This car wash facility shall be constructed substantially in compliance with the site plan as approved for this exception, and all improvements, including landscaping and screening as required by City Code, shall be completed within one year after approval of this use exception by the Board of Zoning Appeals or the resolution authorizing this car wash facility in "LC" shall become null and void.

SECRETARY'S REPORT

CASE NUMBER: BZA 5-95
OWNER/APPLICANT: Virginia House and William R. King
AGENT: Don Folger Jr.
REQUEST: Exception to permit a self-service car wash
CURRENT ZONING: "LC" Light Commercial
SITE SIZE: 0.55 Acres
LOCATION: Northeast corner of Hydraulic & 51 st Street South



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: The applicants are requesting approval of a four-bay car wash on a 0.55 acre light commercially zoned site on the northeast corner of Hydraulic and 51st Street South. All four bays will be self-service. Section 28.04.183(4) of the City Code, which authorizes car wash facilities in "LC" by use exception, requires a minimum lot area of 3,500 square feet per self-service bay. It also requires a minimum number of four holding spaces and two drying spaces per self-service bay. The site plan indicated compliance with these minimum requirements. The plan has been reviewed and approved by the Traffic Engineer as being in compliance with traffic engineering standards for turning radii, size of parking space, width of travel aisle, etc. The applicant's site is bordered on the north and east by property which is currently undeveloped and zoned "LC" Light Commercial. On January 24, 1995, the Board of Zoning Appeals approved a use exception on this undeveloped property to permit the development of self-service storage facilities. The property located south of the application area is zoned "AA" One Family Dwelling District and is separated from the site by 51st Street South. Property to the west of the application area is zoned "AA" and "G" Mobile Home District and is separated from the site by Hydraulic.

In accordance with the City's landscape/screening ordinance, 1904 square feet of "landscaped street yard" will be required. In addition, the parking (drying spaces) and queuing areas are within 150 feet of Hydraulic and 51st Street South and therefore must be screened to a minimum height of three feet. A landscape plan was submitted with this application which indicates that adequate landscaped street yard area and number of trees are being proposed, but some additional screening is needed, for the queuing and parking areas, and additional information regarding the quantity and size of plants at time of installation and the method of watering the plants is required per 10.32. 070.M of the City Code before the landscape plan can be approved.

ADJACENT ZONING AND LAND USE:

NORTH	"LC"	Undeveloped Land (Approved for Residential Storage)
SOUTH	"AA"	Single Family Dwelling
EAST	"LC"	Undeveloped Land (Approved for Residential Storage)
WEST	"AA" & "G"	Undeveloped Land and Single Family Dwelling



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 26, 1995

Virginia House
P.O. Box 547
Andover, KS 67002

RE: BZA 5-95 Exception to permit a self-service car wash on property zoned "LC"
Light Commercial (Northeast corner of Hydraulic and 51st Street
South).

Dear Ms. House:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on March 28, 1995. This resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files now that an amended landscape plan has been submitted and approved by the secretary as required in condition ten.

If you have any questions concerning this matter, please call our office at 268-4421.

Sincerely yours,

Lawrence P. Mitchell
Assistant Secretary
Board of Zoning Appeals


Enclosure
LPM/le

cc: William R. King, 105 W. Central, Andover, KS 67002
Don Folger Jr., 234 S. Topeka, Wichita, KS 67202
Randy Sparkman, OCI
Paul Hays, OCI
Ray Sledge, OCI
Pat Burnett, Deputy City Clerk
Yolanda Anderson, MAPD

stormwater runoff into the sanitary sewer. The car wash bays shall be roofed to prevent stormwater infiltration.

9. The area shall be policed through inspections by the owner or operator for proper maintenance and removal of trash.
10. An amended landscape plan, prepared in accordance with Chapter 10.32 of the City Code, shall be submitted to the secretary for review and approval within 60 days following BZA approval of the use exception and prior to release of the resolution authorizing this land use.
11. This car wash facility shall be constructed substantially in compliance with the site plan as approved for this exception which indicates a slump brick exterior and a hip roof. All improvements, including landscaping and screening as required by City Code, shall be completed within one year after approval of this use exception by the Board of Zoning Appeals or the resolution authorizing this car wash facility in "LC" shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 28th day of March, 1995.


Susan Osborne-Howes, President

ATTEST:


Lawrence P. Mitchell, Assistant Secretary

BZA RESOLUTION NO. 5-95

WHEREAS, Virginia House and William R. King, pursuant to Section 2.12.590.C, Code of the City of Wichita, request an exception to permit a self-service car wash on property zoned the "LC" Light Commercial and legally described as follows:

Lot 1, Block F. A., Brown Sixth Addition, Wichita, Kansas. Generally located at the northeast corner of Hydraulic & 51st Street South.

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 March 28, 1995, 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 a self-service car wash on property zoned the "LC" Light Commercial, 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 a self-service car wash on property zoned the "LC" Light Commercial and legally described as follows:

Lot 1, Block F. A., Brown Sixth Addition, Wichita, Kansas. Generally located at the northeast corner of Hydraulic & 51st Street South.

subject to the following conditions:

1. The number of car washing bays shall not exceed four.
2. All of the area to be utilized by the washing and drying operations, including all ingress and egress areas, shall be paved with concrete, asphalt, or asphaltic concrete.
3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting shall be permitted.
4. Signs shall be limited to those permitted in the "LC" district and all signs shall be located in accordance with the sign code of the City of Wichita, except that no sign shall exceed 25 feet in height. No string-type banners or pennants shall be permitted.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside any structure.
6. A minimum of four holding spaces per self-service bay shall be provided and maintained on the site. A minimum of two drying spaces per car wash bay shall be provided and maintained on the site.
7. All parking areas shall have adequate guards to prevent the extension of vehicles beyond the 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 bays to a mud trap and sanitary sewer, and to prevent the intrusion of