



Wichita-Sedgwick County Metropolitan Area Planning Department

February 24, 2023

Blue Beacon, Inc.
Attn: Donald Boos
500 Graves Blvd.
Salina, KS 67401

RE: CON2022-00056: Conditional Use in the City to permit a carwash on property zoned GC General Commercial District, generally located on the southwest corner of East Kellogg Drive and South Greenwich Road.

Dear Applicant;

At its regular meeting on **February 9, 2023**, 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 provided that a six-foot screening fence is required along the south property line where abutting residential uses.
- (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) A drainage plan, covering both natural and that created by the operation, shall be submitted, and approved by the Department of Public Works.
- (6) The owner or operator shall be responsible for the proper maintenance and removal of trash for the site.
- (7) 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.
- (8) 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.
- (9) 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. Any violation of the conditions approved, as a part of this request, shall render the Conditional Use null and void.

No protests were files against this case. Therefore, the MAPC's decision is final.

This is a reminder that the notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read "Philip Zevenbergen", with a stylized flourish extending to the right.

Philip Zevenbergen
Current Plans
Division Manager

Copies to: MABCD
 Becky Tuttle, Council Member District II
 Cory Buchta, CSR District II



Wichita-Sedgwick County Metropolitan Area Planning Department

February 10, 2023

Blue Beacon, Inc.
Attn: Donald Boos
500 Graves Blvd.
Salina, KS 67401

RE: CON2022-00056: Conditional Use in the City to permit a carwash on property zoned GC General Commercial District, generally located on the southwest corner of East Kellogg Drive and South Greenwich Road.

Dear Applicant;

At its regular meeting on **February 9, 2023**, 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 provided that a six-foot screening fence is required along the south property line where abutting residential uses.
- (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) A drainage plan, covering both natural and that created by the operation, shall be submitted, and approved by the Department of Public Works.
- (6) The owner or operator shall be responsible for the proper maintenance and removal of trash for the site.
- (7) 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.
- (8) 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.
- (9) 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.

Any violation of the conditions approved, as a part of this request, shall render the Conditional Use null and void.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) **To be effective, the protest must be filed by 5:00 p.m. on February 23, 2023.** In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **February 23, 2023 at 5:00 p.m.**

If protested, this application will be scheduled for consideration by the Wichita City Council on **Tuesday, March 14, 2022, beginning at 9:00 a.m.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read "Philip Zevenbergen", with a stylized flourish at the end.

Philip Zevenbergen
Current Plans
Division Manager

Copies to: MABCD
Becky Tuttle, Council Member District II
Cory Buchta, CSR District II

CONDITIONAL USE RESOLUTION NO. CON2022-00056

WHEREAS, Blue Beacon, Inc., pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use to permit a carwash on property zoned GC General Commercial District located on the southwest corner of East Kellogg Drive and South Greenwich Road, legally described as:

Lot 1, and the North Half of the vacated alley adjoining said lot on the South, East Kellogg Acres Addition, Sedgwick County, Kansas, EXCEPT beginning at the intersection of the South line of the North Half of the vacated alley and the West right-of-way line of the previously established Greenwich Road; thence West 60 feet; thence North 132.37 feet; thence Northwesterly 63.67 feet; thence East 12.84 feet; thence Southeasterly 94.87 feet; thence South 158 feet to the point of beginning; and EXCEPT the North 20 feet for street; and EXCEPT that part deeded to City.

AND

Lot 2, and the North Half of the vacated alley adjoining said lot on the South, East Kellogg Acres Addition, Sedgwick County, Kansas, EXCEPT the North 20 feet for street; and EXCEPT beginning 20 feet South of the Northwest corner of said Lot 2; thence East 291.50 feet more or less to the East line of said Lot 2; thence South 85.37 feet; thence West 291.44 feet; thence North 95.17 feet to the point of beginning.

AND

Lot 3, and the South Half of the vacated alley adjoining said lot on the North, East Kellogg Acres Addition, Sedgwick County, Kansas.

AND

Lot 20, and the South Half of the vacated alley adjoining said lot on the North, East Kellogg Acres Addition, Sedgwick County, Kansas, EXCEPT beginning at the Southeast corner of said Lot 20, thence West 60 feet; thence North 111.5 feet; thence East 60 feet; thence South 111.5 feet to the point of beginning.

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 February 9, 2023, 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 permit a carwash on property zoned GC General Commercial District located on the southwest corner of East Kellogg Drive and South Greenwich Road, legally described as:

Lot 1, and the North Half of the vacated alley adjoining said lot on the South, East Kellogg Acres Addition, Sedgwick County, Kansas, EXCEPT beginning at the intersection of the South line of the North Half of the vacated alley and the West right-of-way line of the previously established Greenwich Road; thence West 60 feet; thence North 132.37 feet; thence Northwesterly 63.67 feet; thence East 12.84 feet; thence Southeasterly 94.87 feet; thence South 158 feet to the point of beginning; and EXCEPT the North 20 feet for street; and EXCEPT that part deeded to City.

