



Wichita-Sedgwick County Metropolitan Area Planning Department

July 27, 2022

Via Fone, Inc.
PO Box 12207
Wichita, KS 67277

RE: CON2022-00020: City Conditional Use for a carwash in LC Limited Commercial zoning within 200 feet of residential zoning; generally located on the east side of South Seneca Street and within one-quarter mile north of West 31st Street South (3028 South Seneca).

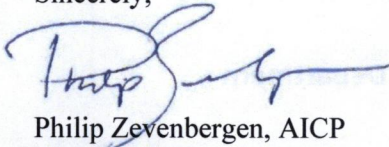
Dear Applicant;

At its regular meeting on July 7, 2022, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request with the following conditions:

- (1) The use shall comply with Supplementary Use Regulations set forth in Section III-D.6.f of the Unified Zoning Code.
- (2) Development of the site shall be in conformance with the approved site plan.
- (3) The site shall comply with all screening standards of Section IV-B.1-3 of the UZC and the landscaping standards of the Wichita Landscape Ordinance. In general, there shall be a screening fence on the east property line with a 10-foot landscape buffer where it abuts to residential zoning and a landscaped street yard along South Seneca Street.
- (4) Light poles shall be of the same color and design, and shall have cut-off fixtures, which direct light onto the subject property. Light poles must be limited to a maximum height of 15 feet within 200 feet of residential zoning. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings, as determined by the Planning Department, is not permitted.
- (5) Freestanding signage is limited to one monument type sign no taller than 20 feet with a maximum of 80 square feet of signage. No off-site signs, free standing flag signs or portable signs shall be permitted.
- (6) A drainage plan, covering both natural and that created by the operation, shall be submitted, and approved by the Department of Public Works.
- (7) The owner or operator shall be responsible for the proper maintenance and removal of trash for the site.
- (8) Screening of all dumpsters, outside storage, and utilities, such as AC units, will be constructed of material to match and preferably be connected to the buildings they support. No dumpsters, outside storage and utilities, such as AC units, will be visible from street view.
- (9) The applicant shall obtain all applicable permits including, but not limited to: building, health, and zoning. This will include turning in plans for review and approval by the MABCD for the Carwash.
- (10) If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

No protests were received against this case. Therefore, the MAPC decision is final. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Philip Zevenbergen, AICP
Current Plans
Division Manager

Copies to: MABCD
Mike Hoheisel Council Member District III
Rebecca Johnson, CSR District III
Andre Sutiono, JM Civil Engineering, 1101 Central Expressway South, STE 215, Allen TX 75013

Dear Applicant:

At its regular meeting on July 1, 2025, the Wichita Falls Planning Commission considered the above captioned request. The action of the MATC was to APPROVE the request with the following conditions:

- (1) The use shall comply with applicable zoning regulations set forth in Section 11-11.1 of the Unified Zoning Ordinance.
- (2) The placement of the sign shall be in compliance with the approved sign plan.
- (3) The site shall comply with all existing standards of Section 11-11.1 of the UZO, and the landscaping standards of the Wichita Falls Landscape Ordinance. In particular, there shall be a screening fence on the east property line with a 10-foot landscape buffer along it that includes a 6-foot high fence and a landscaped street front yard with trees and shrubs.
- (4) Light poles shall be of the same color and design and shall have low-voltage lighting with a maximum height of 15 feet. All light poles must be placed at a maximum height of 15 feet and shall be located on the back lot. The use of back lot lighting shall be subject to the same standards as those set forth in the UZO. The lighting shall be controlled by a photocell timer and shall be limited to a maximum of 30 square feet of sign area. The sign shall be located on the back lot and shall be subject to the same standards as those set forth in the UZO. A site plan covering both annual and that shall be submitted and approved by the Department of Public Works.
- (5) The owner or operator shall be responsible for the proper and timely removal of trash from the site.
- (6) Screening of all dumpsters, outside storage, and all other items shall be a maximum of 6 feet high and shall be screened to the building. The screening shall be made of wood, metal, masonry, or other solid material to match and preferably be connected to the building. The screening shall be a minimum of 6 feet high and shall be a maximum of 6 feet high. The screening shall be a maximum of 6 feet high and shall be a maximum of 6 feet high.
- (7) The applicant shall obtain all applicable permits including but not limited to building, fire, and zoning. This will include zoning. All plans for review and approval shall be submitted to the Department of Public Works.
- (8) The Zoning Administrator for this jurisdiction shall have a jurisdiction over the use of the Conditional Use Zoning Ordinance. In addition to enforcing the other provisions set forth in Article VIII of the Unified Zoning Ordinance, with the concurrence of the Planning Director, the Conditional Use Zoning Ordinance shall apply to the use of the Conditional Use Zoning Ordinance.

If you have any questions concerning this application please contact our office at 348-4421.

CONDITIONAL USE RESOLUTION NO. CON2022-00020

WHEREAS, Via Fone, Inc., Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use to allow a Carwash on property zoned LC Limited Commercial, located at 3028 South Seneca Street and legally described as:

Lot 2, Gibbs 3rd Addition, Wichita, Sedgwick County, Kansas.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of July 7, 2022, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use to allow a Carwash on property zoned LC Limited Commercial, located at 3028 South Seneca Street and legally described as:

Lot 2, Gibbs 3rd Addition, Wichita, Sedgwick County, Kansas.

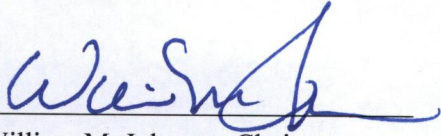
Approved subject to the following conditions:

- (1) The use shall comply with Supplementary Use Regulations set forth in Section III-D.6.f of the Unified Zoning Code.
- (2) Development of the site shall be in conformance with the approved site plan.
- (3) The site shall comply with all screening standards of Section IV-B.1-3 of the UZC and the landscaping standards of the Wichita Landscape Ordinance. In general, there shall be a screening fence on the east property line with a 10-foot landscape buffer where it abuts to residential zoning and a landscaped street yard along South Seneca Street.
- (4) Light poles shall be of the same color and design, and shall have cut-off fixtures, which direct light onto the subject property. Light poles must be limited to a maximum height of 15 feet within 200 feet of residential zoning. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings, as determined by the Planning Department, is not permitted.
- (5) Freestanding signage is limited to one monument type sign no taller than 20 feet with a maximum of 80 square feet of signage. No off-site signs, free standing flag signs or portable signs shall be permitted.
- (6) A drainage plan, covering both natural and that created by the operation, shall be submitted, and approved by the Department of Public Works.
- (7) The owner or operator shall be responsible for the proper maintenance and removal of trash for the site.
- (8) Screening of all dumpsters, outside storage, and utilities, such as AC units, will be constructed of material to match and preferably be connected to the buildings they support. No dumpsters, outside storage and utilities, such as AC units, will be visible from street view.
- (9) The applicant shall obtain all applicable permits including, but not limited to: building, health, and zoning. This will include turning in plans for review and approval by the MABCD for the Carwash.
- (10) If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 21st Day of July 2022.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:



William M. Johnson, Chairman



Scott Wadle, Secretary



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	275879	Print Legal Ad - IPL0077061		\$221.44	3	88 L

Attention: Betsy Pagán
 CITY OF WICHITA/PLANNING DEPT
 271 WEST THIRD ST., 2ND FL, SU 203
 WICHITA, KS 67202

LEGAL PUBLICATION

OCA 150004
 Published in The Wichita Eagle on June 16, 2022
 (One Time Only)
 MAPC/BZA July 7, 2022
 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, July 7, 2022, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to the Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.

