

Case N. BZA 1-87 - Keith Anderson & Randy Vickers request an exception to permit an automatic carwash on property zoned the "LC" Light Commercial Dist. & generally located on the south side of Central Ave. immediately east of the

POSTED
1-26-87 GEL.

ACTION

BZA. 1-87 Approved 4/24/87
DATE

200'4 Sec. 3-2-87
Checked ✓
Shot 5/1/87
Record ✓

NOIP

POSTED
1-24-87
GEL.

Case, N. BZA 1-87 - Keith Anderson & Randy Vickers request an exception to permit an automatic carwash on property zoned the "LC" Light Commercial Dist. & generally located on the south side of Central Ave. immediately east of the

ACTION

B.Z.A. 1-87 APPROVED 3/24/87
DATE

200'4 Sec. 3-2-87
Checked ✓
Shot 5-1-87
Record ✓

~~VOID~~

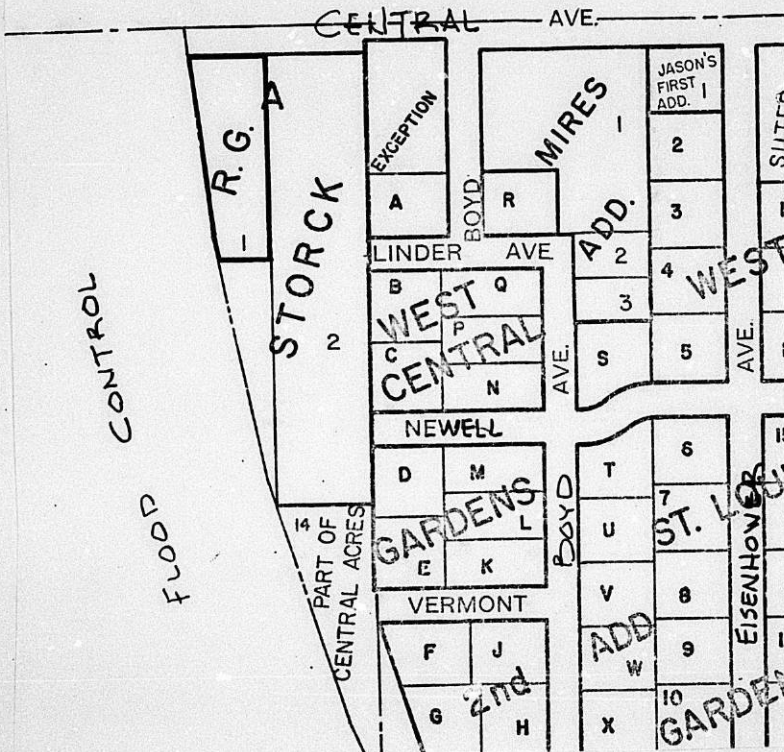
2
10

Map No. 5047A

BZA 1-87
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E "LC" S "LC" W "AA" N "AA"
3. Land Use: East Res. Stor. Warehse. South Res. Stor. Warehse.
West Flood Control North 1-F
4. Area (is) (is not) platted.



LOS ANGELES, CALIFORNIA, OR
MERRISON, VA. 22081 SNOVELL, VA.
U.S.A.

Standard
No. 2183C

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 5, 1989

Mr. Keith Anderson
Rogers Enterprises
1125 S. Rock Road
Wichita, KS 67207

Re: BZA 1-87 - Automatic car wash at 6127 W. Central

Dear Mr. Anderson:

On February 24, 1987, the Board of Zoning Appeals granted a use exception to permit an automatic car wash facility to be constructed within the "LC" zoning district at 6127 W. Central. Approval was subject to the facility being constructed in accordance with all requirements of the BZA resolution within twelve months, or no later than February 24, 1988. Since the facility has not been constructed and the 12-month time limit has expired, BZA Resolution #1-87 is null and void. If you wish to construct a car wash facility on this site in the future, a new BZA use exception application will need to be filed.

If you have any questions regarding this matter, please call me at 268-4421.

Sincerely,

Louise Olivarez
Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO:jcm

cc: Randy L. Vickers, 1921 N. Cheryl, 67212
Monty Robson, CID
Joe Donnelly, CID

*Letter returned 7-10-89
Forwarding order
effiled*

FILE COPY

February 25, 1987

Randy L. Vickers
1921 N. Cheryl
Wichita, Kansas 67212

Re: BZA 1-87 - Request for Exception

Dear Mr. Vickers:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on February 24, 1987.

