

POSTED
4-26-83

Case No. BZA 12-83 - Amoco Oil Co. - requests an exception to permit the establishment of a single bay automatic car wash on property zoned the "LC" Light Commercial District and generally located on the northwest

ACTION

BZA 12-83 APPROVED 4-26-83
DATE

APPROVED

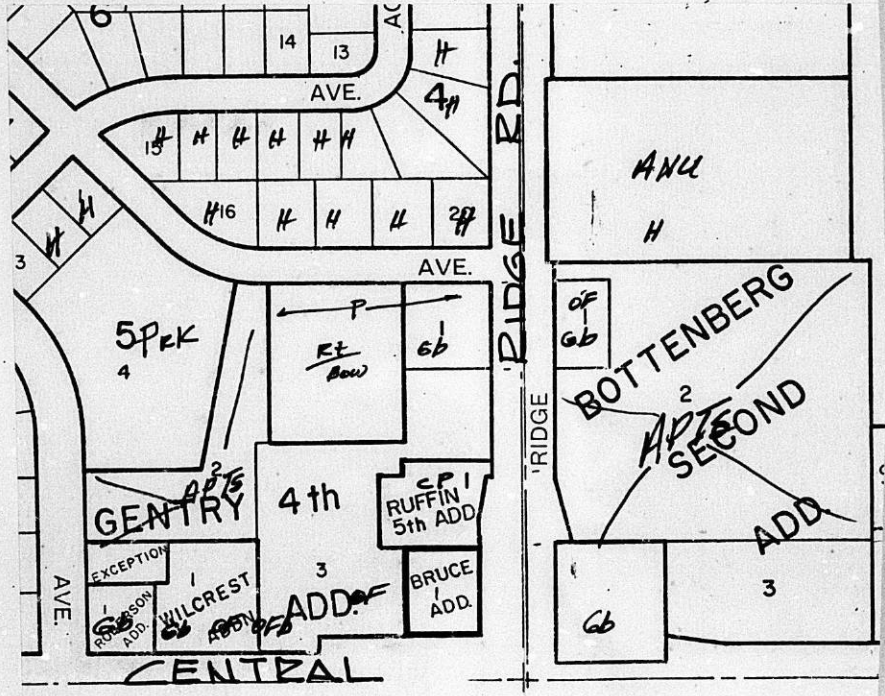
200' 4 Sec. 5-3-83
Checked 5-17-83
Shot 5-17
Recorded 5-18-83

Map No. 4948
 Sec. 16
 Twp. 27
 Range 1W

BZA- 12-83
 SCZ- _____
 CU- _____
 Filed _____

- AREA DATA: 0.47 (130 ft. by 160 ft.)
1. Acres: _____
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East _____ South _____
 West OFFICE North _____
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: _____
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



Steward
 No. 2-153C
 HASTINGS, MN
 LOS ANGELES, CHICAGO, LOGAN, OH
 McRECORD, TX, LOCUST GROVE, GA
 U.S.A.

April 29, 1983

Amoco Oil Company
8826 Santa Fe Drive
Shawnee Mission, Ks. 66201

Re: BZA 12-83 - Request for Exception

Gentlemen:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on April 26, 1983.

This Resolution reflects the official action of the Board to approve 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:sad
Encl.

cc: Gene Razook, 5900 East Central, Suite 201, Wichita 67208
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 12-83

WHEREAS, Amoco Oil Company, 8826 Santa Fe Drive, Shawnee Mission, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of a single bay automatic car wash on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, Bruce Addition to Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of Ridge Road and 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 April 26, 1983, 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 establishment of an automatic car wash 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 establishment of a one-bay automatic car wash on property zoned the "LC" Light Commercial District legally described as follows:

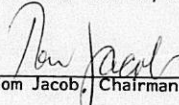
Lot 1, Bruce Addition to Wichita, Sedgwick County, Kansas. Generally located on the northwest corner of Ridge Road and Central.

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, including common access 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 that permitted by the zoning ordinance for the "LC" Light Commercial District and shall not exceed a height of 25'.
4. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
5. Off-street holding spaces shall be provided on the property at the ratio of not less than four parking spaces for each self-service car washing stall.
6. Off-street drying spaces shall be provided on the property at the ratio of not less than two parking spaces for each self-service car washing stall.
7. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
8. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.

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 applicant shall provide adequate signs to indicate direction of circulation on the property so that the customers will comply with the approved plan. This should also include striping of the lot to indicate parking and drying spaces and arrows to indicate direction for travel in the holding spaces.
11. All of the above conditions of approval must be complied with within 180 days of the release of the Resolution or the Resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 26th day of April, 1983.



