

DR 67-6 - Car Wash - Permitted in
"LC" - Requested amendment to Co.
Zoning Resolution. S-J Properties

ACTION

DATE

COMMITTEE

M.A.P.C. Authorized staff to 3-9-67
prepare amendment to zoning Resolution

M.A.P.C. ~~Approved~~ 5-11-67
advertising

B.L.C. Refer 1 week 5-24-67

B.L.C. Deferred 1 week 6-7-67

B.L.C. Approved the amendment 6-14-67
no advertising & Reamended

Closed 6-14-67

() (Published in The Wichita Beacon on April 24, 1967)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on May 11, 1967, at 2:00 P.M. in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, the Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following proposed changes to the text of the Zoning Resolution, Sedgwick County, Kansas:

SECTION 7 - "LC" LIGHT COMMERCIAL DISTRICT

A. USES PERMITTED

Amend to read as follows:

- 56.b Self-service and automatic car wash operations, whether attended or unattended and whether operated inside or outside a building, subject to the following conditions and requirements:
1. This use may be located in a commercial district contiguous to an arterial as designated in the Transportation Plan Element of the Comprehensive Plan and any amendments thereto.
 2. No structure shall be permitted closer than 60 feet (excluding any street, alley, or intervening public way) to the front and/or side of an "R", "R-1", or "AA" residential zoning district. Provided, however, that the above shall not apply where the abutting or contiguous property is being used for a light commercial use permitted in the "LC" zoning district, and/or where the Planning Commission has formally adopted a policy of looking with favor on the establishment of "LC" zoning for the contiguous area.
 3. There shall be a minimum lot area of 3,500 square feet for each self-service car washing stall and/or 2,500 square feet for each twenty lineal feet of the automatic car washing structure, provided the minimum lot area shall be not less than 7,500 square feet, plus any additional lot area as required by the Health Department.

4. The car washing building or facilities shall be set back a distance of not less than 35 feet from all street right-of-way lines.
5. A 6-foot high solid or semi-solid fence constructed of masonry, architectural tile, wood, louvered wood, or other similar materials, shall be provided along the interior side and rear property line when adjacent to a dwelling or a dwelling district which is not being utilized for a commercial use, in order to protect the existing and future residential development from light, noise, and blowing debris; and to protect the adjacent residential property values. Whenever said fence shall be located in the required front yard setback, it shall be reduced to three feet in height.
6. All of the area to be utilized by washing and drying operations, including all ingress and egress areas, shall be paved with concrete, asphalt or asphaltic concrete.
7. All lights shall be shielded to reflect or direct light away from the adjacent property. No string-type lighting or banners shall be permitted.
8. No signs shall exceed twenty-five feet in height or be placed so as to project over any public right-of-way.
9. No sound-projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
10. Off-street holding spaces shall be provided on the property in the following ratio:

Automatic Car Wash - not less than three parking spaces for each twenty lineal feet of the automatic car washing aisle; however, in the event the stall is constructed so as to not hold more than one auto at any given time, not more than three holding spaces shall be required for that stall.

- 10. Self-Service Car Wash - not less than four parking spaces for each self-service car washing stall.
- 11. Off-street drying spaces shall be provided on the property in the following ratio:
 - Automatic Car Wash - not less than two parking spaces for each automatic car washing aisle.

SECTION 17 - FIRST COMMERCIAL DISTRICT

- A. Self-Service Car Wash - not less than two parking spaces for each self-service car washing stall.
- Existing Subsection 17.2 shall become Subsection 17.2. One off-street parking space shall be provided for each two employees.

THIS proposed amendment will be discussed and considered. 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 in triplicate with the application for approval. All proposed changes shall be considered by the Commission as by law provided.

- 12. 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 in triplicate with the application for approval.
- 13. All parking areas shall have adequate guards to prevent the extension or overhang of vehicles beyond property lines or parking spaces.
- 14. There shall be no ingress or egress from minor or residential streets having sixty feet of right-of-way or less, unless there are two free-moving lanes at all times. (Example: a thirty-foot paved street with parking permitted only on one side would provide for two free-moving lanes.)
- 15. All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the County Engineer.
- 16. If the operation is located in close proximity to a residential area, operating hours may be established.

WICHITA EAGLE AND BEACON PUBLISHING CO., INC.