CON2022-00019: City Conditional Use request in the City for an accessory apartment in SF-5 Single-Family Zoning; generally located approximately one-quarter mile North of West 13th Street North and within one-half mile East of North Amidon Avenue (1541 North Woodrow Avenue).

CON2022-00020: Conditional Use request in the City for Carwash in LC Limited Commercial within 200 feet of residential zoning; generally located on the East side of South Seneca Street and within one-quarter mile North of West 31st Street South (3028 South Seneca).

CON2022-00021: Conditional Use request in the City to allow Multi-Family density in TF-3 Two-Family Residential zoning (with ZON2022-29, rezoned from SF-5 to TF-3); generally located within one-half mile North of West Central Avenue and two blocks West of North McLean Boulevard (804 North Custer).

PUD2022-00015: Zone Change request in the City from TF-3 Two-Family Residential to PUD Planned Unit Development to modify development standards to permit two non-conforming single-family structures, located within one-block West of South Hillside Avenue and within one-quarter mile South of East Douglas Avenue (302 S. Lorraine).

VAC2022-00018: Request in the City to Vacate a platted alley; generally located South of East 21st Street North and East of North Hydraulic Avenue, between Minneapolis Avenue and Minnesota Avenue.

VAC2022-00019: Request in the City to Vacate a portion of platted complete access control on SF-5 zoned property; generally located seven-tenths of a mile South of East 63rd Street South, midway between I-35 and K-15, on the Southwest corner of South Grove and East Fager Streets.

ZON2022-00015: Request in the City to amend Protective Overlay #359 (ZON2020-00050) for construction of a duplex; generally located within 200 feet North of East 17th Street North and within one-half mile East of North Hydraulic Avenue (1805 North Madison).

ZON2022-00017: Zone change request in the City from SF-5 Single Family Residential to TF-3 Two Family Residential; generally located 225 feet South of 26th Street North and two blocks East of North Hillside Avenue.

ZON2022-00029: Zone change request in the City from SF-5 Single-Family Residential to TF-3 Two Family Residential (with CON2022-00021 for multi-family density) located within one-half mile North of West Central Avenue and within one-quarter mile West of North McLean Boulevard (804 North Custer).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below). Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.
 Email Planning@wichita.gov
 Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department

Attn: Scott Wadle
 271 W. 3rd Street - Suite 201
 Wichita, KS 67202
 Phone 316.268.4421
 Fax 316.858.7764
 Participate Remotely

Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/651544141>

You can also dial in using your phone.

United States: +1 (571) 317-3112

Access Code: 651-544-141

Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or inroomlink.gotom.com

Meeting ID: 651 544 141

Or dial directly: 651544141@67.217.95.2 or 67.217.95.2#651544141

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/651544141>

Attend In-Person

You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. For more information please visit www.wichita.gov/visitcityhall. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2684464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on June 16, 2022

Scott Wadle, Secretary
 WichitaSedgwick County
 Metropolitan Area Planning Commission
 IPL0077061

Jun 16 2022

In The STATE OF KANSAS
 In and for the County of Sedgwick

No. of Insertions: 1
 Beginning Issue of: 06/16/2022
 Ending Issue of: 06/16/2022

STATE OF KANSAS)

SS

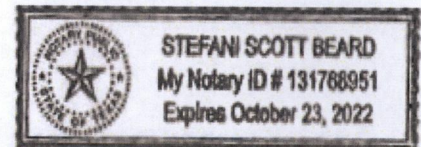
County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 06/16/2022 to 06/16/2022.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 06/16/2022

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

KC Chiefs' Mecole Hardman returns after missing OTAs with a hamstring injury

BY HERBIE TROPE
herbie@kstar.com

Kansas City Chiefs wide receiver Mecole Hardman didn't enjoy the best start of Tuesday's on-field work, which marked the first day of a three-day mandatory minicamp.

The four-year pro dropped the first pass to come his way during team drills, and then he dropped the second one. The third time wasn't the charm, either, as the pass from quarterback Patrick Mahomes slipped through Hardman's hands near the right sideline.

Hardman, who missed time during organized team activities because of a hamstring injury, expressed his frustration at the sideline by removing his helmet and throwing it to the ground.

All good, though, as Hardman let his competitive spirit show because he knew he could do better.

"It's a pass I need to catch," Hardman said. "I dropped two in a row — back-to-back — and it's just not being out there for a minute, you kind of want to be perfect when you go back out there."

"It's just kind of one of those things that you're frustrated with yourself knowing I can do better, and I definitely can be better than that. I actually bounced back and caught everything else, so it was just one of those moments."

Hardman's rocky start to practice quickly became a memory, as he rebounded with a strong finish by hauling in catches whenever Mahomes threw his way during the almost two-hour practice.

Tuesday's early dropped passes are certainly not the norm for Hardman, who posted a career-high 71.1 catch percentage in 2021 en route to also totaling career highs in a single season with catches (59), yards receiving (693) and targets (83).

And the Chiefs will depend on Hardman's ability to pull in receptions this season because he's in line for more looks with the departure of Tyreek Hill, whom the Chiefs traded to the Miami Dolphins during the offseason.

The spotlight is on, but Hardman embraces the extra attention. "I don't feel no pressure," he said. "I just think it's one of those things, it's like a next-man-up mentality."

"As far as like pressure-wise, I really don't feel it. I think it's just me having to step up and be a better overall player than I've been the last three years. I don't feel no pressure."

back in the NFL, the best tight end in the NFL, so we're going to lean on those guys, we're going to depend on them, and we know they're going to come to play every Sunday.

"With the new guys, I think they're adjusting very well. They're learning the playbook, learning how we play here and the standard that we got here, so I think we're going to be just fine."

Meanwhile, Hardman

and his teammates will have two more days of practice to continue working together.

And after putting in a full morning of work Tuesday, Hardman indicated he doesn't see any issues with a hamstring going forward.

"It's coming along," he said. "I'm just trying to get back in the swing of things, trying to get back to full speed and just seeing how it feels when I'm going out there, but it's coming along."

PARTICIPATION REPORT

Defensive end Frank Clark's absence Tuesday raised a few eyebrows because of the mandatory nature of the minicamp.

Clark, though, had a good reason as the Chiefs announced after the practice concluded that the defensive end was excused. Cornerback Rashad Fenton (shoulder), tight end Blake Bell, defensive end Malik Herring, center Darryl Williams and rookie wide receiver Justin

Ross were not present. Williams' absence was later explained on Tuesday's NFL transactions report, as the Chiefs waived him.

Left tackle Orlando Brown Jr., who has not signed his franchise tag, remains away from the team, as expected.

Right tackle Lucas Niang, who continues to rehab from a torn patellar tendon suffered during the 2021 regular season finale, made his first appearance of the off-

season workout program. Niang sported a baseball cap and observed the on-field work off to the side.

Wide receiver Daurice Fountain, who missed time during OTAs for undisclosed reasons, appeared limited during Tuesday's practice. He participated in individual drills, but took off his helmet during team drills and didn't participate.