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.

If you have questions concerning this matter, please call our office.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL/lw

Enclosure

cc: Keith L. Anderson, 1125 S. Rock Road, Wichita, KS 67207

Monty Robson, Superintendent of Central Inspection (2)
Dale Rea, Deputy City Clerk

RESOLUTION CASE NO. 1-87

WHEREAS, Keith L. Anderson, 1125 S. Rock Road, Wichita, Kansas 67207, and Randy L. Vickers, 1921 N. Cheryl, Wichita, Kansas 67212, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the construction of an automatic carwash on property zoned the "LC" Light Commercial District and legally described as follows:

The north 366.56 feet of Lot 1, Block A, R.G. Storck Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Central Avenue immediately east of the Wichita-Valley Center Flood Control right-of-way (6127 West Central).

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 24, 1987 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 the construction of an automatic carwash 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 the construction of an automatic carwash on property zoned the "LC" Light Commercial District and legally described as follows:

The north 366.56 feet of Lot 1, Block A, R.G. Storck Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Central Avenue immediately east of the Wichita-Valley Center Flood Control right-of-way (6127 West Central).

subject to the following conditions:

1. The layout of the property shall be in general conformance to the plan submitted with the application, and prior to the issuance of a building permit the final site plan shall be approved by the Traffic Engineer and a copy furnished to the Secretary to be placed in the file.
2. The main car wash building shall not be located closer than 100 feet to the north property line.
3. Under no circumstances shall the lot area be less than required by Section 28.04.183.4 of the zoning ordinance.
4. All areas to be utilized for off-street parking, holding spaces, drying spaces, and ingress and egress drives shall be surfaced with asphalt, concrete or asphaltic concrete.
5. No sign shall exceed a height of 25 feet and no sign shall be placed to project over public right-of-way. Only one ground or pole sign shall be permitted and all other directional and building signs shall be limited to that permitted by Section 28.04.139 of the zoning ordinance for the Light Commercial District. No portable sign shall be permitted within 100 feet of the north property line.
6. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.

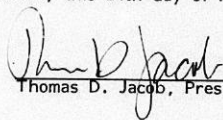
7. No sound-projecting devices or loudspeakers shall be used so as to be heard outside of any structures.
8. Off-street holding drying, and parking spaces shall be provided on the property in the following ratio:

There shall be not less than three holding spaces for each 20 linear feet of the automatic car washing aisle.

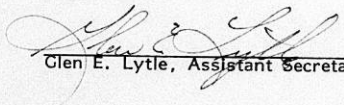
There shall be not less than two drying spaces for each automatic car washing aisle.

There shall be not less than one off-street parking spaces for each two employees and not less than five additional parking spaces for customer parking.
9. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
10. All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the Superintendent of Sewer Maintenance.
11. The area shall be properly policed, by inspection, by the owner or operator for proper maintenance and removal of trash.
12. The car wash shall have facilities to dry the vehicles prior to departure from the site.
13. All of the above conditions shall be complied with within 12 months from the effective date of the approval of this application or the permit shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 24th day of February, 1987.


Thomas D. Jacob, President

ATTEST:


Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE February 19, 1987

TO Glen Lytle, Special Assistant for Zoning

FROM: Barry L. Carroll, Administrative Aide III

SUBJECT BZA 1-87: South side of Central Avenue immediately east of the Wichita-Valley Center Flood Control right-of-way (6127 West Central)

On Wednesday, February 18, CPO Council Area "A" considered the above captioned case, a request for an exception to permit the construction of an automatic carwash on property zoned the "LC" Light Commercial District.

Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments. After extensive discussion, the Council voted 4-1 to recommend approval of the request.

The agent, Randy Vickers, was present to describe the request and respond to questions from the Council members and area residents.

The Council was generally supportive of the request but expressed some concern about the potential for traffic congestion on Central as a result of the proposed development.

Please provide the Council's comments to the Board of Zoning Appeals when case BZA 1-87 is considered.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:blc

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RECEIVED

FEB 19 1987

METROPOLITAN PLANNING

ROUTE _____

SECRETARY'S REPORT
CASE NO. BZA 1-87

APPLICANT: Keith L. Anderson, 1125 S. Rock Rd., Wichita, KS 67207 and Randy L. Vickers, 1921 N. Cheryl, Wichita, KS 67212

AGENT: Randy L. Vickers, same.