AND

Lot 2, and the North Half of the vacated alley adjoining said lot on the South, East Kellogg Acres Addition, Sedgwick County, Kansas, EXCEPT the North 20 feet for street; and EXCEPT beginning 20 feet South of the Northwest corner of said Lot 2; thence East 291.50 feet more or less to the East line of said Lot 2; thence South 85.37 feet; thence West 291.44 feet; thence North 95.17 feet to the point of beginning.

AND

Lot 3, and the South Half of the vacated alley adjoining said lot on the North, East Kellogg Acres Addition, Sedgwick County, Kansas.

AND

Lot 20, and the South Half of the vacated alley adjoining said lot on the North, East Kellogg Acres Addition, Sedgwick County, Kansas, EXCEPT beginning at the Southeast corner of said Lot 20, thence West 60 feet; thence North 111.5 feet; thence East 60 feet; thence South 111.5 feet to the point of beginning.

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 provided that a six-foot screening fence is required along the south property line where abutting residential uses.
- (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) A drainage plan, covering both natural and that created by the operation, shall be submitted, and approved by the Department of Public Works.
- (6) The owner or operator shall be responsible for the proper maintenance and removal of trash for the site.
- (7) 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.
- (8) 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.

- (9) 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 10th Day of August 2023.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:



Ann M. Fox, Chair



Scott A. 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	370865	Print Legal Ad-IPL01055960 - IPL0105596	OCA 150004	\$167.79	2	100 L

Attention: MANDY HEBERT
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 January 19, 2023
(One Time Only)

MAPC/BZA February 9, 2023
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, February 9, 2023, 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 at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end 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) 268-4421.

CON2022-00055: Conditional Use request in the City to allow Multi-Family density (with ZON2022-00076 to allow TF-3 zoning); located within one-block south of West 31st Street and one-quarter mile west of South Broadway, (3255 South Waco).

CON2022-00056: Conditional Use request in the City to permit a carwash on property zoned GC General Commercial District; generally located on the southwest corner of East Kellogg Drive and South Greenwich Road (11051 East Kellogg Drive).

CON2022-00057: Conditional Use request in the City to an Event Center with live music/entertainment and alcohol (defined as Night Club in the City) on property zoned LC Limited Commercial; located approximately 0.40 miles east of North Hoover Ave and on the south side of West Central Avenue (4925 W Central Ave).

DER2022-00013: Amendment to Article 3-102 of the Wichita-Sedgwick County Subdivision Regulations Pertaining to Extrajurisdictional Subdivision Regulation Authority for Derby.

VAC2022-00036: Vacation request in the City to vacate access control and building setback; generally located on the southwest corner of West York Street and South Norman Street (9801 West York Street).

ZON2022-00076: Zone Change request in the City from SF-5 Single-Family to TF-3 Two-Family to bring an existing duplex into compliance and build additional duplexes (with CON2022-00055 for multi-family density); located within one-block south of West 31st Street and one-quarter mile west of South Broadway (3255 S Waco).

ZON2022-00077: Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for duplex development; generally located on the northeast corner of North 63rd Street South and South Clifton Avenue.

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.

Options to participate (see below):

- 1) Participate virtually
- 2) Attend in-person at the Ronald Reagan Building
- 3) Submit comments ahead of time

Participate Virtually

Topic: Wichita-Sedgwick County Metropolitan Planning Commission

Time: 1:30 PM

Join Zoom Meeting

<https://us06web.zoom.us/j/4089868967?pwd=ek03bW0ySEhnbFJOTDFVb0xP-V0E0UT09>

Meeting ID: 408 986 8967

Passcode: 094136

One tap mobile

+16899006833, 4089868967#...094136# US (San Jose)

+17193594580, 4089868967#...094136# US

Meeting ID: 408 986 8967

Passcode: 094136

Find your local number: <https://us06web.zoom.us/j/4089868967>

Attend In-Person

You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. 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 (316-268-4421) by 5pm, 3 days prior to the meeting.

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 316-268-7764

WITNESS MY HAND on January 19, 2023

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0105596

Jan 19 2023

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

1 insertion(s) published on:

01/19/23

STATE OF KANSAS)

SS

County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth 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 01/19/2023 to 01/19/2023.

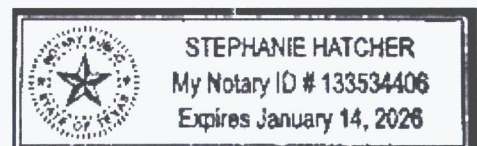
M. Hayley

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

DATED: 01/19/2023

Stephanie Hatcher

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!