Running back Jerick McKinnon, whom the Chiefs reportedly brought back Monday on a one-year deal, was not on the practice field. The Chiefs announced his signing on Tuesday afternoon.

Herbie Trope: 816-234-4659, @HerbieTrope

Classified FIND. BUY. SELL.

classifieds.kansas.com

Legals

Supremacy Superior Court of Washington

CLARE RYAN STEH.
A Child under the age of Eighteen years.
No. 21-8-00082-29

AMENDED SUMMONS AND NOTICE BY PUBLICATION OF PETITION/HEARING RE RELIGIOUSNESS OF PARENT-CHILD RELATIONSHIP
The State of Washington to the said: KAYLIN CHRISTIE, biological mother of Claire Ryan Steh.
You are hereby summoned to appear within thirty days after the date of first publication of this summons, and defend the above-entitled action in the above entitled court, and answer the petition of the petitioner herein, Stephanie and Travis Steh, and serve a copy of your answer upon the undersigned attorneys for petitioners at the office below stated. If you fail to do so, judgment may be rendered against you according to the request of the petition which has been filed with the Clerk of said court.

LEGAL PUBLICATION
NOTICE
Items set at 110 N. 1275 St E in apt 42515 Wichita, KS 67208 will be disposed of on June 24th if not claimed.
PL0077348
Jun 16 2022

LEGAL PUBLICATION
NOTICE
Notice to Jeffrey Chains and all interested parties. Personal property left in your former rental unit will be disposed of on 30 days on July 14, 2022. If interested in reclaiming said property, please contact the Public Housing Division at 462-3737.
PL0077294
Jun 16 2022

LEGAL PUBLICATION
NOTICE OF INTENT TO DISPOSE OF REAL PROPERTY
To: Joshua Spicer & Brittany Spicer, and all interested parties. Personal property left through or under them, please take notice that on or after July 15, 2022, the contents of 802 S 50th St S, Wichita, KS 67217, will be sold or otherwise disposed of by Green Acres, LLC.

LEGAL PUBLICATION
DCA 185004
OFFICIAL HEARING NOTICE
Published in The Wichita Eagle on June 16, 2022
One Time Only

NOTICE IS HEREBY GIVEN that on Thursday, July 7, 2022, no earlier than 1:00 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board of Zoning Appeals will be held to hear appeals in multiple ways. Those without technology options can participate by going to the Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, Wichita, Kansas 67202 (located at the bottom of this notice). If you have any questions regarding the meeting or your appeal, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 268-4421.

LEGAL PUBLICATION
DCA 185004
OFFICIAL HEARING NOTICE
Published in The Wichita Eagle on June 16, 2022
One Time Only

NOTICE IS HEREBY GIVEN that on Thursday, July 7, 2022, no earlier than 1:00 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board of Zoning Appeals will be held to hear appeals in multiple ways. Those without technology options can participate by going to the Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, Wichita, Kansas 67202 (located at the bottom of this notice). If you have any questions regarding the meeting or your appeal, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 268-4421.

LEGAL PUBLICATION
DCA 185004
OFFICIAL HEARING NOTICE
Published in The Wichita Eagle on June 16, 2022
One Time Only

LEGAL PUBLICATION

Personal Property of Summer Rush at 1800 S Goodlet, Wichita, KS will be disposed of on July 7, 2022.
PL0077409
Jun 16 2022

LEGAL PUBLICATION

Sealed Request for Proposals will be received in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 North Main, Wichita, Kansas, prior to 3:00 O'CLOCK P.M., FRIDAY, JULY 15, 2022. Printed and Electronic submissions are requested. One (1) original with 50 copies of the complete proposal are required. Request for Proposal's submitted letter must be signed and dated to submit a proposal. In addition to printed copies, one (1) electronic copy of your bid/offer. Proposal should be emailed to jaubert@wichita.gov. Must be marked "Request for Proposal 221010" and show Date and Time to identify contents. Printed proposal submissions must be delivered to:
Attn: Jean Leuber, Senior Buyer
12th Floor, City Hall
455 N. Main
Wichita, KS 67202

Envelopes must be marked "Request for Proposal F220110" and show due date and time to identify contents. Request for Proposal's submitted letter must be signed and dated to submit a proposal for: City Manager's Office Professional Services for Violence Prevention program implementation. AS PER SPECIFICATIONS F.O.B.: Wichita, KS. Specifications for the sealed proposals are on file in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 North Main, Wichita, Kansas, 67202-4658. This information is also available on the City of Wichita Web Site at https://eforms.wichita.kansas.gov.

Sealed proposals shall be received in the office of the City Purchasing Manager prior to 3:00 o'clock p.m., July 15, 2022. The review and evaluation of the submitted proposals will take estimated time to 90 days before completion. The City of Wichita that a contract has been approved by the City Commission. The Purchasing Division may be further assistance. Please contact us at (316)268-4638.

Dated at Wichita, Kansas, on the 14th day of June, 2022
Melinda A. Walker
Purchasing Manager
PL0077254
Jun 16 2022

Legals

LEGAL PUBLICATION

IN THE EIGHTEENTH JUDICIAL DISTRICT DISTRICT COURT OF SEDGWICK COUNTY, KANSAS
CIVIL DEPARTMENT

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SEDGWICK, KANSAS, Plaintiff,
vs.
GUADALUPE MARTINEZ, ET AL., Defendants.
PURSUANT TO CHAPTER 60 AND 79 OF KANSAS STATUTES ANNOTATED
NOTICE OF SUIT - PUBLISHED IN WICHITA EAGLE
As required by Kansas law, K.S.A. 67-2501, the Plaintiff notifies all interested parties that full publication of its Notice of Suit is published in the Wichita Eagle on Thursday, June 16, 2022, at 1:00 p.m. in accordance with K.S.A. 67-2501(b)(10). The Party Informer is the designated official newspaper as required by resolution of the Board of County Commissioners. In addition to hard copy publication, the full content of the Notice of Suit may be reviewed in the Party Informer's online website at www.districtcourts.com.

Notice is hereby given that all defendants named in this suit and identified in the Notice of Suit published in the Party Informer, together with the unknown heirs, executors, administrators, trustees, creditors and assigns of such defendants as are existing, disclosed or dormant corporations; the unknown executors, administrators, devisees, trustees, creditors, successors and assigns of such defendants as are or were partners or in partnership; the unknown guardians, conservators, and trustees of such defendants as are minors or are in any way under legal disability; and the unknown heirs, executors, administrators, devisees, trustees, creditors and assigns of any person alleged to be deceased and made defendants as such.

SELL YOUR STUFF FAST!

316.268.6000

Animals

AKO LAB PUPPIES
Laborator Lab Puppies for sale of good stock
6 weeks old
Call 316-518-1177

Service Directory

Lawn/Garden/Landscaping/Trees
Landscape clean-up positive drainage dirt mulch rock delivery tree work 900-6887 reasonable rates

Miscellaneous

Garage Sales

THIS OUT!

HUGE OUT OF BUSINESS SALE
WICHITA SEDGWICK 6/16/22 6 A.M. - 4 P.M. 7225 E Harry - Car audio store. Electronics/parts and accessories, office furniture, etc. CASH ONLY!