Affidavit of Publication

STATE OF KANSAS, }
County of Sedgwick, } ss.

W. W. Watson, of lawful age, being first duly sworn, deposes and saith: That he is Record Clerk of The Wichita Beacon, 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 which a true copy is hereto attached was published in the regular and entire daily Evening issue of said The Wichita Beacon for 1 consecutive issues - weeks, that the first publication of said notice was made as aforesaid on the 21 day of June, A.D., 1967.

And affiant further says that ----- he has personal knowledge of the statements above set forth and that they are true.

Subscribed and sworn to before me this 23 day of June, 1967

My Commission expires March 21, 1971

[Signature]
Notary Public Sedgwick County, Kansas

(199) (Published in The Wichita Beacon on June 11, 1967)

RESOLUTION
A RESOLUTION CHANGING THE SEDGWICK COUNTY ZONING REGULATION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS AND EFFECTIVE AFTER MARCH 3, 1958, WITH AMENDMENTS TO APRIL 3, 1967, FOR THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF THE CITY OF WICHITA, THE CITY OF HAYVILLE, THE CITY OF DERBY AND THE CITY OF MILWAUKEE, IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 14-C, THEREOF, AS AMENDED, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS: That upon the recommendation of the Metropolitan Area Planning Commission on May 11, 1967, after notice and public hearing as provided by law, under authority provided by section 14-C of the Sedgwick County Zoning Resolution, as amended March 3, 1958, the following section of the Sedgwick County Zoning Resolution is hereby amended as follows:

SECTION 7. "L-C" LIGHT COMMERCIAL DISTRICT

Amend Subparagraph 6 to read as follows:

6. Conditional Uses: The following uses may also be permitted if their location is first approved as provided in Section 11-E:

a) Adult hospital.
b) Self-service and automatic car wash operations, whether enclosed or unenclosed and whether located inside or outside an building, subject to the following conditions and requirements:

1. This use may be located on a parcel as designated in the Transportation Plan and any amendments thereto.

2. No structures shall be permitted on any street, alley, or intersected public way, on the front and/or side of an "L-C" residential zoning district. Provided, however, that the above shall not apply where the abutting or contiguous property is being used for a light-commercial use permitted in the "L-C" zoning district, and/or where the Planning Commission has formally adopted a policy of local "L-C" zoning for the contiguous area.

3. There shall be a minimum lot area of three thousand five hundred (3,500) square feet for each self-service car wash and/or two thousand five hundred (2,500) square feet for each automatic car washing structure, provided the minimum lot area shall be not less than seven thousand five hundred (7,500) square feet, plus any additional lot area as required by the Health Department.

The car washing building or facility shall be set back a distance of not less than thirty-five (35) feet from all street fronting lines.

4. Six (6) foot high solid or semi-transparent partitions of masonry, or other similar materials, shall be provided along the interior side and rear property lines adjacent to a dwelling or a dwelling district when a self-service car washing structure is located in the residential zoning district.

5. The self-service car wash and/or automatic car washing structure shall be located in the rear yard of a lot, or in a lot adjacent to a street (3) feet wide.

6. All areas to be utilized by self-service car wash and/or automatic car washing shall be paved with concrete, brick, or asphalt.

7. All lights shall be shielded to reflect or direct light away from the adjacent property. No string-type lighting or banners shall be permitted.

8. No signs shall exceed twenty-five (25) feet in height or be placed so as to project over any public right-of-way.

9. No sound-protecting devices or loudspeakers shall be used so as to be heard outside of any structure.

10. Off-street holding spaces shall be provided on the property in the following ratio:

Automatic Car Wash—not less than three (3) parking spaces for each twenty (20) lineal feet of the automatic car washing aisle; however, in the event the stall is constructed so as to not hold more than one (1) auto at any given time not more than three (3) holding spaces shall be required for that stall.

Self-Service Car Wash—not less than four (4) parking spaces for each self-service car washing stall.

11. Off-street drying spaces shall be provided on the property in the following ratio:

Automatic Car Wash—not less than two (2) parking spaces for each automatic car washing stall.

Self-Service Car Wash—not less than two (2) parking spaces for each self-service car washing stall.

One (1) off-street parking space shall be provided for each two (2) employees.