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

Page 1 of 1

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

MEMO INVOICE	
Order No.:	370865
Memo Date:	01/19/2023
Bill-To Account:	16399
Sales Rep:	Hayley Martin

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
01/19/2023 - 01/19/2023	370865	Print Legal Ad-IPL01055960 IPL0105596 PO: OCA 150004	WIC-Wichita Eagle Legal Legals & Public Notices CLS	2 x 100 L	200 L	1	\$167.79

Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

*** MEMO INVOICE ***

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

MEMO INVOICE	
Order No.:	370865
Account No.:	16399
Account Name:	CITY OF WICHITA/PLANNING DEPT
Order Amount:	\$167.79

Email questions to ssccreditandcollections@mcclatchy.com

McClatchy Company LLC
PO Box 510150
Livonia MI 48151



AGENDA ITEM NO. _____

STAFF REPORT
MAPC February 9, 2023
DAB II February 13, 2023

CASE NUMBER: CON2022-00056 (City)

APPLICANT/AGENT: Blue Beacon, Inc. (Owner)/ Blue Beacon, Inc, Donald Boos (Agent)

REQUEST: Conditional Use for the construction of a carwash

CURRENT ZONING: GC General Commercial District

SITE SIZE: 3.34 acres

LOCATION: Generally located on the southwest corner of East Kellogg Drive and South Greenwich Road (11051 East Kellogg Drive).

PROPOSED USE: Charlie's Carwash

RECOMMENDATION: Approve with conditions



BACKGROUND: The applicant is requesting a Conditional Use to permit a carwash on property zoned GC General Commercial District, generally located on the southwest corner of East Kellogg Drive and South Greenwich Road (11051 East Kellogg Drive).

In 2003, a conditional use for a carwash was approved by the Metropolitan Area Planning Commission for the east portion of this site (CON2003-00007). The carwash operated on the site until the structure was razed in 2016 to allow for the expansion of Kellogg Drive. The property is currently vacant, and the applicant is proposing to rebuild the carwash with a larger footprint. Increasing the area of the carwash requires an expansion of the existing Conditional Use.

The subject site abuts East Kellogg Drive and the East Kellogg freeway to its north. Property north of the East Kellogg freeway is zoned GC General Commercial District and LC Limited Commercial District and is developed with a car dealership. South of the subject site are properties zoned GC General Commercial District. The property to the southeast is under the same ownership as the subject site and is planned to be developed as a drive-through coffee shop using shared access with this proposed carwash. The property to the southwest of the subject site is developed with a single-family residence. South of this residence, approximately 115 feet from the subject site, is property zoned SF-5 Single-Family Residential District, developed with single-family residences. Currently, a 25-foot easement with a drainage ditch and tree row separate the subject property and the abutting residence. Property to the east of the subject site, across South Greenwich Road, is zoned LI Limited Industrial District and is developed with a car dealership. Across South Trig Street, to the west of the subject site, is property zoned GC General Commercial District and developed with a retail store.

Carwashes are permitted uses in the GC General Commercial District subject to the Supplementary Use Regulations outlined in Section III-D.6.f of the Unified Zoning Code. Section III-D.6.f of the Unified Zoning Code (UZC) requires a Conditional Use for a Carwash when it is within 200 feet of a residential zoning district. The subject sites proximity to the SF-5 Single-Family Residential District zoning to its south necessitates this conditional use.

Should this request be approved, the applicant would be required to comply with the following Supplementary Use Regulations:

- (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 inspects by the owner or operator for proper maintenance and removal of trash.

The applicant's anticipated hours of operation for the proposed Carwash are from 7:00 am-8:00 pm on Monday through Saturday and from noon-7:00 pm on Sundays. The proposed site plan shows an exterior carwash tunnel, an interior car care tunnel, 35 parking stalls (including two accessible stalls), a dumpster enclosure, vacuums bays, and a pay/welcome station on the site (see attachment # 4, Proposed Site Plan). The property is currently accessible from South Greenwich Road via a drive on the site's southeast corner. The site plan indicates an additional drive will be added off of South Trig Street, and the site will also be accessible from the drive-through coffee property planned to its south.

The exterior carwash tunnel is shown on the west side of the property, with the tunnel egress located on its west side. With this layout, the dryers will be located near the middle of the subject property oriented toward South Greenwich Road. Directly north of the exterior carwash tunnel, is an interior car care tunnel and an office for the business. Twenty vacuum stalls are located to the east of the tunnels, closer to the arterial right-of-way and main entrance to the site. The proposed vacuum stalls are, at their closest extent, approximately 70 feet from the residential property to the south.

The provided parking and queuing spaces appear to be in conformance with the Off-Street Parking and Loading Standards, outlined in Section IV.A of the UZC, and the proposed site plan adheres to the setback requirements set by the Supplementary Use Regulations.