Wichita Multi-Family Sale
LOTS of chairs and household items
7022 E. Nelson, Wichita, KS 67206
Thu-Sat 10am to noon

CUSTOMIZED ESTATE SALES
PHOTOS@ESTATESALES.NET
7429 E 26TH ST N
WEST END OF 58TH & W
THUR-FRI 9-5 SAT 9-3

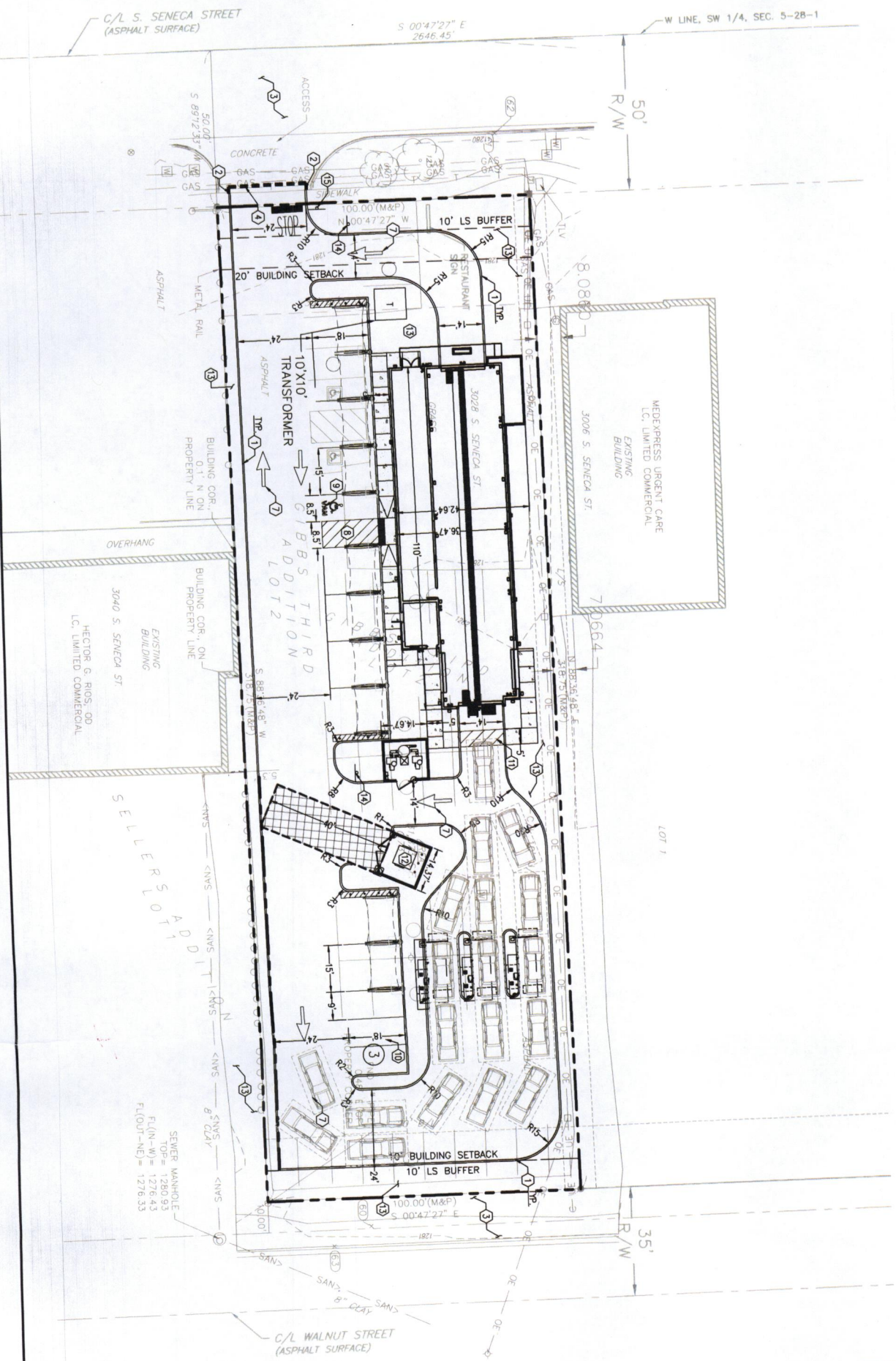
HEYWOOD WAKEFIELD, LEATHER SOFA, BERNHARDT ARMCHAIR, LARGE DINING TABLE & CHAIRS, CHINA HUTCH, DIAMETS, SOLID WOOD BURNER, QUEEN BED, CAMERA EQUIP, REFRIG, LEATHER BENCH, HONEYCREEK, KANGAROO, TABLE SAW, LADDERS, BIKES, HOME & HOLID DECOR.
JULY 31-8-2022-3000

Misc.
TEXTON-BUILDING.COM
Customized Residential Exterior Remodel
316-573-6742

CONDITIONAL USE:
 THE PROPOSED TAKE FIVE EXPRESS CAR WASH APPEARS TO BE CONSISTENT WITH THE CITY OF WICHITA LAND USE PLAN AND SHOULD NOT ADVERSELY AFFECT THE ADJACENT PROPERTIES. THE PROPOSED BUILDING AND ADDITIONAL LANDSCAPING SHOULD GREATLY IMPROVE THE IMAGE OF THE SITE WHILE CONTINUING TO OFFER THE RESIDENTS OF WICHITA EASY ACCESS TO THE GOODS AND SERVICES PROVIDED BY TAKE FIVE EXPRESS CAR WASH.

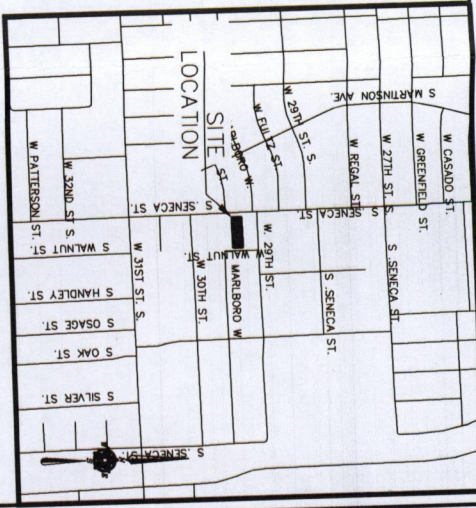
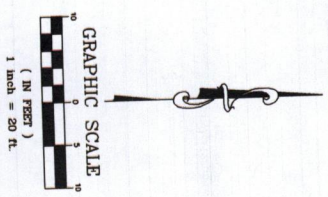
LEGAL DESCRIPTION
 LOT 2, GIBBS THIRD ADDITION, A SUBDIVISION IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

APPROVED
 1/27/22
 W/ [Signature]
SITE PLAN



- EXISTING LEGEND:**
- CHAIN LINK FENCE
 - OVERHEAD ELECTRIC
 - UNDERGROUND GAS
 - UNDERGROUND WATER
 - TELEPHONE
 - WATER WATER
 - GAS VALVE
 - SANITARY MANHOLE
 - BOLLARD
 - TELEPHONE PESTICIDE
 - PARKING STALL
 - ADA STALL
 - SIGN AS NOTED
 - SECTION CORNER AS NOTED
 - MONUMENT FOUND AS NOTED
 - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
 - SET 1/2" IRON BAR AT CORNER W/ 1/2" CAP
 - (P) PLATTED DISTANCE
 - (M) MEASURED DISTANCE
 - L/S LANDSCAPED AREA
 - R/W BUILDING SETBACK LINE
 - B/L BUILDING SETBACK LINE
 - R/W RIGHT OF WAY
 - U/E UTILITY EASEMENT
 - EXISTING TREE
 - POWER POLE
 - SIGN AS NOTED
 - LIGHT POLE
 - GUY WIRE

