

OLIVER
100' R/W 40' CONC.

EXISTING
APPROACH, TYP.

SITE PLAN

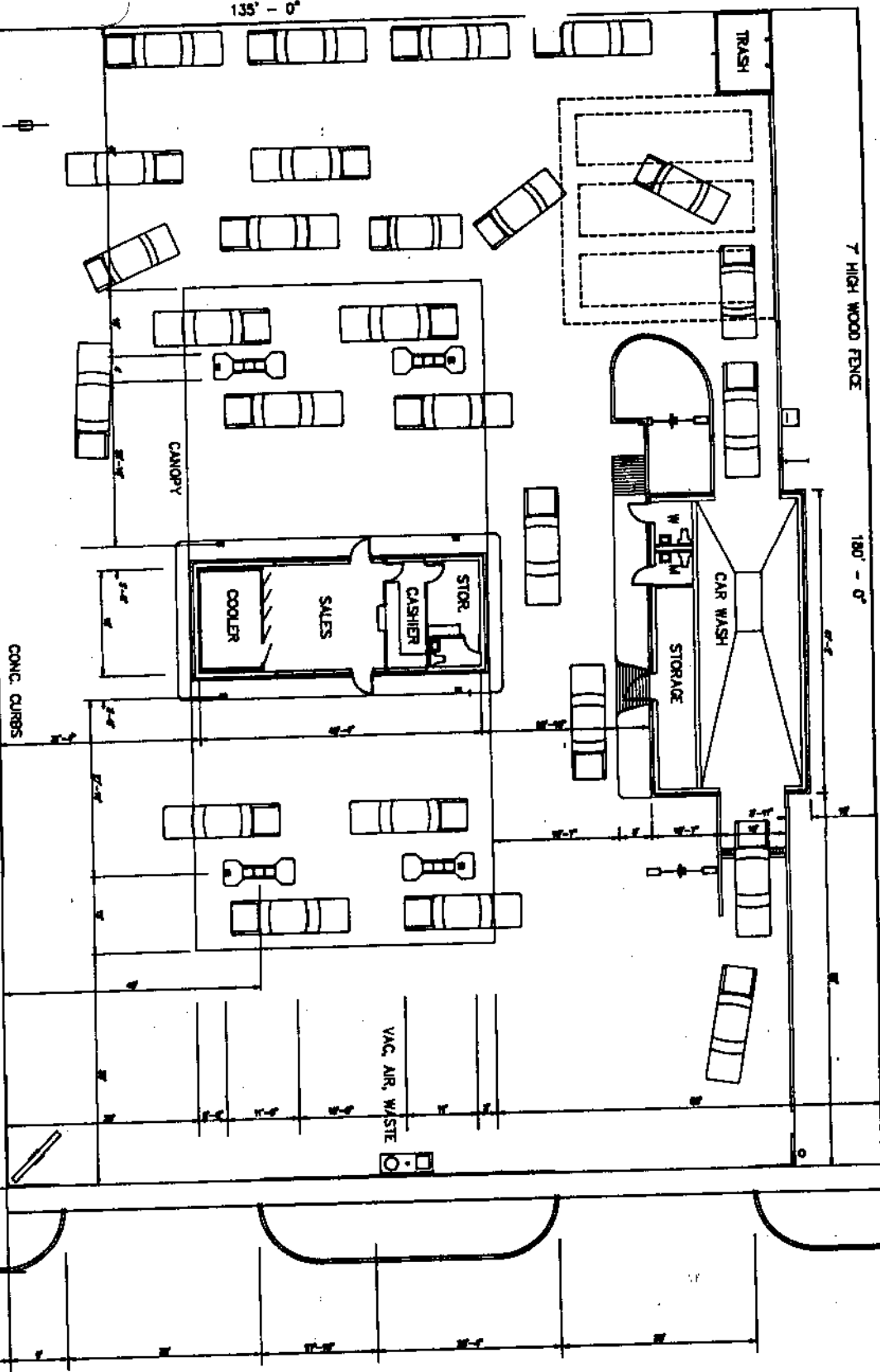


MOUNT VERNON
70' R/W 44' CONC.

135' - 0"

7' HIGH WOOD FENCE

180' - 0"



WAYMAN'S
PHILLIPS 66

OLIVER AT MT. VERNON
WICHITA, KANSAS



410-A N. ST. FRANCIS, P.O. BOX 1022
WICHITA, KANSAS 67201

BZA 1-90

PARKS & PARKS
ARCHITECTS

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4581

February 28, 1990

Loyd Wayne Wayman
2001 S. Oliver
Wichita, KS 67218

Re: BZA 1-90 - Exception to permit a single-bay automatic car wash as an accessory use to a service station on property zoned "LC" Light Commercial, located at the southwest corner of Oliver and Mt. Vernon (2001 and 2009 S. Oliver).

Dear Mr. Wayman:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on February 27, 1990. 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.