A landscaped street yard and parking lot screening will be required along the site's East Kellogg Drive and South Greenwich Road frontages. Additionally, adherence to Supplementary Use Regulation #6 will require a six-foot screening fence along the rear property line where the carwash property abuts a dwelling unit to its south. This screening requirement is included to protect the residence from light and noise pollution generated by cars entering into the wash tunnels and noise generated by the self-service vacuum motors.

CASE HISTORY: In 1953, the subject site was platted as Lots 1 and 20 together with the vacated alley lying between said Lots, and Lot 2 and 3 together with the vacated alley lying between said Lots, of the East Kellogg Acres Addition to Wichita, Sedgwick County, Kansas. In 2003, a conditional use for a carwash was approved by the Metropolitan Area Planning Commission for the east portion of this site (CON2003-

00007). A request to replat the site as Lot 1, Block 1, Charlie's Commercial Addition to Wichita, Sedgwick County, Kansas is being processed concurrently with this application. There have been no other zoning actions on this site.

ADJACENT ZONING AND LAND USE:

NORTH:	GC & LC	Vehicle sales
SOUTH:	GC	Single-family residence and undeveloped
EAST:	LI	Vehicle sales
WEST:	GC	Retail store

PUBLIC SERVICES: The subject site has street frontage on three sides. South Greenwich Road is a paved arterial street with sidewalks on both sides of the road. East Kellogg Drive is a paved, one-way frontage road without sidewalks. South Trig is an unpaved, two-way local street without sidewalks. Wichita Transit has one bus stop within half a mile of the site, located near the East Kellogg Walmart store, located on the east side of South Greenwich Road. City water is located in the East Kellogg Drive and South Greenwich Road rights-of-way. Sanitary sewer and storm water are located in the 25-foot platted north/south easement bisecting the property. City storm water equipment also runs parallel to the south line of Lot 20 and extends into the South Greenwich Road right-of-way.

CONFORMANCE TO PLANS/POLICIES: The requested Conditional Use is in conformance with the *Community Investments Plan* (The Wichita-Sedgwick County Comprehensive Plan).

The *2035 Wichita Future Growth Concept Map* which outlines the preferred land uses within the Plan area, identifies this subject site as appropriate for "New Employment" development. "New Employment" areas are categorized as those that "likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices." The requested Conditional Use is consistent with what is recommended for this area, as other commercial uses, including carwashes, may be developed in the "New Employment" locations based on market-driven factors.

In addition to the land use map, the *Community Investments Plan* provides Locational Guidelines to serve as a framework for future land use decisions within the City of Wichita and unincorporated Sedgwick County. The guidelines regarding the preferred development pattern for the *Plan* area recommend locating higher-intensity commercial uses, such as a carwash, at the intersections of arterial streets or along highways and commercial corridors.

Further, the land use compatibility and design guidelines state commercial uses can be appropriate near residential land uses if they include site design features that limit traffic, noise, lighting, and adverse impacts on surrounding residential land uses. In this case, the drainage ditch and established tree row provide a natural buffer between the proposed carwash and the abutting residential uses. The applicant will also be required to provide a six-foot screening fence along its south property line which will provide additional separation between the properties. The Supplementary Use Regulations regarding lighting, noise and signs, may also limit the potential audial and visual impacts of the proposed use.

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 provided that a six-foot screening fence is required along the south property line where abutting residential uses.
- (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: To its north, the subject site abuts the East Kellogg Drive and East Kellogg Street rights-of-way. Property north of East Kellogg Street is zoned GC General Commercial District and LC Limited Commercial District and is developed with a used car dealership. Property to the south is zoned GC General Commercial District and is developed with a single-family residence. Property to the east, across South Greenwich Road, is zoned LI Limited Industrial District and is developed with a car dealership. Property to the west, across South Trig Street, is zoned GC General Commercial District and is developed with a retail store. 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 GC General Commercial District 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 in the GC General Commercial

District.

- 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 are designed to mitigate possible detrimental impacts.
- 4) 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* as discussed in this staff report.
- 5) 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.