REQUEST: Exception pursuant to Section 28.04.183.4 Code of the City of Wichita to permit the establishment of an automatic car wash on property zoned the "LC" Light Commercial District.

GENERAL LOCATION: On the south side of Central immediately east of the Wichita-Valley Center Flood Control right-of-way (6127 W. Central).

ZONING: Subject property is zoned the "LC" Light Commercial District as are the properties to the east. To the south is "C" Commercial. To the west is the "AA" One-family District. Two of the lots to the north have recently been approved for "LC".

LAND USE: Subject property is vacant. Properties to the east and south are a part of a residential storage warehouse and outdoor storage facility. To the north are residences and to the west is the Wichita-Valley Center Flood Control structure.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under 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.

COMMENTS BY THE SECRETARY:

The applicants are requesting an exception in order to construct a full service automatic car wash on property in the "LC" Light Commercial District. The property is one acre in size and has a frontage of 148 feet on Central and is permitted only one access driveway.

The schematic drawing submitted with the application has been reviewed by the Traffic Engineer and is found to be in general conformance with the requirements of the ordinance. Adequate holding spaces are being provided on the property to eliminate any congestion onto Central by the patrons trying to utilize the car wash.

The ordinance requires that the property contain at least 2,500 square feet for each twenty linear feet of the automatic car washing structure. In this case it would require a site of approximately one-third of the actual application area. Adequate off-street parking, holding and drying spaces are indicated to comply with the ordinance.

It is the Secretary's opinion that the property is located on a major street and in between other commercial uses that should reduce the impact the car wash might have on a neighborhood. Also, the fact that it will be an attended, full service facility will somewhat reduce the hours of operation as compared to a self-service car wash of which some operate on a 24-hour basis.

RECOMMENDATION:

Should the Board determine that a full service automatic car wash is appropriate at this location, then it is the recommendation of the Secretary that the exception be approved subject to the following conditions:

1. The layout of the property shall be in general conformance to the plan submitted with the application, and prior to the issuance of a building permit the final site plan shall be approved by the Traffic Engineer and a copy furnished to the Secretary to be placed in the file.
2. The main car wash building shall not be located closer than 100 feet to the north property line.
3. Under no circumstances shall the lot area be less than required by Section 28.04.183.4 of the zoning ordinance.
4. All areas to be utilized for off-street parking, holding spaces, drying spaces, and ingress and egress drives shall be surfaced with asphalt, concrete or asphaltic concrete.
5. No sign shall exceed a height of 25 feet and no sign shall be placed to project over public right-of-way. Only one ground or pole sign shall be permitted and all other directional and building signs shall be limited to that permitted by Section 28.04.139 of the zoning ordinance for the Light Commercial District. No portable sign shall be permitted within 100 feet of the north property line.
6. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
7. No sound-projecting devices or loudspeakers shall be used so as to be heard outside of any structures.
8. Off-street holding drying, and parking spaces shall be provided on the property in the following ratio:
There shall be not less than three holding spaces for each 20 linear feet of the automatic car washing aisle.
There shall be not less than two drying spaces for each automatic car washing aisle.
There shall be not less than one off-street parking spaces for each two employees and not less than five additional parking spaces for customer parking.
9. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
10. All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the Superintendent of Sewer Maintenance.
11. The area shall be properly policed, by inspection, by the owner or operator for proper maintenance and removal of trash.
12. The car wash shall have facilities to dry the vehicles prior to departure from the site.
13. All of the above conditions shall be complied with within 12 months from the effective date of the approval of this application or the permit shall become null and void.

BZA CASE NO. 1-87

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>4</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>6</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>9</u>	TOTAL NOTICES SENT <u>2-2-87</u>

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

January 28, 1987

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 1-87

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Keith L. Anderson, 1125 S. Rock Road, Wichita, Kansas 67207, and Randy L. Vickers, 1921 N. Cheryl, Wichita, Kansas 67212 requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the construction of an automatic carwash on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

The north 366.56 feet of Lot 1, Block A, R.G. Storck Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Central Avenue immediately east of the Wichita-Valley Center Flood Control right-of-way (6127 West Central).