- PROPOSED LEGEND:**
- PROPERTY LINE
 - PROPOSED CURB & GUTTER
 - LIMITS OF FULL DEPTH SAWCUT
 - PARKING SPACES
 - STOP BAR
 - STOP STRIPING
 - ACCESSIBLE SPACES
 - ADA RAMP
 - SIGN



LOCATION MAP
 1" = 1/6 mi

SITE DATA TABLE

LOCATION:	3028 S. SENECA ST., WICHITA, KS 67217
LOT AREA:	0.79 AC. (34,413 S.F.)
ZONING:	LC, LIMITED COMMERCIAL
CURRENT USE:	VACANT
PROPOSED USE:	CAR WASH
BUILDING DATA:	
BUILDING AREA:	3,897 S.F.
BUILDING HEIGHT:	30'-11" (1 STORY)
BUILDING COVERAGE:	11.3%
F.A.R.:	0.113:1
PARKING SUMMARY:	REQUIRED PROVIDED
PARKING SPACES (9'x18')	3 3
ACCESSIBLE SPACES:	1 1
TOTAL SPACES:	3 3
TOTAL VACUUMS:	11
LANDSCAPE PERMITS:	- S.F.
IMPERVIOUS:	- S.F.

CUP SUBMITTAL

APPLICANT:	MATTHEW GILBERT, DRIVEN BRANDS, 6300 SOUTH SYRACUSE WAY, STE. 290, GREENWOOD VILLAGE, CO, 980-259-0701, MATTHEW.GILBERT@DRIVENBRANDS.COM
AGENT:	ANDRE SULTANO, JM CIVIL ENGINEERING, 1101 CENTRAL EXPY. S., STE. 215, ALLEN, TX 75013, 214-705-3182, ASULTANO@JMCIVILENG.COM

- SITE KEY NOTES:**
- 1 CONCRETE CURB AND GUTTER (PER LOCAL CODES)
 - 2 MATCH EXISTING PAVEMENT ELEVATION.
 - 3 EXISTING PAVEMENT TO REMAIN.
 - 4 LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL
 - 5 DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES)
 - 6 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45°.
 - 7 ACCESSIBLE STRIPING & SYMBOL. (TYPICAL—PER ADA AND LOCAL REQUIREMENTS)
 - 8 PARKING STALL STRIPING. (PER LOCAL CODES)
 - 9 PEDESTRIAN/ACCESSIBLE CROSSWALK STRIPING.
 - 10 DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
 - 11 LANDSCAPE AREA. (PER LANDSCAPE PLAN)
 - 12 DO NOT ENTER SIGN.
 - 13 STOP SIGN.



PROJECT NO:	JM-TF022005
DRAWN BY:	JMCE
CHECKED BY:	JMCE
ISSUE DATE:	05/09/22
DESCRIPTION:	CONDITIONAL USE PERMIT SUBMITTAL
REV	DATE
	05/09/22

TAKE 5 CAR WASH, WICHITA
 3028 S. SENECA ST.
 WICHITA, KS 67217
CONDITIONAL USE PERMIT

JM CIVIL
 1101 Central Expressway South
 Suite 215
 Allen, TX 75013
 Ph: 214-497-1830
 John Moorhead, PE
 CIVIL ENGINEER

CUP

CUP SITE PLAN

STAFF REPORT
MAPC July 7, 2022
DAB III July 6, 2022

CASE NUMBER: CON2022-00020 (City)

APPLICANT/AGENT: Via Fone Inc. (Owner)/ JM Civil Engineering, – Andre Sutiono (Agent)

REQUEST: Conditional Use for the construction of a carwash

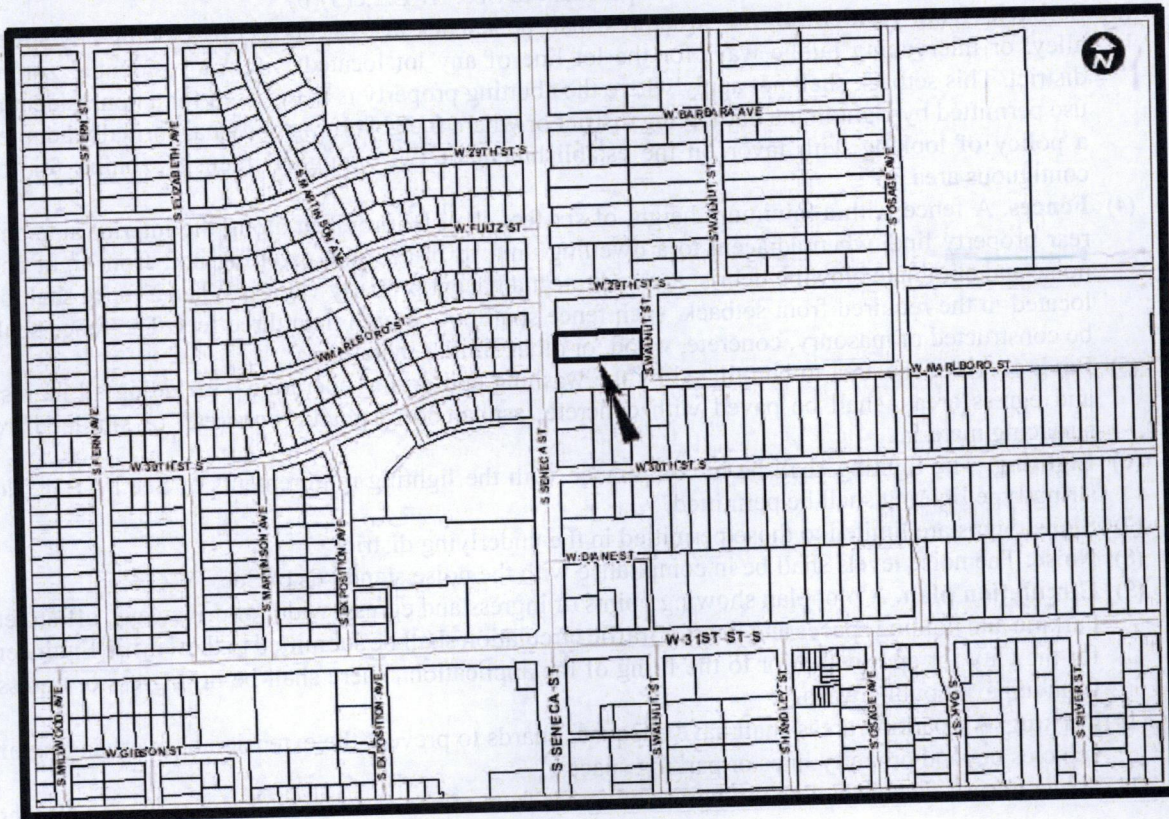
CURRENT ZONING: LC Limited Commercial

SITE SIZE: 0.73 acres

LOCATION: Generally located on the east side of South Seneca Street and within one-quarter mile north of West 31st Street South (3028 South Seneca Street).