12. All plans showing setbacks, ingress and egress, width of driveways, driveway parking and holding spaces and interior traffic circulation, shall be submitted to indicate with the application for approval.

13. All parking areas shall have adequate guards to prevent the intrusion or parking of vehicles beyond property lines or parking spaces.

14. There shall be no ingress or egress from minor or residential streets having sixty (60) feet of right-of-way or less, unless there are two (2) two-way lanes at all times. (Example: A thirty (30) foot paved street with parking provided for two (2) two-way lanes.)

15. All drainage, both natural and created by the operation, shall be handled in such a manner satisfactory to the County Engineer.

16. If the operation is located in close proximity to a residential area, operating hours may be established.

17. The area shall be properly policed through inspections by the owner or operator for proper maintenance of improvements and removal of trash.

18. Such other conditions as the governing body shall deem necessary to provide orderly development.

19. Other uses which are of the same general character as those listed in this section, and which will not be detrimental to the area in which located, and which will not adversely affect the public health, safety, morals, convenience, property or general welfare.

SECTION 11. That Section 7-A.6 of the Sedgwick County Zoning Resolution which existed prior to the amendments set out in Section 1 above is hereby amended.

SECTION 12. This Resolution shall take effect and be in full force and effect from and after the date of the adoption of the original copy hereof.

ATTEST: My hand and the seal of the Board of County Commissioners of Sedgwick County, Kansas, this 14th day of June, 1967.

W. W. SCOTT,
County Clerk

BARBARA S. PETERS,
County Recorder

BARBARA E. RUSH,
County Treasurer

CHARLES WARDEN, County Clerk
(1967)



(99) (Published in The Wichita Beacon on June 21, 1967)

RESOLUTION

A RESOLUTION CHANGING THE SEDGWICK COUNTY ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS AND EFFECTIVE AFTER MARCH 3, 1958, WITH AMENDMENTS TO APRIL 29, 1967, FOR THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, AND THE CITY OF MULVANE, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 14.C THEREOF.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That upon the recommendation of the Metropolitan Area Planning Commission on May 11, 1967, after notice and public hearing as provided by law, under authority granted by Section 14.C of the Sedgwick County Zoning Resolution, as adopted March 3, 1958, the following section of the Sedgwick County Zoning Resolution is hereby amended as follows:

SECTION 7 - "LC" LIGHT COMMERCIAL DISTRICT

A. USES PERMITTED

Amend Subparagraph 66. to read as follows:

66. Conditional Uses: The following uses may also be permitted if their location is first approved as provided in Section 11.E.

- a) Animal hospital.
- b) Self-service and automatic car wash operations, whether attended or unattended and whether operated inside or outside a building, subject to the following conditions and requirements:
 1. This use may be located in a commercial district contiguous to an arterial as designated in the Transportation Plan Element of the Comprehensive Plan and any amendments thereto.
 2. No structure shall be permitted closer than sixty (60) feet (excluding any street, alley, or intervening public way) to the front and/or side of an "R", "R-1", or "AA" residential zoning district. Provided, however, that the above shall not apply where the abutting or contiguous property is being used for a light commercial use permitted in the "LC" zoning district, and/or where the Planning Commission has formally adopted a policy of looking with favor on the establishment of "LC" zoning for the contiguous area.

3. There shall be a minimum lot area of three thousand five hundred (3,500) square feet for each self-service car washing stall and/or two thousand five hundred (2,500) square feet for each twenty (20) lineal feet of the automatic car washing structure, provided the minimum lot area shall be not less than seven thousand five hundred (7,500) square feet, plus any additional lot area as required by the Health Department.
4. The car washing building or facilities shall be set back a distance of not less than thirty-five (35) feet from all street right-of-way lines.
5. A six (6) foot high solid or semi-solid fence constructed of masonry, architectural tile, wood, louvered wood, or other similar materials, shall be provided along the interior side and rear property line when adjacent to a dwelling or a dwelling district which is not being utilized for a commercial use, in order to protect the existing and future residential development from light, noise, and blowing debris; and to protect the adjacent residential property values. Whenever said fence shall be located in the required front yard setback, it shall be reduced to three (3) feet in height.
6. All of the area to be utilized by washing and drying operations, including all ingress and egress areas, shall be paved with concrete, asphalt or asphaltic concrete.
7. All lights shall be shielded to reflect or direct light away from the adjacent property. No string-type lighting or banners shall be permitted.
8. No signs shall exceed twenty-five (25) feet in height or be placed so as to project over any public right-of-way.
9. No sound-projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
10. Off-street holding spaces shall be provided on the property in the following ratio:

Automatic Car Wash - not less than three (3) parking spaces for each twenty (20) lineal feet of the automatic car washing aisle; however, in the event the stall is constructed so as to not hold more than one (1) auto at any given time, not more than three (3) holding spaces shall be required for that stall.