This application has been assigned Case No. BZA 1-87. It will be considered by the Board of Zoning Appeals on February 24, 1987 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "A" will consider this case at their meeting to be held on Wednesday, February 18, 1987, at 7 p.m. at the American National Bank, 10222 West Central. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

Glen E. Lytle
Assistant Secretary

OWNERSHIP LIST

<u>Property Description</u>	<u>Property Owner</u>
The North 366.66 feet of Lot 1, Block A, R. G. Storck Addition.	✓ Keith L. Anderson c/o Anderson Investment 1125 S. Rock Rd. Wichita, KS 67207
Lot 1, except the North 366.66 feet and all of Lot 2, Block A, R. G. Storck Addition.	✓ Storage Equities/ PS Partners IV Wichita/Joplin Dept. PT-KS 24437-01 P.O.Box 25025 Glendale, CA 91201
Beginning at the SW/c of Lot 3, Block A, West Central Gardens Third; th. N 14°27'25" E a distance of 99.33 feet; th. S 00°00' W, 96 feet; th. S 89°33' W, 24.8 feet to the point of beginning.	✓ Stephen R. Kelley Etta V. Kelley 6100 W. Central Wichita, KS 67212
Lot 3, Block A, West Central Gardens Third, except above described portion.	✓ Brent L. Forney 2517 Bullinger Wichita, KS 67204
The West 100 feet of the South 50 feet of Lot 4, Block A, West Central Gardens Third	City of Wichita 435 N. Main Wichita, KS 67202
Lot 4, Block A, West Central Gardens Third, except beginning at the SW/c of Lot 4; th. East 100 feet; th. North at right angles 50 feet; th. West parallel to the South line to the West line of said Lot 4; th. SW'ly on the W'ly line of Lot 4 to the point of beginning and except that part of Lot 4, Block A, of said addition, described as commencing at the SE/c of said Lot 4; th. N 14°27'25" E, along the lot line common to Lots 3 & 4 in said Block A, a distance of 99.33 feet for a place of beginning; th. N 00°00' E, 63.95 feet to a point on the North line of said Lot 4; th. SE'ly along the North line of said Lot 4, 16.05 feet to the NE/c of said Lot 4; th. S 14°27'25" W, 60.39 feet to the place of beginning.	✓ Stephen R. Kelley Etta V. Kelley 6100 W. Central Wichita, KS 67212
Lot A, West Central Gardens Second Addition	✓ Larry F. Schulte Donna F. Schulte 645 Boyd Wichita, KS 67212
Lot B, West Central Gardens Second Addition	✓ Veterans Administration 901 Geo. Washington Blvd. Wichita, KS 67211

Property Description

Property Owner

Lot 13, Central Acres Addition,
except that part platted as West
Central Gardens Second Addition

Vincent A. Henning
Agnes M. Henning
6029 W. Central
Wichita, KS 67212

We hereby certify the foregoing to be a true and
correct list of the property owners of the hereinbefore described
lots within a 200 foot radius of:

The North 366.66 feet of Lot 1, Block A,
R. G. Storck Addition to Wichita, Sedgwick
County, Kansas.

as shown by the last deed of record on file in the Office of the
Register of Deeds, Sedgwick County, Kansas, on the 12th day of
January, 1987, at 7:00 o'clock A.M.

THE SECURITY ASBTRACT AND TITLE COMPANY, INC.

By

Mary Hable

Sr. Vice-President

Order No.: 373377
nj

APPLICATION FOR EXCEPTION

I. Name of Applicant KEITH L. ANDERSON
Mailing Address 1125 SOUTH ROCK RD. 67207 Phone 681-1711
Name of Authorized Agent RANDY L. VICKERS
Mailing Address 1921 NORTH CHERYL, 67212 Phone 721-0113
Relationship of applicant to property is that of OWNER
(Owner, Tenant, Lessee, Other)

II. Application is made for an exception as provided in Section 2.12.590.C, Code of the City of Wichita, Kansas, to permit the establishment of AUTOMATIC
CAR WASH.

on property zoned LC,
located 6127 WEST CENTRAL, WICHITA KS
and legally described as: THE NORTH 366.56 FEET OF LOT 1, BLOCK A,
R. G. STORCK ADDITION, WICHITA KANSAS

in the City of Wichita.