PROPOSED USE: Take Five Express Carwash

RECOMMENDATION: Approve with conditions



BACKGROUND: The applicant is requesting a Conditional Use to permit an automated carwash on land zoned LC Limited Commercial. The land is currently vacant with the only improvement being a parking lot used to service a now demolished business that previously existed on site. The completion of this project will fill in the gap between a commercial strip development to the south and an urgent care to the north. The applicant proposes to build a 3,897 square foot building with four parking spaces (one of which would be handicap accessible), a dumpster enclosure, vacuums, pay stations, and crosswalks. The proposed hours of operation for the carwash are 7:00 AM – 7:00 PM Monday – Saturday and 7:00 AM – 5:00 PM or 6:00 PM on Sundays.

The proposed carwash site plan shows that vehicles will enter the carwash stall at the east end of the building, closest to South Walnut Street, and exit on the west end towards South Seneca Street. With this orientation, the dryers will be located closer to South Seneca Street, a heavily trafficked arterial street. The vacuum bays are along the south side of the building. Directly across South Seneca Street from the site is a small business on LC Limited Commercial-zoned land and a single-family residential development.

Carwashes are permitted uses in LC Limited Commercial Zoning subject to the following Supplementary Use Regulations in Section III-D.6.f of the Unified Zoning Code. The Regulations state that carwashes require Conditional Use approval when developed within 200 feet of residential zoning.

- (1) **Setbacks from major Streets.** All buildings shall be set back at least 35 feet from all arterials, expressways, or freeways.
- (2) **Setbacks from other Streets.** For all streets other than arterial streets, expressways, or freeways, the minimum street setback shall be the less of the following:
 - a. 20 feet from the street right-of-way line
 - b. The setback described on the recorded subdivision plat; or
 - c. The average setback calculated pursuant to Sec. III-E.2.e(5)(b).
- (3) **Setbacks from residential.** All structures shall be setback at least 60 feet (excluding any street, alley, or intervening public way) for the lot line of any lot located within a residential zoning district. This setback shall not apply where the abutting property is being used for a nonresidential use permitted by-right in the underlying district or where the governing body has formally adopted a policy of looking with favor on the establishment of LC or higher intensity zoning for the contiguous area.
- (4) **Fences.** A fence with a minimum height of six feet shall be provided along the interior side and rear property line, when adjacent to a dwelling unit, to protect the dwelling unit from light and noise and eliminate blowing debris, and to protect adjacent property values. When a fence shall be located in the required front setback, such fence shall not be high than three feet. The fence shall be constructed of masonry, concrete, wood, or other similar materials.
- (5) **Paving.** 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, or similar hard surfacing material
- (6) **Lighting.** The lighting shall be in compliance with the lighting requirements of Sec.IV-B.4. No string-type lighting shall be permitted.
- (7) **Signs.** Signs are limited to those permitted in the underlying district
- (8) **Noise.** The noise levels shall be in compliance with the noise standards of Sec. IV-C.6.
- (9) **Circulation plan.** A plot plan showing points of ingress and egress, width of driveways, off-street Parking and holding spaces and interior traffic circulation shall be submitted to the Traffic Engineer for the City for approval prior to the filing of the application. There shall be no ingress or egress from unpaved public ways.
- (10) **Parking.** All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
- (11) **Street access.** There shall be no ingress or egress from minor or residential streets having 60 feet

- of right-of-way or less, unless there are two free-moving lanes at all times.
- (12) **Drainage.** All drainage, both natural and that created by the operation, shall be handled in a manner satisfactory to the Department of Public Works.
 - (13) **Maintenance.** The area shall be properly policed through inspections by the owner or operator for proper maintenance and removal of trash.

The proposed site is within 200 feet of residential zoning on all four sides. The proposed site plan adheres to all required setback and parking requirements set by Art. III.Sec.III.D.6.f. The proposed screening and landscaping plan adheres to all landscape requirements including a landscaped street yard with parking lot screening along South Seneca and a six-foot solid screening fence with landscape buffer along South Walnut. The proposed site plan adheres to all queuing requirements, having more than the minimum required queuing spaces (3 per 20 linear feet of the stall). Each queuing space must be at least 10 feet by 20 feet and must not protrude into public right-of-way.

Property to the north is zoned LC Limited Commercial with a Conditional Use (CON2010-00014) to permit Vehicle and Equipment Sales. This property is developed with an urgent care facility. Property to the east, across South Walnut, is zoned B Multi-Family and developed with an apartment complex. Property to the south is zoned LC Limited Commercial and is developed with retail use and personal services. Properties to the west, across South Seneca, are zoned GO General Office and SF-5 Single-Family Residential and are developed with a vitamin supplement store and a single-family residence, respectively. Southwest of the subject property is a commercial shopping center on the corner of West 31st Street South and South Seneca Street.

CASE HISTORY: The lot was platted in 1969 as part of Gibbs Third Addition. No further case history is available.

ADJACENT ZONING AND LAND USE:

NORTH:	LC	Urgent care facility
SOUTH:	LC	Retail
EAST:	B	Apartment complex
WEST:	GO & SF-5	Retail store and single-family residence

PUBLIC SERVICES: The frontage is located along South Seneca, a paved arterial street with sidewalks on both sides of the road. South Walnut Street is a paved, two-way local street with a sidewalk on the east side. Platted access control along South Walnut prohibits access to the site. Wichita Transit has one bus stop within half a mile of the site, located at the intersection of South Seneca Street and West 31st Street. The stop serves both Route 16 (South Broadway/Lincoln/Seneca/47th/South High School) and Route 14 (Douglas/Meridian/31st/South High School/Pawnee Plaza). Gibbs Third Addition is served by municipal water and sewer.

CONFORMANCE TO PLANS/POLICIES: The requested Carwash development is in conformance with the following plans.

The Community Investments Plan: The adopted 2035 Wichita Future Growth Concept Map of the Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the subject property as appropriate for commercial development. Carwashes are identified as appropriate uses in commercial districts and by Conditional Use approval if within 200 feet of residential districts if appropriate site design limits minimize adverse impacts on surrounding properties.

Wichita: Places for People Plan: The requested zoning is in conformance with the goals of the Wichita: Places for People Plan. The Wichita: Places for People Plan provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned as “a place for people – a place that provides for the movement of people – on foot, on bike and through transit – in balance with automobiles.”

- **Strategies:** The Wichita: Places for People Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The requested Carwash proposal aligns with the design principles of Places for People by “encouraging infill and redevelopment that is contextual to the environment.” The Land Use Compatibility principle states Carwashes as appropriate in LC Limited Commercial districts.
- **Current Condition:** The subject property is located within an area identified as an “area of stability.” The Places for People Plan defines Areas of Stability as those “areas of the ECA that exhibit less stress, or fewer economic, connectivity, and walkability issues. Areas of Stability should require fewer interventions and potentially less investment to maintain a viable development environment and community. Improvements should be geared toward continuing the area’s momentum and strengthening the established context.” The addition of a Carwash provides a feature that fits the established context.