Tom Jacob, Chairman

ATTEST:



Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE April 22, 1983

TO Glen Lytle, Special Assistant for Zoning
FROM Dean Kruthof, Administrative Aide III

SUBJECT BZA 12-83, Northwest Corner of
Ridge Road and Central

At its April 20th meeting, CPO Neighborhood Council Area "A" considered the captioned request for an exception to permit the establishment of a single bay automatic car wash on property zoned "LC" Light Commercial. Gene Razook was present representing the applicant. No area property owners were present concerning the case.

The Council voted 4-1 to recommend that the exception be approved subject to BZA Secretary's recommendations.

Please provide the Council's recommendation to the BZA when it considers the case on April 26th.


Dean Kruthof
Administrative Aide III

DK:dm

SECRETARY'S REPORT
CASE NO. BZA 12-83

APPLICANT: Amoco Oil Co., 8826 Santa Fe Drive, Shawnee Mission, Kansas
AGENT: Gene Razoock, 5900 East Central, Suite 201, Wichita, Kansas
REQUEST: Exception pursuant to Section 28.04.183.4 Code of the City of Wichita to permit the establishment of a single-bay automatic car wash in the Light Commercial District.
GENERAL LOCATION: On the northwest corner of Central and Ridge Road.
ZONING: Subject property is zoned the "LC" Light Commercial District as are all adjacent properties.
LAND USE: Subject property is being developed as a self-service station, snack shop and a detached automatic car wash. Adjacent properties in all 4 directions are developed commercially.

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.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception in order to construct a one-bay automatic car wash on the site with a gasoline self-service station and snack shop. The site is located on a corner and the car wash facility will be located near the north property line with more than adequate on-site circulation to provide the required holding spaces on-site without the possibility of traffic congestion in the streets. The site plan submitted shows basic compliance with the requirements of the zoning ordinance. Since the site is adjacent to Light Commercial property, no screening is required.

RECOMMENDATION:

Should the Board determine that a self-service car wash is appropriate at this location, then it is the recommendation of the Secretary that the application 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, including common access 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 that permitted by the zoning ordinance for the "LC" Light Commercial District and shall not exceed a height of 25'.
4. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
5. Off-street holding spaces shall be provided on the property at the ratio of not less than four parking spaces for each self-service car washing stall.

6. Off-street drying spaces shall be provided on the property at the ratio of not less than two parking spaces for each self-service car washing stall.
7. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
8. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
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 applicant shall provide adequate signs to indicate direction of circulation on the property so that the customers will comply with the approved plan. This should also include striping of the lot to indicate parking and drying spaces and arrows to indicate direction for travel in the holding spaces.
11. All of the above conditions of approval must be complied with within 180 days of the release of the Resolution or the Resolution shall become null and void.

BZA CASE NO. 12-83

2 NOTICES SENT TO APPLICANT/AGENT

9 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

5 NOTICES SENT TO ADJOINING PROPERTY OWNERS

17 TOTAL NOTICES SENT 4-6-83

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

April 6, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 12-83

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 Amoco Oil Company, 8826 Santa Fe Drive, Shawnee Mission, Kansas, 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 establishment of a single bay automatic car wash on property zoned "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lot 1, Bruce Addition to Wichita, Sedgwick County, Kansas.
Generally located on the northwest corner of Ridge Road & Central.

This application has been assigned Case BZA 12-83. It will be considered by the Board of Zoning Appeals on April 26, 1983, 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.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

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

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. 12-83

CITY OF WICHITA, KANSAS

FILED 3-28-83

APPLICATION FOR EXCEPTION

I. Name of Applicant Amoco Oil Company

Mailing Address 8826 Santa Fe Drive Phone (913) 661-2131
Shawnee Mission, Ks. 66201

Name of Authorized Agent Gene Razook

Mailing Address 5900 E. Central, Suite 201 Phone (316) 683-7511
Wichita, Kansas 67208

Relationship of applicant to property is that of Agent
(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 A ~~detached~~ ^{automotive} single bay car wash building adjacent to new approved Service Station (see attached plans) on property zoned

"LC" Light commercial located on the ^{Northwest corner} NWC of Ridge Road and Central and legally described as: Bruce
Addition, to Wichita, Sedgwick County, Kansas