Self-Service Car Wash - not less than four (4) parking spaces for each self-service car washing stall.

11. Off-street drying spaces shall be provided on the property in the following ratio:

Automatic Car Wash - not less than two (2) parking spaces for each automatic car washing aisle.

Self-Service Car Wash - not less than two (2) parking spaces for each self-service car washing stall.

One (1) off-street parking space shall be provided for each two (2) employees.

12. 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 in triplicate with the application for approval.
13. All parking areas shall have adequate guards to prevent the extension or overhang of vehicles beyond property lines or parking spaces.
14. There shall be no ingress or egress from minor or residential streets having sixty (60) feet of right-of-way or less, unless there are two (2) free-moving lanes at all times. (Example: A thirty (30) foot paved street with parking permitted only on one (1) side would provide for two (2) free-moving lanes.)
15. All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the County Engineer.
16. If the operation is located in close proximity to a residential area, operating hours may be established.
17. The area shall be properly policed through inspections by the owner or operator for proper maintenance of improvements and removal of trash.
18. Such other conditions as the governing body shall deem necessary to provide orderly development.
- c) Other uses which are of the same general character as those listed in this Section, and which will not be detrimental to the area in which located, and which will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

SECTION II. That Section 7.A.66 of the Sedgwick County Zoning Resolution, which existed prior to the amendments set out in Section I above, is hereby repealed.

SECTION III. This Resolution shall take effect and be enforced from and after its adoption and publication in the official County paper.

PASSED AND ADOPTED this 14th day of June, 1967.

BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

<u>Tom Scott</u>	Chairman
<u>Elmer S. Peters</u>	Commissioner
<u>Earl E. Rush</u>	Commissioner
Earl E. Rush	

ATTEST:

Marie Warden
 Marie Warden, County Clerk
 By Shirley D. Key Deputy

(SEAL)



May 22, 1967

Mr. M. K. Gentry
2321 South Seneca
Wichita, Kansas 67213

Subject: DR 67-6 - Requested Amendment to the
County Zoning Resolution to Permit Car Wash
Operations in "LC" Zoning

Dear Mr. Gentry:

In our letter dated May 12, 1967, we advised you that the above-captioned amendment to the County Zoning Resolution would be considered by the Board of County Commissioners at their regular meeting on May 24, 1967.

We have been notified that the Board of County Commissioners has cancelled its meeting on May 24, 1967, and therefore, the above-captioned matter has been rescheduled for consideration by the County Commission at 9:00 a.m., Wednesday, May 31, 1967, 320 Sedgwick County Courthouse, Wichita, Kansas.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:bgs

cc: Marjorie I. Setter
6416 East Central
Wichita, Kansas 67206

Stanley Forrissdall
4632 South Clifton
Wichita, Kansas 67216

May 15, 1967

Board of County Commissioners
320 Sedgwick County Courthouse
Wichita, Kansas

Gentlemen:

Re: DR 67-6 - Requested Amendment to the
County Zoning Resolution to permit
Car Wash Operations in "LC" zoning

The Planning Commission, at its regular meeting of March 9, 1967, considered a request from Fred J. Russell, President of S-J Properties Company, South Gate, California, that the County Zoning Resolution be amended to permit car wash operations in the "LC" Light Commercial District. The action of the Planning Commission was to instruct the Planning Department to prepare an amendment to the County Zoning Resolution. The amendment proposes that car wash operations be permitted as a Conditional Use in the Light Commercial District, subject to certain conditions which are similar to those in the City Zoning Ordinance.

The Planning Commission, at its regular meeting of May 11, 1967, recommended the approval of the proposed amendment as advertised. Attached for your consideration is a copy of the official notice of the proposed amendment to Section 7 - "LC" Light Commercial District.