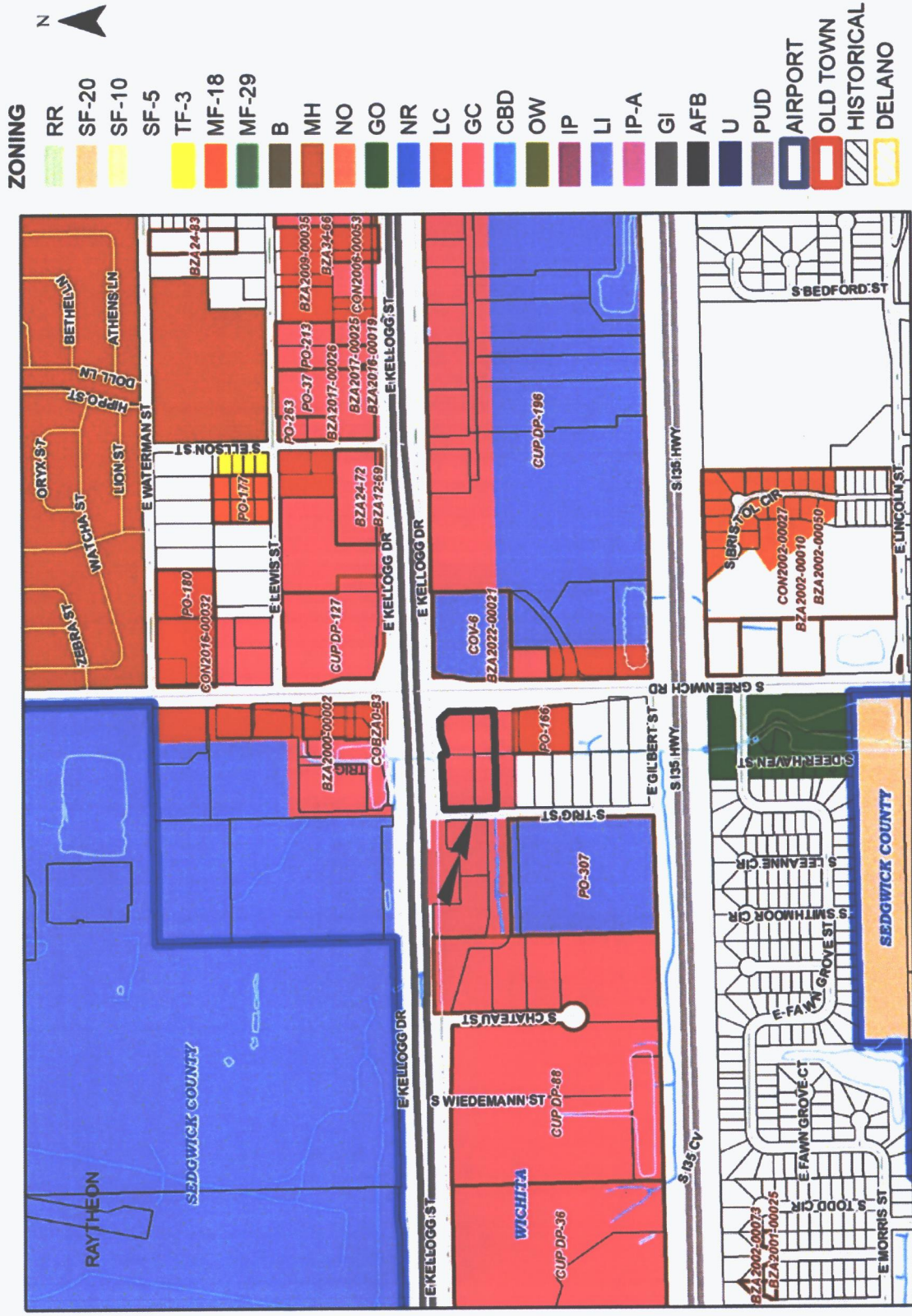
Staff Report Attachments:

- 1) Aerial Map
- 2) Zoning Map
- 3) Land Use Map
- 4) Site Plan
- 5) Site Photos