_____, in the City of Wichita.

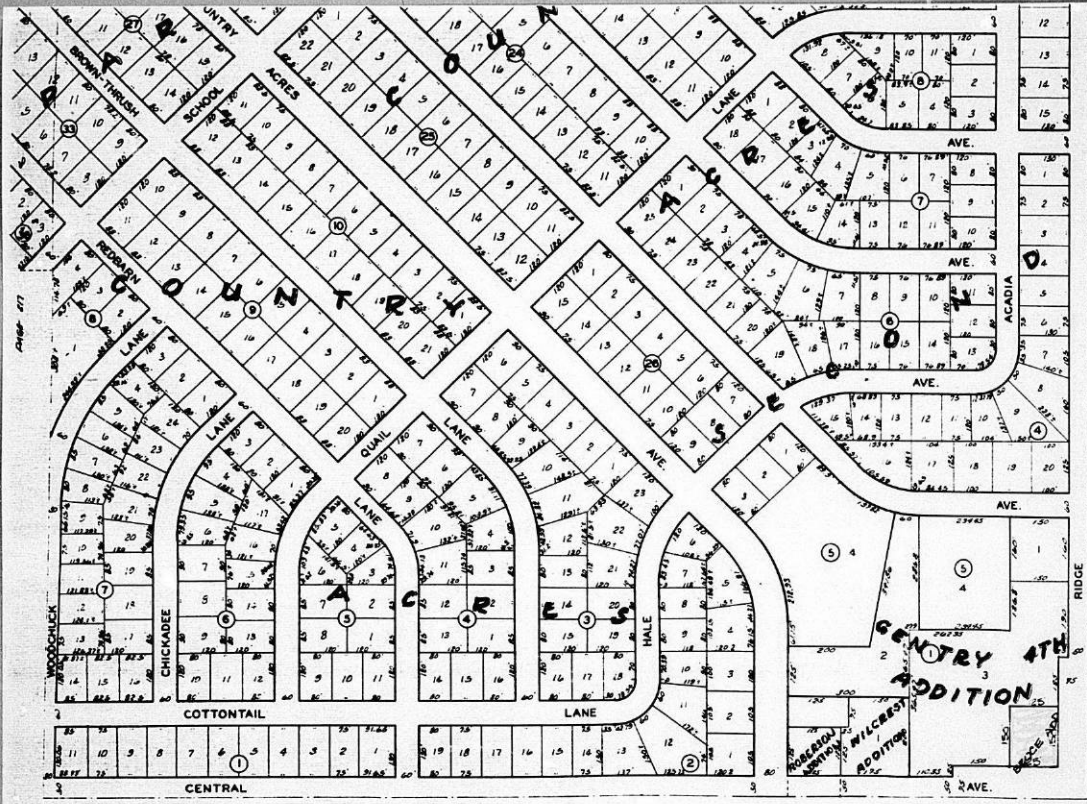
- III. The applicant herein, or his authorized agent, acknowledges:
- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
 - b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
 - c. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
 - d. 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.

Applicant Amoco Oil Company

Authorized Agent Gene Razook

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 1:30 a.m. - p.m., MAR. 28, 1983, together with appropriate fee of \$50.00

Signed [Signature]



BZA 12-83

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
1	-	Bruce Addition	✓ American Oil Co., Address Unknown
Part of 3 beg. at the NE corner thereof; then South on the east line of lot 3 165 ft.; then west 150 ft.; then south 31.8 ft.; then west 262.35 ft. to the west line of lot 3; then north on said west line 70 ft. to the NW corner of lot 3; then east 262.35 ft.; then north 126.8 ft.; then east 150 ft. to beg.	1	Gentry 4th Addition	✓ Ridge Road Bowl Inc., 749 N. Ridge Road, 67212 <i>Problems Exist from 749 N. Meadview, ES 2147</i>
3 except that part described immediately above & except that part platted as Ruffin 5th Add.	1	"	✓ Robert L. Willcoxon & Dorothy B. Willcoxon, Address Unknown
1	-	Ruffin 5th Addition	✓ Phil G. Ruffin, 8450 Killarney, 67206
2	-	Bottenberg 2nd Addition	✓ McComb's Properties V Ltd., P.O. Box 16549, Irvine, California, 92713
Part of 4 beg. 150 ft. west of the NE corner thereof; then west 234.45 ft.; then south 286.8 ft.; then east 234.45 ft.; then north 286.8 ft. to beg.	5	Country Acres 2nd Addition	<i>De</i> ✓ Ridge Road Bowl Inc., 749 N. Ridge Road, 67212
North 125 ft. of the East 125 ft. of 5	K	Meadowview Estates Addition	✓ Harpool Brothers Inc., 447 N. Rock Island, 67202
5 exc. the north 125 ft. of the east 125 ft.	K	"	✓ Central Heights Ltd., Address Unknown
<u>Tract</u>			<u>Property Owner</u>
West 250 ft. of the South 240 ft. of the West ¼ of the SW¼ of 15-27-1W			✓ Hammett, Mason & Swartz Realty Co., Address Unknown

page 2

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

Lot 1, Bruce Addition to Wichita, Sedgwick County, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 25th day of March, 1983 at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Hable
Vice-President

Order No. 317785
ge

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-1

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION	AMOUNT

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm

Roll # 2