This matter is scheduled for your regular meeting of May 24, 1967.

Respectfully submitted,

C. Bickley Foster
Secretary

CBF:JHG:ber
Attachment

May 12, 1967

Mr. Fred J. Russell, President
S-J Properties Co.
8635 Otis Street
South Gate, California 90281

Subject: DR 67-6 - Requested Amendment to the
County Zoning Resolution to permit Car Wash
Operations in "LC" Zoning

Dear Mr. Russell:

At its regular meeting on May 11, 1967, the Metropolitan Area Planning Commission considered the above-captioned amendment to the County Zoning Resolution. The action of the Planning Commission was to recommend that this amendment be approved as advertised.

This matter will be forwarded to the Board of County Commissioners for its consideration at the regular meeting at 9:00 a.m., Wednesday, May 24, 1967, 320 Sedgwick County Courthouse, Wichita, Kansas.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:bgs

cc: Marjorie I. Setter
6416 East Central
Wichita, Kansas 67206

Stanley Forrisdall
4632 South Clifton
Wichita, Kansas 67216

Scottie Cronin
County Zoning Administrator
100 County Courthouse
Wichita, Kansas 67203

M. K. Gentry
2321 South Seneca
Wichita, Kansas 67213

May 4, 1967

Metropolitan Area Planning Commission Members

Jack H. Galbraith, Senior Planner

DR 67-6 - Amendment to the County Zoning Resolution regarding car wash operations in the "LC" district

At its regular meeting on March 9, 1967, the Metropolitan Area Planning Commission instructed the Planning Department to prepare an amendment to the County Zoning Resolution permitting car wash operations in the "LC" district. The amendment proposes car washes to be permitted as a conditional use in the "LC" district, subject to certain conditions which are similar to those in the City Zoning Ordinance.

Attached for your consideration is a copy of the official notice of the proposed amendment to Section 7 - "LC" - Light Commercial District. This matter is scheduled for your regular meeting of May 11, 1967.

JHG:RAW:ber

Attachment

SHIP IT on the FOSCO



4-3-67

STANLEY FORRISDALL) Wants a copy of the
4632 South Clifton) amendment to the County
Wichita, Kansas 67216) Zoning Resolution re:
Mailed 4-19-67 Car Wash Operations

Mrs. Williams) Wants a copy of the
M. K. Gentry Co.) amendment to the County
~~702 East Herry~~) Zoning Resolution re:
Wichita, Kansas 67211) Car Wash Operations
Mailed 4-19-67

(72b) (Published in The Wichita Beacon on April 24, 1967)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on May 11, 1967, at 2:00 P.M. in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, the Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following proposed changes to the text of the Zoning Resolution, Sedgwick County, Kansas:

SECTION 7 - "LC" LIGHT COMMERCIAL DISTRICT

A. USES PERMITTED

Amend to read as follows:

- 66.b Self-service and automatic car wash operations, whether attended or unattended and whether operated inside or outside a building, subject to the following conditions and requirements:
1. This use may be located in a commercial district contiguous to an arterial as designated in the Transportation Plan Element of the Comprehensive Plan and any amendments thereto.
 2. No structure shall be permitted closer than 60 feet (excluding any street, alley, or intervening public way) to the front and/or side of an "R", "R-1", or "AA" residential zoning district. Provided, however, that the above shall not apply where the abutting or contiguous property is being used for a light commercial use permitted in the "LC" zoning district, and/or where the Planning Commission has formally adopted a policy of looking with favor on the establishment of "LC" zoning for the contiguous area.
 3. There shall be a minimum lot area of 3,500 square feet for each self-service car washing stall and/or 2,500 square feet for each twenty lineal feet of the automatic car washing structure, provided the minimum lot area shall be not less than 7,500 square feet, plus any additional lot area as required by the Health Department.