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

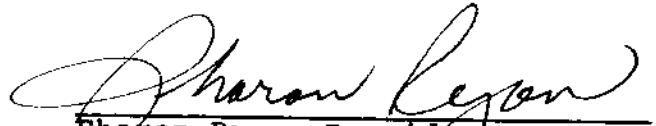
LO:jcm
Enclosure

cc: Dan Waller, c/o Conco, Inc., 410 N. St. Francis, 67202
Paul Hays, CID
Lance Flowers, CID
Pat Burnett, Deputy City Clerk

9. 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.
10. 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.
11. 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.
12. The car wash shall be constructed with a dryer and shall not be operated without the dryer. There shall be no extra fee charged for the use of the dryer.
13. 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 after approval of this use exception by the Board, or the resolution authorizing this accessory car wash shall become null and void.
14. Within 30 days after approval by the Board and prior to release of the resolution authorizing this use exception, the property owner shall grant by separate instrument an additional 5 feet for utility easement along the west side of this property (legally described as the east 5 feet of the west 10 feet of Lots 1, 3 and 5 on Oliver Street, Edgetown Park Addition, Wichita, Sedgwick County, Kansas).

*submitted
2/27/90*

ADOPTED AT WICHITA, KANSAS, this 27th day of February, 1990.


Sharon Ryan, President

ATTEST:


Louise Olivarez, Assistant Secretary

BZA RESOLUTION NO. 1-90

WHEREAS, Loyd Wayne Wayman, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit a 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:

Lots 1, 3 and 5 on Oliver Street, Edgetown Park Addition, Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Oliver and Mt. Vernon (2001 and 2009 S. Oliver).

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 February 27, 1990, 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 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 a 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:

Lots 1, 3 and 5 on Oliver Street, Edgetown Park Addition, Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Oliver and Mt. Vernon (2001 and 2009 S. Oliver).

subject to the following conditions:

1. A minimum 6-foot-high solid fence shall be maintained in good condition at all times along the west property line.
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 those permitted by the "LC" district and all signs shall be located in accordance with the sign code of the City of Wichita.
5. No sound projecting devices or loudspeakers shall be used so as to be heard beyond the property lines.
6. Off-street parking spaces shall be provided for the total facility as required by the zoning ordinance.
7. The automatic car wash facility shall provide not less than 3 holding spaces for each 20 lineal feet of car washing aisle.
8. 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.

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8. 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.
9. 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.
10. 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.
11. 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.
12. The car wash shall be constructed with a dryer and shall not be operated without the dryer. There shall be no extra fee charged for the use of the dryer.
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14. Within 30 days after approval by the Board and prior to release of the resolution authorizing this use exception, the property owner shall grant by separate instrument an additional 5 feet for utility easement along the west side of this property (legally described as the east 5 feet of the west 10 feet of Lots 1, 3 and 5 on Oliver Street, Edgetown Park Addition, Wichita, Sedgwick County, Kansas).

AGENDA ITEM NO. 2

February 27, 1990

SECRETARY'S REPORT

CASE NUMBER: BZA 1-90

OWNER/APPLICANT/AGENT: Loyd Wayne Wayman (owner/applicant)
Dan Waller, c/o Conco, Inc. (agent)

REQUEST: Exception to permit a single-bay automatic car wash as an accessory use to a service station.

CURRENT ZONING: "LC" Light Commercial District

SITE SIZE: 135 ft. x 180 ft.

LOCATION: Southwest corner of Oliver & Mt. Vernon (2001 and 2009 S. Oliver)



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 applicant is requesting an exception to permit the establishment of a single-bay, automatic car wash as an accessory use to a Phillips 66 service station which is to be reconstructed and which is located at the southwest corner of Oliver and Mt. Vernon. The site encompasses the existing service station at 2001 S. Oliver (two platted lots) and a vacant tavern at 2009 S. Oliver (one platted lot). The car wash will be in a detached building to be located on the west portion of the site, 10 feet from the rear property line. Although this is very close to the adjacent residential district to the west, this site abuts the rear, rather than the front or side of that district, and therefore the 60-foot setback specified in Section 28.04.183(4.2) of the Zoning Ordinance is not applicable. With the solid wall of the side of the car wash rather than the front or rear opening of the car wash abutting the residential district, noise from the car wash should be directed to the north and south, although winds can carry the noise in any direction. The application stated that the station would be open 24 hours a day. Street right-of-way for Oliver and for Mt. Vernon is adequate. Four curb cuts exist today on this property and 4 are proposed in the redevelopment. A 30-foot platted setback exists from Oliver and a 5-foot platted utility easement exists along the west property line. The easement is substandard in width and should be increased to 10 feet. A solid wood fence already exists along the west property line.

ADJACENT ZONING AND LAND USE:

NORTH	"LC"	Office building
SOUTH	"LC"	Vacant liquor store
EAST	"LC"	Muffler shop
WEST	"AA"	Single-family dwellings

RECOMMENDATION: Should the Board determine that a single-bay 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. A minimum 6-foot-high solid fence shall be maintained in good condition at all times along the west property line.
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 those permitted by the "LC" district and all signs shall be located in accordance with the sign code of the City of Wichita.