RECOMMENDATION: Based upon the information available at the time the staff report was prepared it is recommended that the request be **APPROVED**, subject to the following conditions:

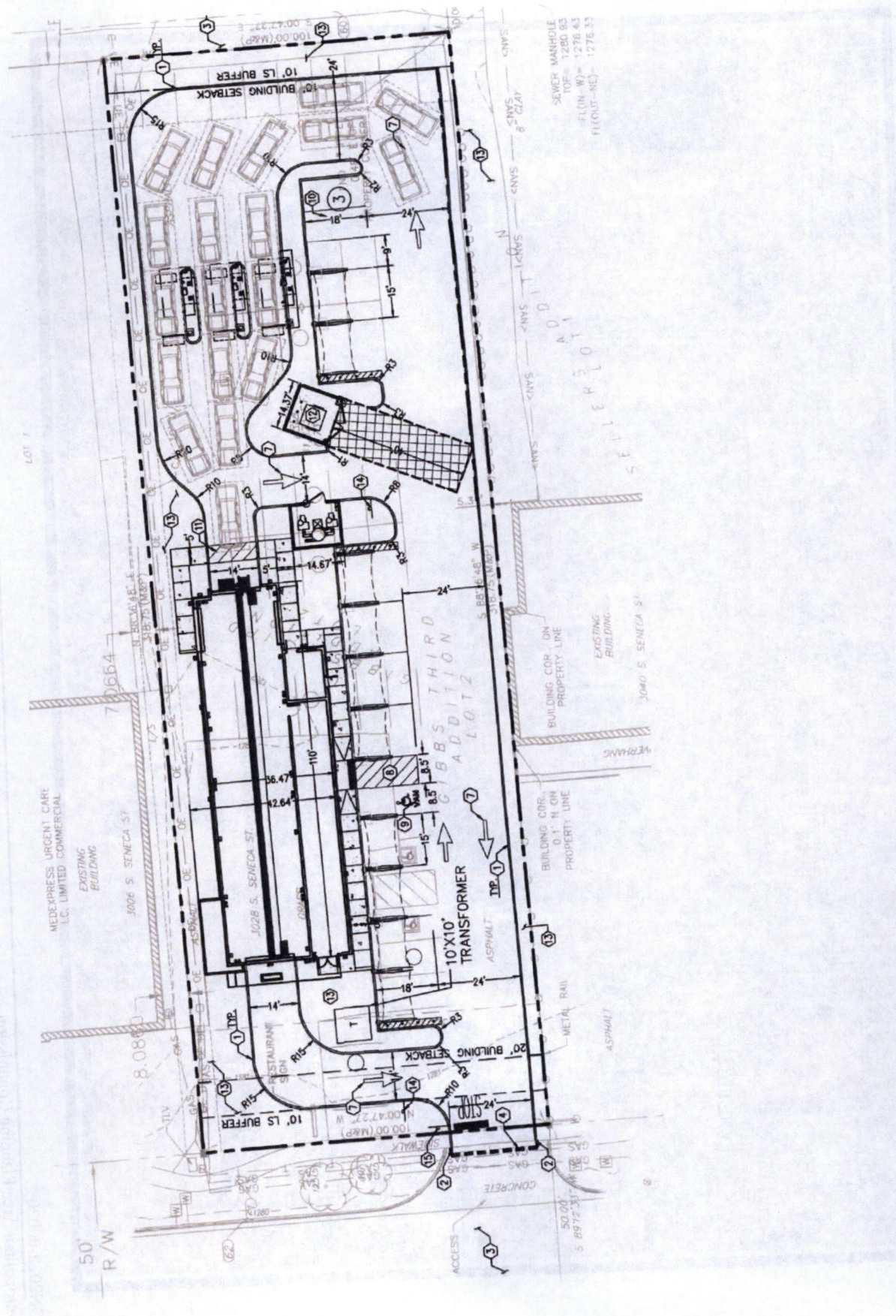
- (1) The use shall comply with Supplementary Use Regulations set forth in Section III-D.6.f of the Unified Zoning Code.
- (2) Development of the site shall be in conformance with the approved site plan.
- (3) The site shall comply with all screening standards of Section IV-B.1-3 of the UZC and the landscaping standards of the Wichita Landscape Ordinance. In general, there shall be a screening fence on the east property line with a 10-foot landscape buffer where it abuts to residential zoning and a landscaped street yard along South Seneca Street.
- (4) Light poles shall be of the same color and design, and shall have cut-off fixtures, which direct light onto the subject property. Light poles must be limited to a maximum height of 15 feet within 200 feet of residential zoning. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings, as determined by the Planning Department, is not permitted.
- (5) Freestanding signage is limited to one monument type sign no taller than 20 feet with a maximum of 80 square feet of signage. No off-site signs, free standing flag signs or portable signs shall be permitted.
- (6) A drainage plan, covering both natural and that created by the operation, shall be submitted, and approved by the Department of Public Works.
- (7) The owner or operator shall be responsible for the proper maintenance and removal of trash for the site.
- (8) Screening of all dumpsters, outside storage, and utilities, such as AC units, will be constructed of material to match and preferably be connected to the buildings they support. No dumpsters, outside storage and utilities, such as AC units, will be visible from street view.
- (9) The applicant shall obtain all applicable permits including, but not limited to: building, health, and zoning. This will include turning in plans for review and approval by the MABCD for the Carwash.
- (10) If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

1. The zoning, uses, and character of the neighborhood: The properties to the north and south of the subject site along South Seneca Street are zoned LC Limited Commercial. Farther north of the property along South Seneca Street there is a mixture of GO General Office, LC Limited Commercial, and NR Neighborhood Retail. To the east and west of the subject property exists B Multi-Family Residential and SF-5 Single Family Residential Districts. Carwashes are permitted within LC Limited Commercial Zoning and within 200 feet of residential zoning by Conditional Use and must meet applicable use regulations.
2. The suitability of the subject property for the uses to which it has been restricted: The subject site is currently zoned LC Limited Commercial which allows for the development of retail, commercial, office, and other complementary land uses. Carwashes are permitted within 200 feet of residential zoning by Conditional Use approval. The subject site is located within a commercial strip development and a carwash would fit the context of the surrounding environment.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the request should not detrimentally impact nearby properties. The conditions of approval should minimize any unanticipated detrimental impacts.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed Conditional Use is in conformance with the *Community Investments Plan* and the *Wichita: Places for People Plan* as discussed in this staff report.
6. Impact of the proposed development on community facilities: Community facilities should not be significantly impacted by the proposed carwash. The property is served by municipal water and sewer.