III. The applicant herein, or his authorized agent, acknowledges:

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 39-285); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.

Applicant *Keith L. Anderson*

Authorized Agent *Randy L. Vickers*

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,
11:30 (a.m./p.m.), JAN 23, 1987, together with appropriate
fee of \$77.00.

Signed *J. Lytle*

APPLICATION FOR EXCEPTION

ITEM #3

Under the provisions of the zoning ordinance section 28.04.183, section 4, the Board of Zoning Appeals has jurisdiction to grant exception for automatic car wash in area zoned LC.

The exception should be approved because this site meets all requirements for a automatic car wash, which will improve the appearance and development of the vacant areas in close proximity to the car wash. The car wash on this site will have no adverse effects on any surrounding business and will help to increase business traffic for those businesses already established.

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 021

PAYMENT NOTICE
 City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION AMOUNT

City of Wichita - 7410-

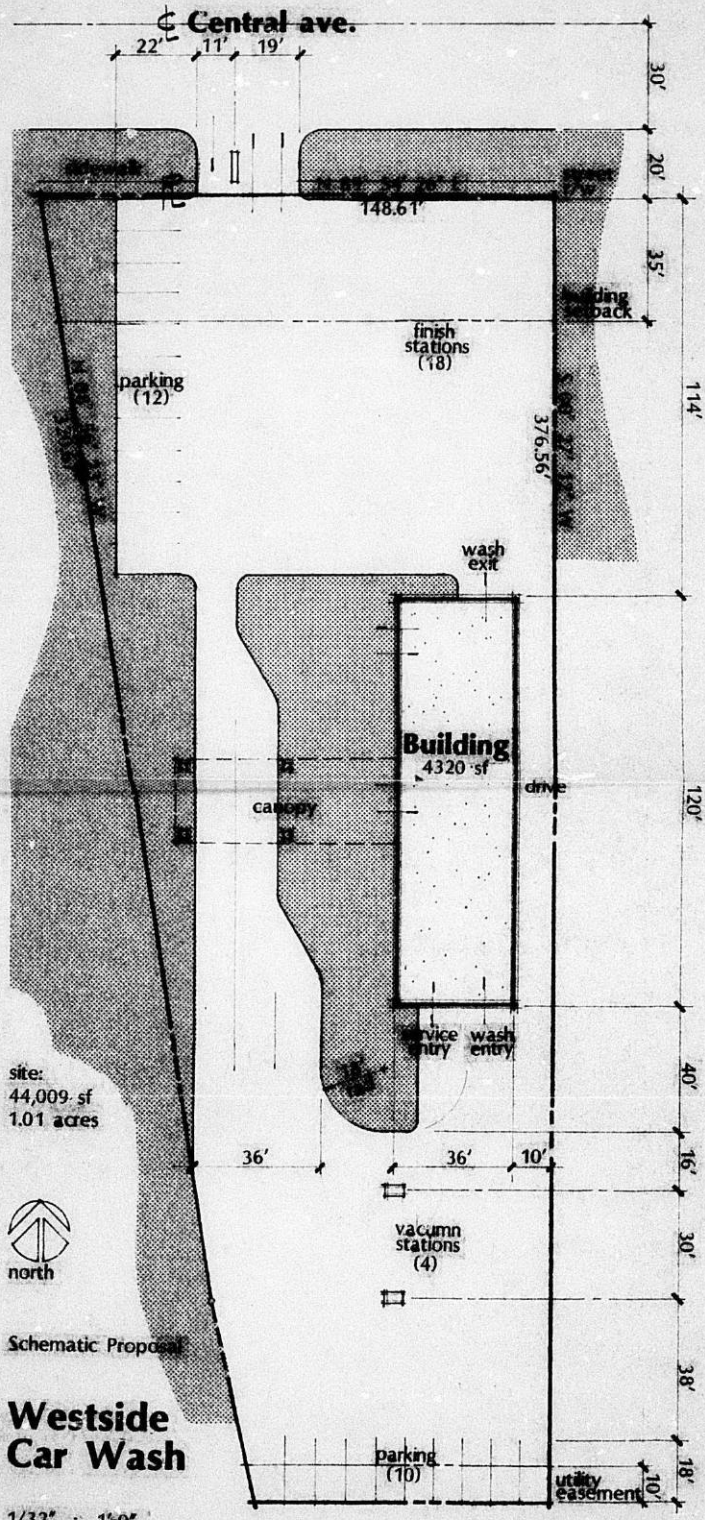
NAME *Russell L. ...*

ADDRESS *1121 N. ...*

FUND *...* DUE DATE

COMMENTS

DATE *6-13-77* BY *[Signature]*



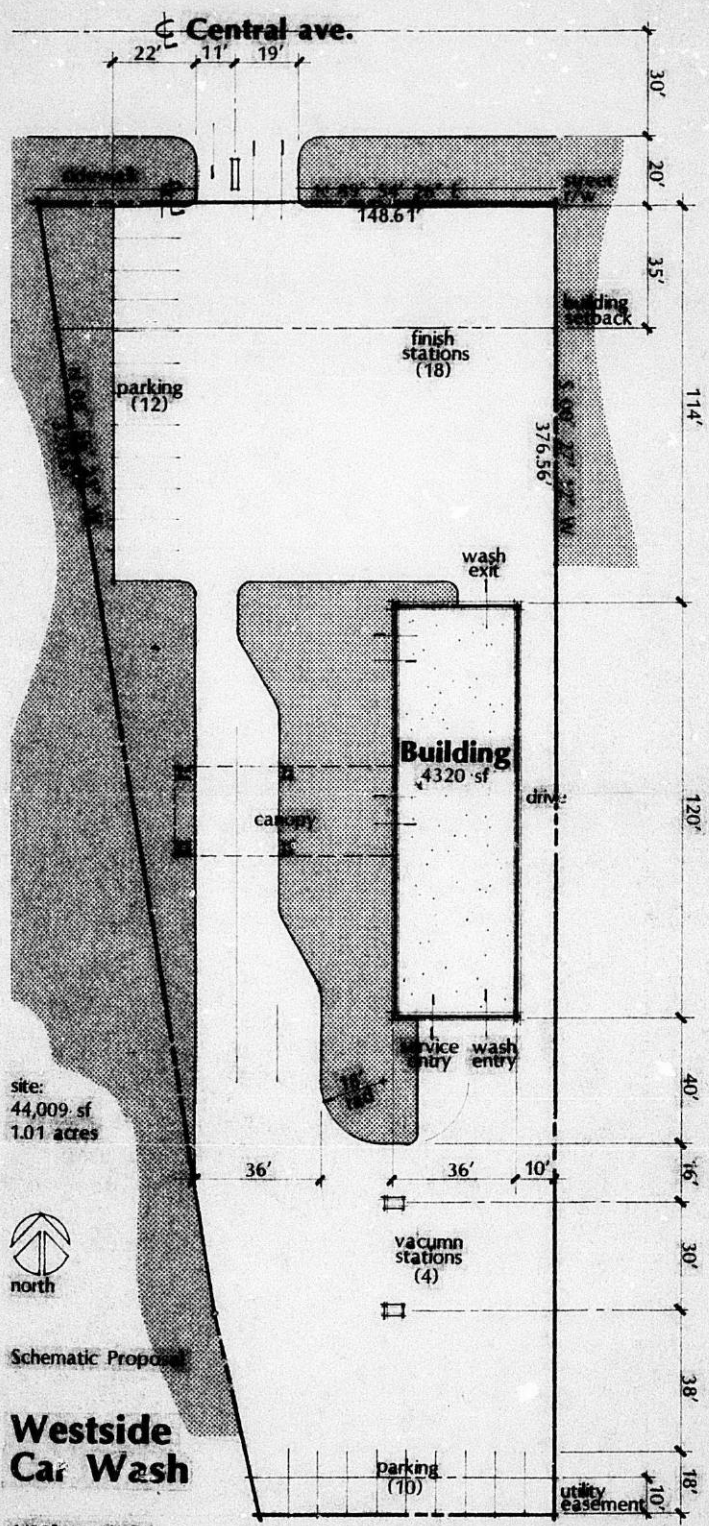
site:
44,009 sf
1.01 acres



Schematic Proposal

Westside Car Wash

1/32" = 1'-0"



site:
44,009 sf
1.01 acres



Schematic Proposal

Westside Car Wash

1/32" = 1'-0"