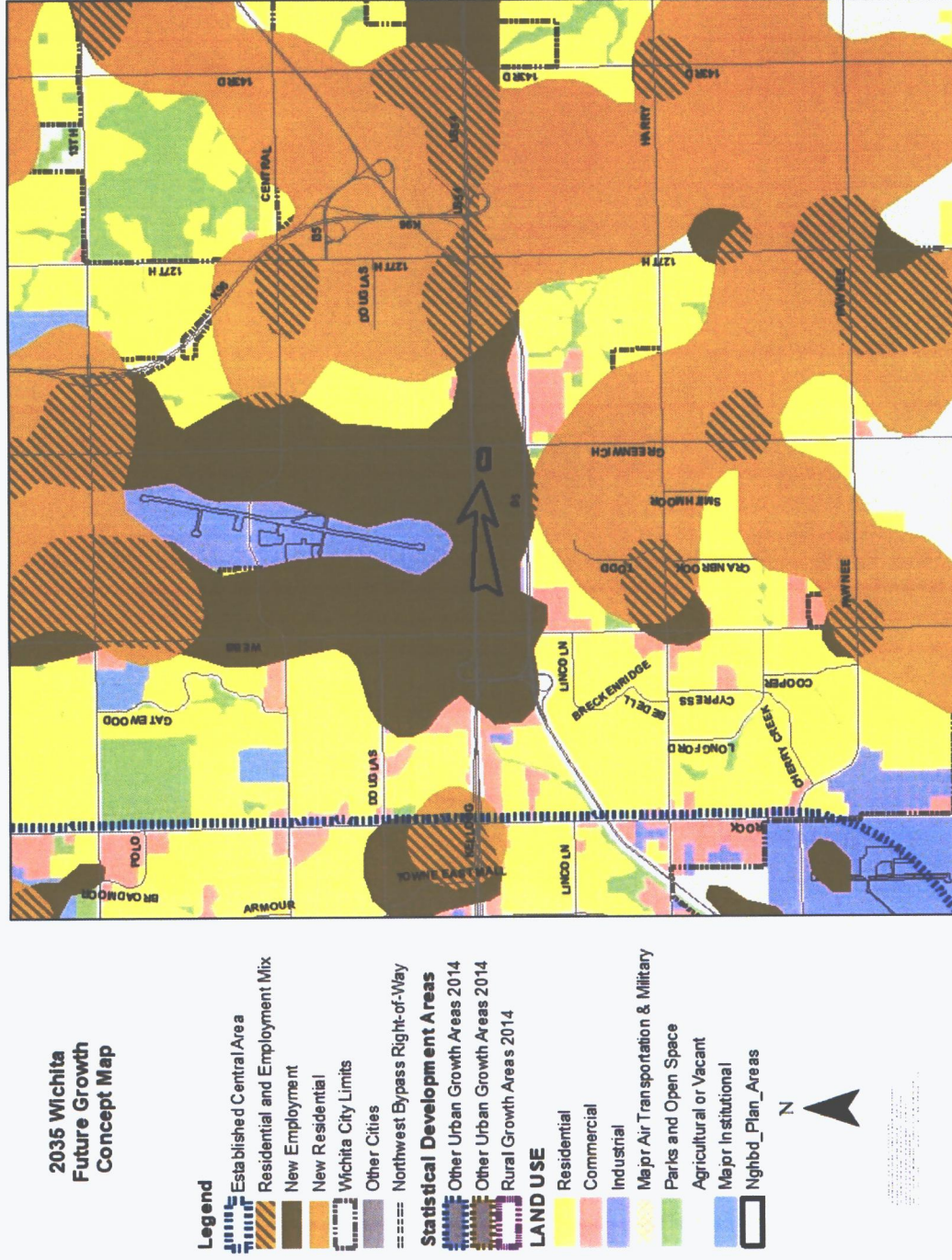
Attachment 1. Aerial Map



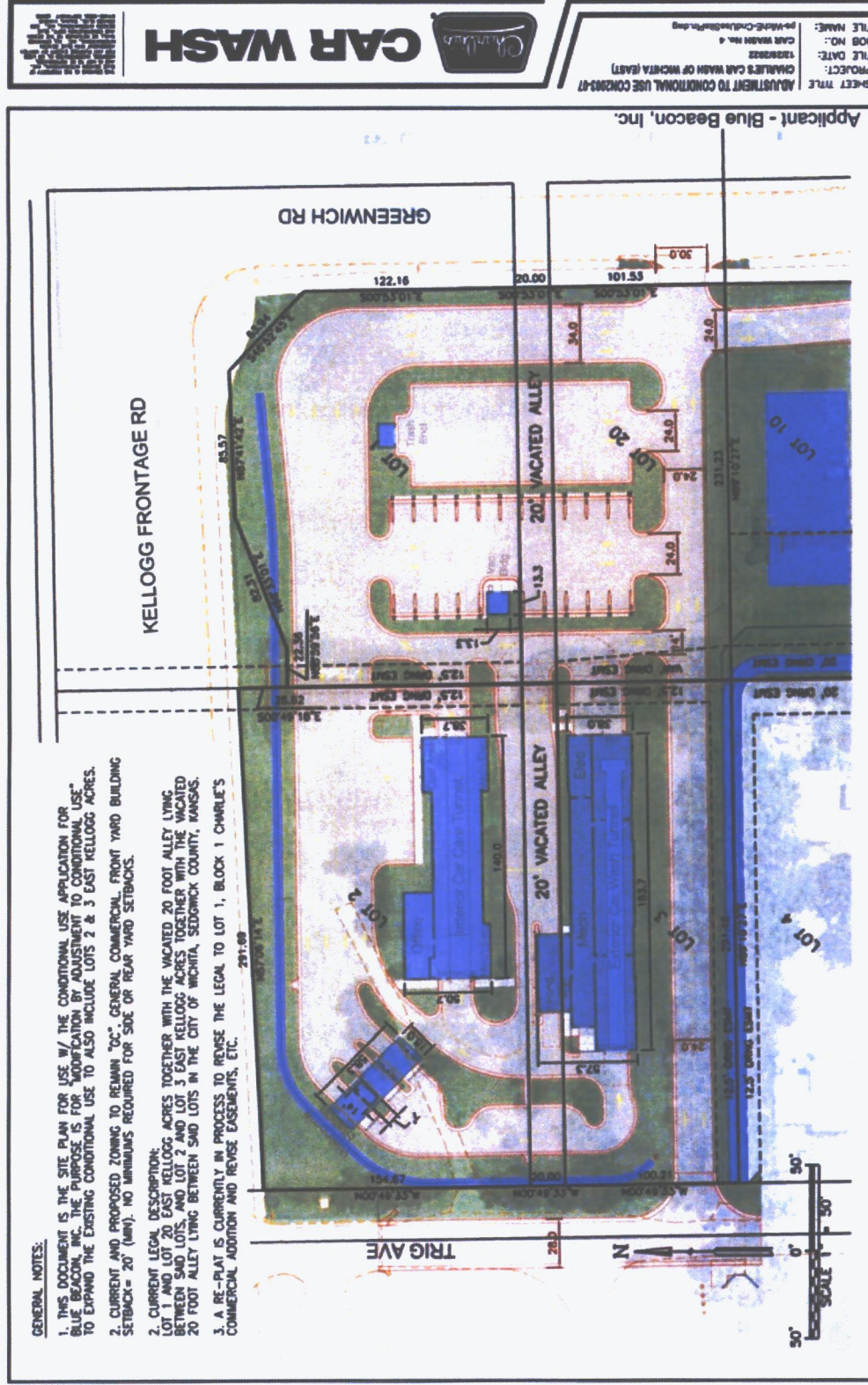
Attachment 2. Zoning Map



Attachment 3. Land Use Map



Attachment 4. Proposed Site Plan



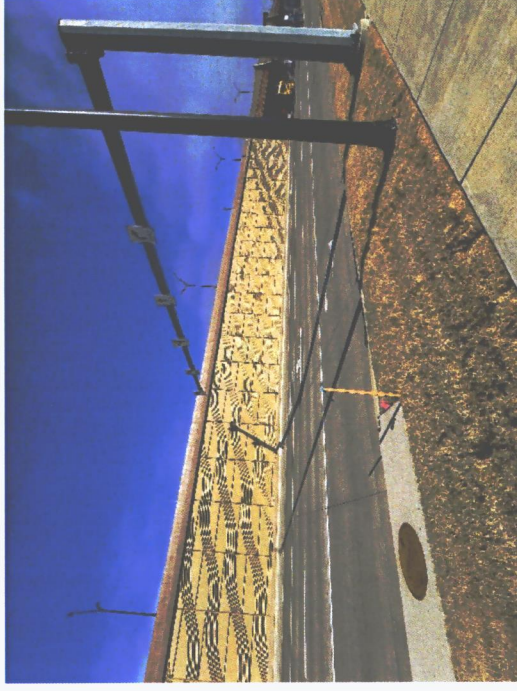
Attachment 5. Site Photos



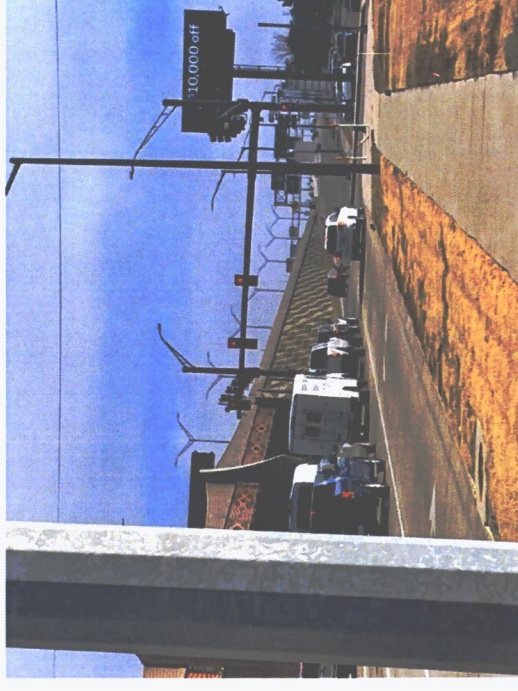
The subject site (facing southeast).



The subject site (facing south).



North of the subject site.



Northeast of the subject site.

Attachment 5. Site Photos



Tree row and drainage easement along the south property line.



South of the subject site.



East of the subject site.



East of the subject site, continued.

Attachment 5. Site Photos



West of the subject site.