Staff Report Attachments:

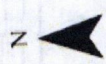
1. Site Plan
2. Carwash Layout Detail
3. Aerial Map
4. Zoning Map
5. Community Investments Plan Land Use Map
6. Site Photos





**2035 Wichita
 Future Growth
 Concept Map**

- Legend**
- Established Central Area
 - Residential and Employment Mix
 - New Employment
 - New Residential
 - Wichita City Limits
 - Other Cities
 - Northwest Bypass Right-of-Way
- Statistical Development Areas**
- Other Urban Growth Areas 2014
 - Other Urban Growth Areas 2014
 - Rural Growth Areas 2014
- LAND USE**
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant
 - Major Institutional
 - Nghbd_Plan_Areas





Looking at site from South Seneca Street

Metropolitan Area Planning Commission
2022-2023



Looking at site from back property line

CON2022-00020

Metropolitan Area Planning Commission



Looking at apartments from the site

Looking at the site from the apartments





Looking south from site



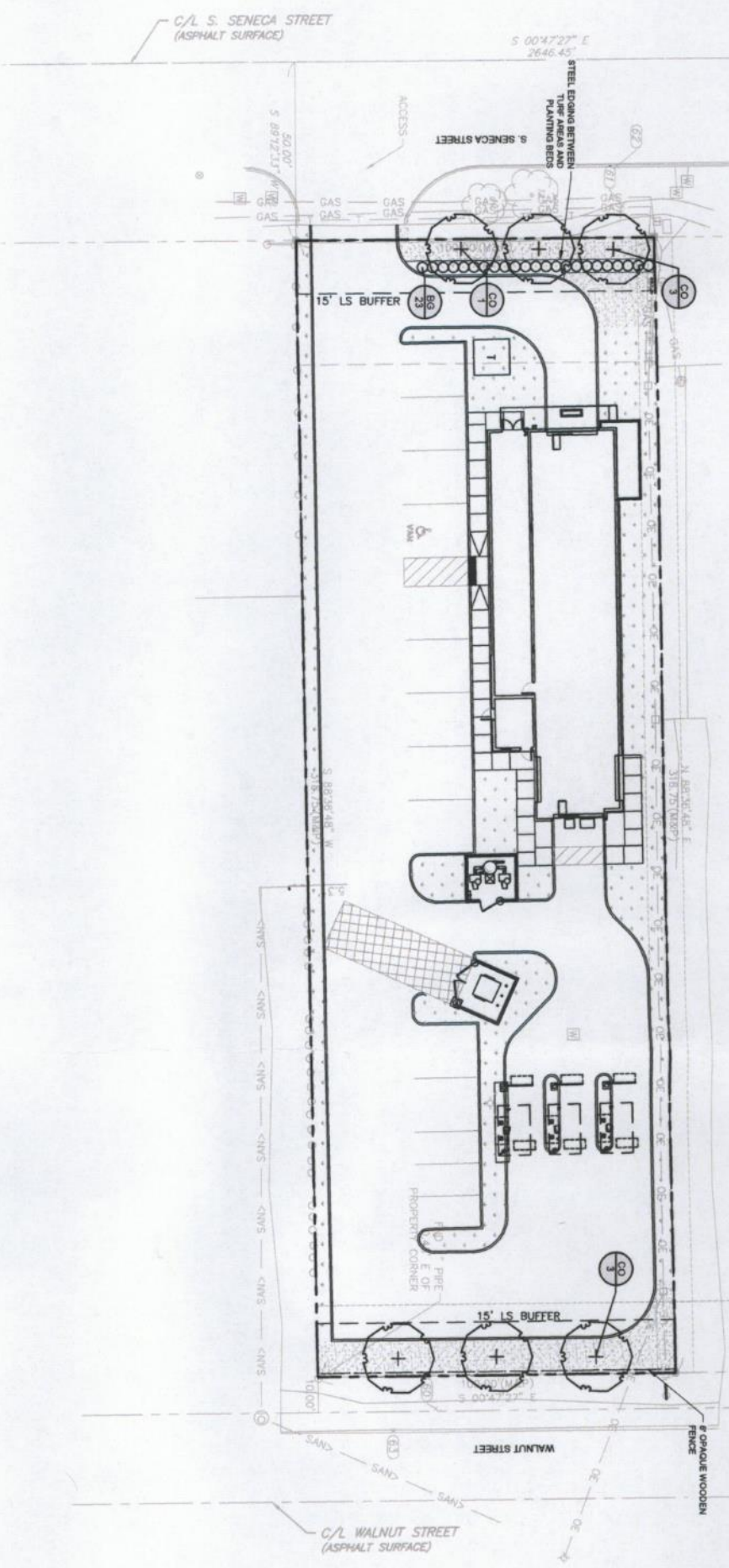
Looking west (across the street) from the sit

CON2022-00020

Metropolitan Area Planning Commission

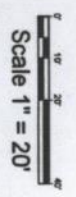


Looking north from site



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	DIAMETER	ROOT BALL	HEIGHT	QTY	SPACING
+	CO	Calla occidentalis / Common Hackberry	2" Cal.	BAB	8'-10'	6	36" o.c.
○	BO	Buxus x Green Mound / Green Mound Boxwood 18" minimum at the time of planting		QTY		23	
■	BD	Buchloe dactyloides / Buffalo Grass Sod		1.877 sf			
■	CH	Cynodon dactylon 4119 Hybrid / Bermuda Grass Sod		5.469 sf			



GENERAL GRADING AND PLANTING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING ELEVATION DATA AND NOTED TO REMAIN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING ELEVATION DATA AND NOTED TO REMAIN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING ELEVATION DATA AND NOTED TO REMAIN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING ELEVATION DATA AND NOTED TO REMAIN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING ELEVATION DATA AND NOTED TO REMAIN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING ELEVATION DATA AND NOTED TO REMAIN.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING ELEVATION DATA AND NOTED TO REMAIN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING ELEVATION DATA AND NOTED TO REMAIN.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING ELEVATION DATA AND NOTED TO REMAIN.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING ELEVATION DATA AND NOTED TO REMAIN.

LANDSCAPE CALCULATIONS

LAND USE	31.873 SF
LANDSCAPE BUFFER REQUIRED	10 PROVIDED
1 TREE PER 500 SF	2 TREE PROVIDED
5. SENECA ST 1500 / 500 = 3 TREES REQUIRED	2 TREE PROVIDED
8. WALNUT ST 1500 / 500 = 3 TREES REQUIRED	6 FENCE PROVIDED
75% MAXIMUM TURF AREA IN BUFFER	PROVIDED
PARKING LOT	
SCREENED BY MINIMUM 18" EVERGREEN SHRUBS	18" SCREEN PROVIDED
*100% TURF ALLOWED IF USING BUFFALO GRASS	

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK L.P.S. OF 4-1/2" SHREDED WOOD WALKING MAT (L.W.M.) OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS EXCEPT FOR AREAS WHERE THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING ELEVATION DATA AND NOTED TO REMAIN.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS UNDER ALL NEW PLANTED TREES THAT ARE LOCATED WITHIN THE 5' ROOT SPREAD. ROOT BARRIERS SHALL BE INSTALLED IMMEDIATELY UPON PLANTING AND SHALL BE 18" HIGH AND 1/2" THICK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING ELEVATION DATA AND NOTED TO REMAIN.

BUFFALO GRASS INSTALLATION

CONTRACTOR SHALL VERIFY WITH THE SOIL SUPPLIER THE MATURING SCHEDULE FOR BUFFALO GRASS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING ELEVATION DATA AND NOTED TO REMAIN.



THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL EXISTING ELEVATION DATA AND NOTED TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING ELEVATION DATA AND NOTED TO REMAIN.

LANDSCAPE PLAN

REVISED 7/17/22 BY NCS
CON 2022-20



1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1880
John Moselek, PE
CIVIL ENGINEER



LANDSCAPE PLANTING

TAKE 5 CAR WASH, WICHITA
3028 S. SENECA ST.
WICHITA, KS 67217
CONDITIONAL USE PERMIT

REV	DATE	DESCRIPTION	NAME
	05/09/22	CONDITIONAL USE PERMIT SUBMITTAL	YOU?

PROJECT NO: IM-11022005
DRAWN BY: JWG
CHECKED BY: RM
ISSUE DATE: 05/09/22

LP-1