4. The car washing building or facilities shall be set back a distance of not less than 35 feet from all street right-of-way lines.
5. A 6-foot high solid or semi-solid fence constructed of masonry, architectural tile, wood, louvered wood, or other similar materials, shall be provided along the interior side and rear property line when adjacent to a dwelling or a dwelling district which is not being utilized for a commercial use, in order to protect the existing and future residential development from light, noise, and blowing debris; and to protect the adjacent residential property values. Whenever said fence shall be located in the required front yard setback, it shall be reduced to three feet in height.
6. All of the area to be utilized by washing and drying operations, including all ingress and egress areas, shall be paved with concrete, asphalt or asphaltic concrete.
7. All lights shall be shielded to reflect or direct light away from the adjacent property. No string-type lighting or banners shall be permitted.
8. No signs shall exceed twenty-five feet in height or be placed so as to project over any public right-of-way.
9. No sound-projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
10. Off-street holding spaces shall be provided on the property in the following ratio:

Automatic Car Wash - not less than three parking spaces for each twenty lineal feet of the automatic car washing aisle; however, in the event the stall is constructed so as to not hold more than one auto at any given time, not more than three holding spaces shall be required for that stall.

Self-Service Car Wash - not less than four parking spaces for each self-service car washing stall.

11. Off-street drying spaces shall be provided on the property in the following ratio:

Automatic Car Wash - not less than two parking spaces for each automatic car washing aisle.

Self-Service Car Wash - not less than two parking spaces for each self-service car washing stall.

One off-street parking space shall be provided for each two employees.

12. 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 in triplicate with the application for approval.
13. All parking areas shall have adequate guards to prevent the extension or overhang of vehicles beyond property lines or parking spaces.
14. There shall be no ingress or egress from minor or residential streets having sixty feet of right-of-way or less, unless there are two free-moving lanes at all times. (Example: a thirty-foot paved street with parking permitted only on one side would provide for two free-moving lanes.)
15. All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the County Engineer.
16. If the operation is located in close proximity to a residential area, operating hours may be established.

17. The area shall be properly policed through inspections by the owner or operator for proper maintenance of improvements and removal of trash.
18. Such other conditions as the governing body shall deem necessary to provide orderly development.

SECTION 7 - "LC" LIGHT COMMERCIAL DISTRICT

A. USES PERMITTED.

Existing Subsection 66.b shall become Subsection 66.c.

This proposed amendment will then be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission, and all persons interested in said matter will be heard at that time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the revised Zoning Resolution will be considered by the Commission as by law provided.

WITNESS MY HAND AND SEAL this 18th day of April, 1967.

C. Bickley Foster, Secretary
Wichita-Sedgwick County Metro-
politan Area Planning Commis-
sion

(SEAL)

DRAFT COPY

CASE NO. DR 67-6 - Car Wash Permitted in "LC" (Amendment to the County Zoning Resolution)

SECTION 7 - "LC" LIGHT COMMERCIAL DISTRICT

A. USES PERMITTED

~~66.b~~

Amend to read as follows:

66.b Self-service and automatic car wash operations, whether attended or unattended and whether operated inside or outside a building, subject to the following conditions and requirements:

1. This use may be located in a ^{commercial} district contiguous to an arterial as designated in the Transportation Plan Element of the Comprehensive Plan ^{and any amendments have to.}
2. No structure shall be permitted closer than 60 feet (excluding any street, alley, or intervening public way) to the front and/or side of an ^{"R", "R-1" or "AA"} ~~"AA", "A", "URB"~~ residential zoning district. Provided, however, that the above shall not apply where the abutting or contiguous property is being used for a light commercial use permitted in the "LC" zoning district, and/or where the Planning Commission has formally adopted a policy of looking with favor on the establishment of "LC" zoning for the contiguous area.

3. There shall be a minimum lot area of 3,500 square feet for each self-service car washing stall and/or 2,500 square feet for each twenty lineal feet of the automatic car washing structure, provided the minimum lot area shall be not less than 7,500 square feet. *plus any additional lot area as required by the Health Dept.*
4. The car washing building or facilities shall be set back a distance of not less than 35 feet from all street right-of-way lines.
5. A 6-foot high solid or semi-solid fence constructed of masonry, architectural tile, wood, louvered wood, or other similar materials shall be provided along the interior side and rear property line, ~~xxx~~ when adjacent to a dwelling or a dwelling district which is not being utilized for a commercial use, in order to protect the existing and future ^{residential} development from light, noise, and blowing debris; and to protect the adjacent residential property values. Whenever said fence shall be located in the required front yard setback, ^{it} ~~such fence~~ shall be reduced to three feet in height.
6. All of the area to be utilized by washing and drying operation, including all ingress and egress areas, shall be paved with concrete, asphalt or asphaltic concrete.