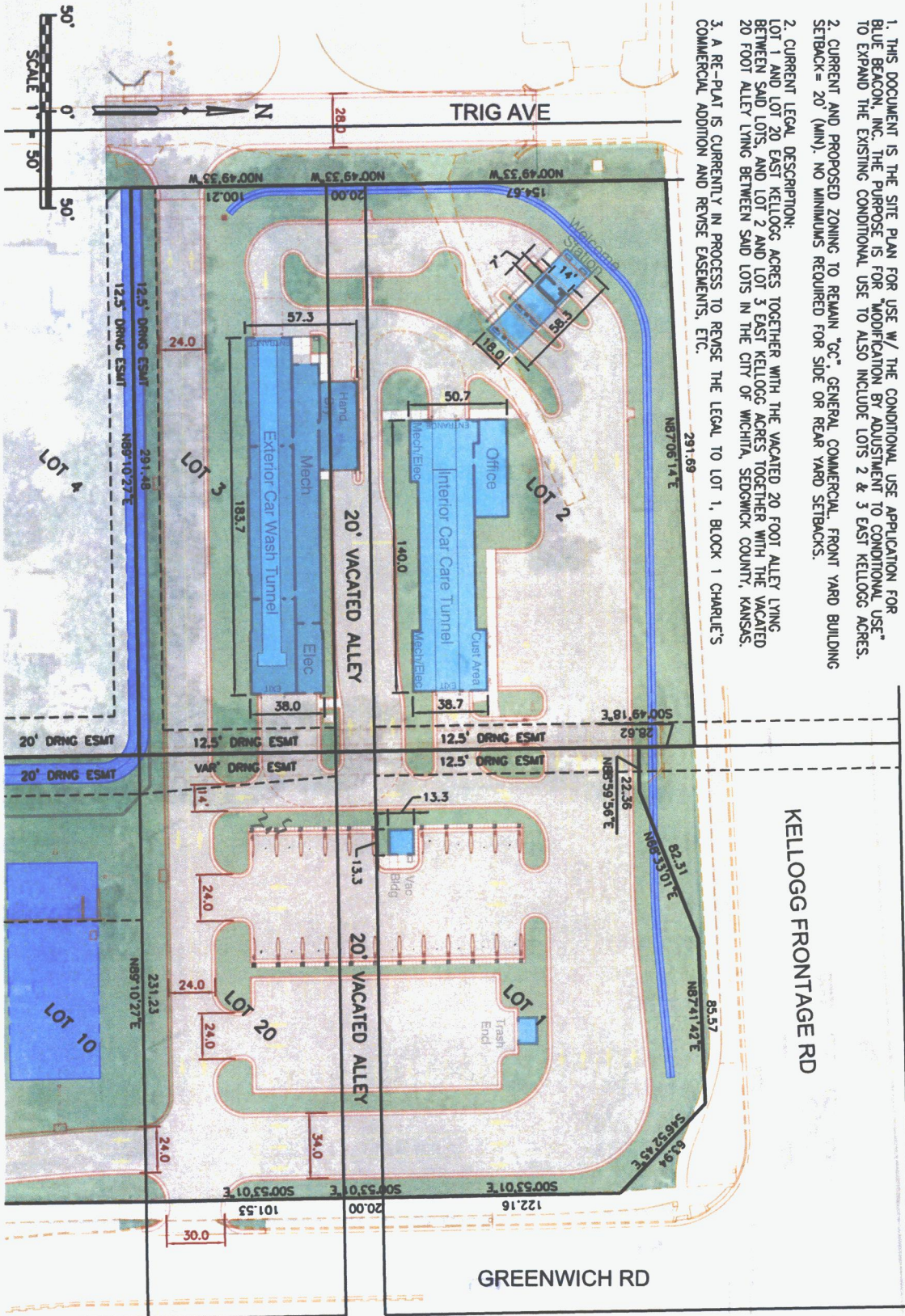
SITE PLAN

APPROVED 8/15/23 BY *[Signature]*

CON 2003-07

GENERAL NOTES:

1. THIS DOCUMENT IS THE SITE PLAN FOR USE W/ THE CONDITIONAL USE APPLICATION FOR BLUE BEACON, INC. THE PURPOSE IS FOR "MODIFICATION BY ADJUSTMENT TO CONDITIONAL USE" TO EXPAND THE EXISTING CONDITIONAL USE TO ALSO INCLUDE LOTS 2 & 3 EAST KELLOGG ACRES.
2. CURRENT AND PROPOSED ZONING TO REMAIN "CC", GENERAL COMMERCIAL. FRONT YARD BUILDING SETBACK = 20' (MIN). NO MINIMUMS REQUIRED FOR SIDE OR REAR YARD SETBACKS.
3. A RE-PLAT IS CURRENTLY IN PROCESS TO REVERSE THE LEGAL TO LOT 1, BLOCK 1 CHARLIE'S COMMERCIAL ADDITION AND REVERSE EASEMENTS, ETC.



Applicant - Blue Beacon, Inc.

SHEET TITLE: ADJUSTMENT TO CONDITIONAL USE CON2003-07
 PROJECT: CHARLIE'S CAR WASH OF WICHITA (EAST)
 FILE DATE: 12/28/2022
 JOB NO.: CAR WASH No. 4
 FILE NAME: ps-WichE-CndUseSitePln.dwg



CAR WASH

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