

BZA 2-90 Staff Report
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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.
12. 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.
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.

BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO. 1

March 26, 1990

SECRETARY'S REPORT

CASE NUMBER:

BZA 2-90

OWNER/APPLICANT/AGENT:

Reflection Ridge, Inc. (owner)
Phillips 66 Co. (applicant)
Bill G. Yung Design (agent)

REQUEST:

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

CURRENT ZONING:

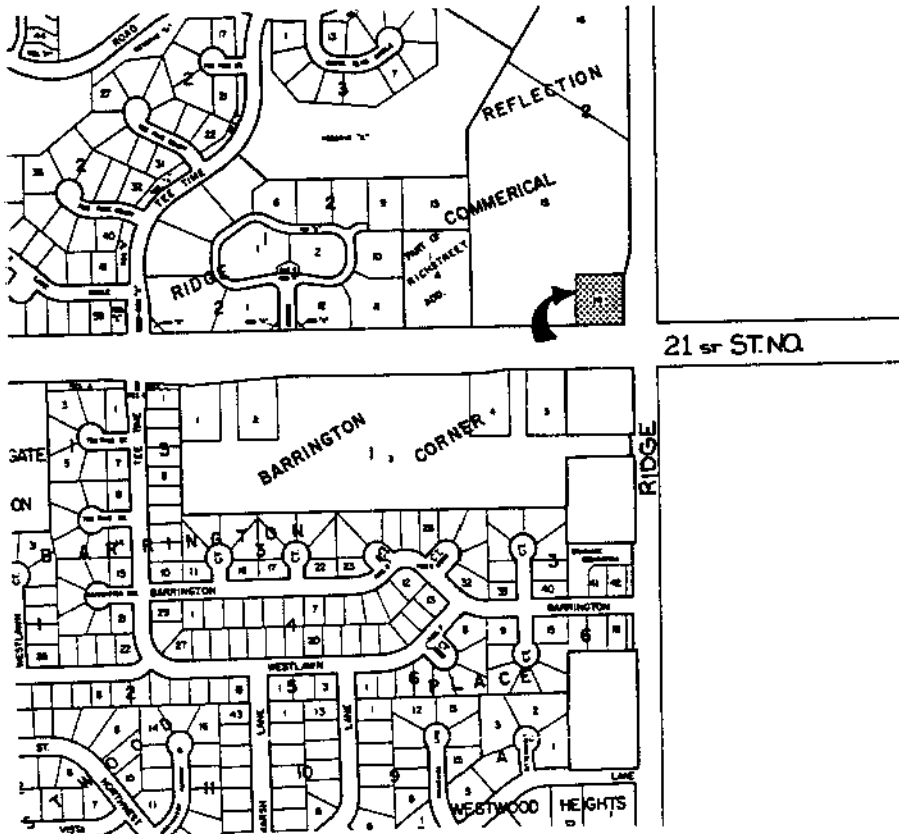
"LC" Light Commercial District w/DP-171

SITE SIZE:

180 ft. x 180 ft.

LOCATION:

Northwest corner of 21st Street North and Ridge Road.



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, detached automatic car wash as an accessory use to a proposed Phillips 66 service station at the north-west corner of 21st Street North and Ridge Road. The property is a fully platted lot and corresponds with Parcel 4 of the Reflection Ridge Commercial C.U.P. which is approved for a service station with accessory car wash, subject to BZA approval.

ADJACENT ZONING AND LAND USE:

NORTH	"LC"	Undeveloped
SOUTH	"LC" (County)	Undeveloped
EAST	"E" (County)	Agriculture
WEST	"LC"	Undeveloped

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-171).
4. No sound projecting devices or loudspeakers shall be used so as to be heard beyond the property lines.
5. Off-street parking spaces shall be provided for the total facility as required by the zoning ordinance.
6. The automatic car wash facility shall provide not less than 3 holding spaces for each 20 lineal feet of car washing aisle and not less than 2 drying spaces.
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.

SEDCWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1868
(316) 268-4561

March 27, 1990

Bill Yung
Bill Yung Design
4912 E. 29th St. N., Ste. 1
Wichita, KS 67220

Re: BZA 2-90 - Exception to permit the construction of a single-bay, automatic car wash as an accessory use to a proposed service station on property zoned "LC" Light Commercial at the northwest corner of 21st St. North and Ridge Road.

Dear Bill:

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

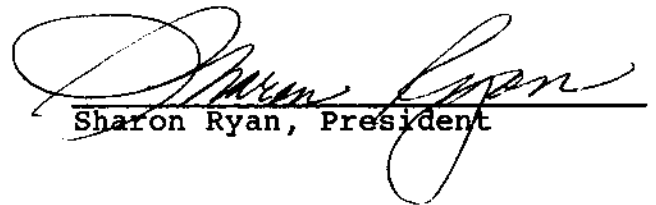

Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO:jcm
Enclosure

cc: Phillips 66 Co., c/o Harry Smits, 9706 S. Braden, Tulsa, OK
74137
Paul Hays, CID
Lance Flowers, CID
Pat Burnett, Deputy City Clerk

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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.
12. 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.
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.

ADOPTED AT WICHITA, KANSAS, this 26th day of March, 1990.


Sharon Ryan, President

ATTEST:


Louise Olivarez, Assistant Secretary

BZA RESOLUTION NO. 2-90

WHEREAS, Phillips 66 Co., 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 proposed service station on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 14, Block 2, Reflection Ridge Commercial Addition, Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of 21st St. N. and Ridge 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 March 26, 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 an exception for a single-bay automatic car wash as an accessory use to a proposed 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 exception for a single-bay automatic car wash as an accessory use to a proposed service station on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 14, Block 2, Reflection Ridge Commercial Addition, Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of 21st St. N. and Ridge Road.

subject to the following conditions:

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