7. All lights shall be shielded to reflect or direct light away from the adjacent property. No string-type lighting or banners shall be permitted.
8. No signs shall exceed twenty-five feet in height or be placed so as to project over any public right-of-way.
9. No sound-projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
10. Off-street holding spaces shall be provided on the property in the following ratio:
 - Automatic Car Wash - not less than three parking spaces for each twenty lineal feet of the automatic car washing aisle; however, in the event the stall is constructed so as to not hold more than one auto at any given time, not more than three holding spaces shall be required for that stall.
 - Self-Service Car Wash - not less than four parking spaces for each self-service car washing stall.
11. Off-street drying spaces shall be provided on the property in the following ratio:
 - Automatic Car Wash - not less than two ^{parking} spaces for each automatic car washing aisle.
 - Self-Service Car Wash - not less than two parking spaces for each self-service car washing stall. >

One off-street parking space shall be provided for each two employees.

11. A plot plan, ~~shall be~~ showing points of ingress and egress, ~~width~~ width of driveways, off-street parking and ~~holding~~ holding spaces and interior traffic circulation, shall be submitted in ~~duplicate~~ ^{Triplicate} with the application for approval.
12. All parking areas shall have adequate guards to prevent the extension or overhang of vehicles beyond property lines or parking spaces.
13. There shall be no ingress or egress from minor or residential streets having sixty feet of right-of-way or less, unless there are two free-moving lanes at all times. (Example: a thirty-foot paved street with parking permitted only on one side would provide for two free-moving lanes.)
14. All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the County Engineer.
15. If the operation is located in close proximity to a residential area, operating hours may be established.
16. The area shall be properly policed through inspections by the owner or operator for proper maintenance of improvements and removal of trash.

17. Such other conditions as the governing body shall deem necessary to provide orderly development.

SECTION 7.A.66.b shall become Section 7.A.66.c.

March 10, 1967

Mr. Fred J. Russell, President
S-J Properties Co.
8635 Otis Street
South Gate, California 90281

Subject: DR 67-6 - Requested Amendment to the
County Zoning Resolution to permit Car Wash
Operations in "LC" zoning

Dear Mr. Russell:

At its regular meeting on March 9, 1967, the Metropolitan Area Planning Commission considered your request for an amendment to the County Zoning Resolution to permit Car Wash Operations in the "LC" District. The action of the Planning Commission was to authorize the staff to prepare an amendment to the Zoning Resolution.

We will notify you at a later date as to when this matter will be advertised for public hearing before the Planning Commission and will forward you a copy of the proposed amendment.

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

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:byg

cc: Marjorie I. Setzer
2651 South Elizabeth
Wichita, Kansas 67217

Off: 6416 E. Central

Scottie Cronin
County Zoning Administrator
100 County Courthouse
Wichita, Kansas 67203

8635 OTIS STREET • SOUTH GATE, CALIFORNIA 90281 • LOraIn 4-2621

February 20, 1967

Metropolitan Planning Commission
Wichita, Kansas

Attention: Mr. Robert Lakin

Gentlemen:

We respectfully request that the Board of County Commissioners of Sedgwick County, Kansas, amend their zoning regulations in conformity with recently amended City zoning regulations to the end that a car wash will be permitted in the County on its LC zoning.

Please advise.

Very truly yours,

S-J PROPERTIES CO.

Fred J. Russell
Fred J. Russell
President

FJR:mn



February 27, 1967

Mr. Fred J. Russell, President
S-J Properties Co.
8635 Otis Street
South Gate, California 90281

Dear Mr. Russell:

We will submit your letter to the Planning Commission at its next meeting on March 9, 1967. At that time the Commissioners will consider your request as to whether or not they care to proceed to amend the County Zoning Regulations to conform with the City of Wichita regulations.

You may wish to have one of your local representatives, or other parties interested in this matter, appear before the Planning Commission in support of this request.

If there are any questions, please advise.

Very sincerely yours,

Robert A. Lakin
Assistant Planning Director

RAL:ber

cc: Scottie Cronin
County Zoning Administrator

8635 OTIS STREET • SOUTH GATE, CALIFORNIA 90281 • LORein 4-2621

February 20, 1967

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