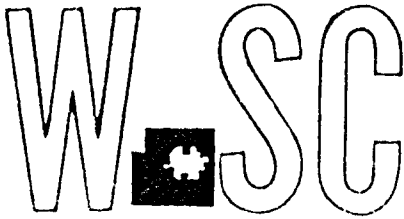


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

May 30, 1997

Philip A. Garrison
3072 S. Hillside
Wichita, KS 67216

RE: CU-437 - Conditional use to allow a self-serve car wash on property generally located east of Hillside and north of 31st Street South.

Dear Mr. Garrison:

At its regular meeting on May 29, 1997, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE the request, subject to the following conditions:

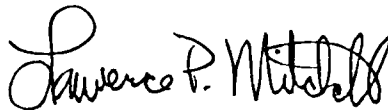
1. The site shall be developed and maintained in compliance with all the requirements of Section III-D.6.f of the Unified Zoning Code.
2. The applicant shall prepare a landscape plan in accordance with Chapter 10.32 of the City Code and which shows the location of solid screening along the east and southeast edge of the paved area. The plan shall be submitted to the Planning Director for review and approval prior to establishing the car wash on the site.
3. The car wash facility shall be constructed substantially in compliance with the site plan as approved for this conditional use, and all improvements, including landscaping and screening as required by City Code, shall be completed before the facility becomes operations.
4. Any violation of conditions attached shall declare the conditional use null and void.

If there are no valid appeals or protest petitions filed opposing this action by June 12, 1997, the action of the MAPC will be considered final. If appeals or protest petitions are filed, you will be advised of the date your application will be forwarded to the Governing Body for review and final action.



The zoning adjustment sign(s) should now be removed from the property. If you have any questions concerning this case, please contact our office.

Sincerely,

A handwritten signature in black ink that reads "Lawrence P. Mitchell". The signature is written in a cursive style with a large initial "L" and "M".

Lawrence P. Mitchell
Senior Planner

LPM/sh

cc: Don Folger Jr., 234 S. Topeka, Wichita, KS 67202
Kurt Schroder, OCI
Paul Hayes, OCI
Randy Sparkman, OCI

STAFF REPORT

May 29, 1997

CASE NUMBER: CU-437

APPLICANT/AGENT: Philip A. Garrison (applicant); Don Folger Jr (agent)

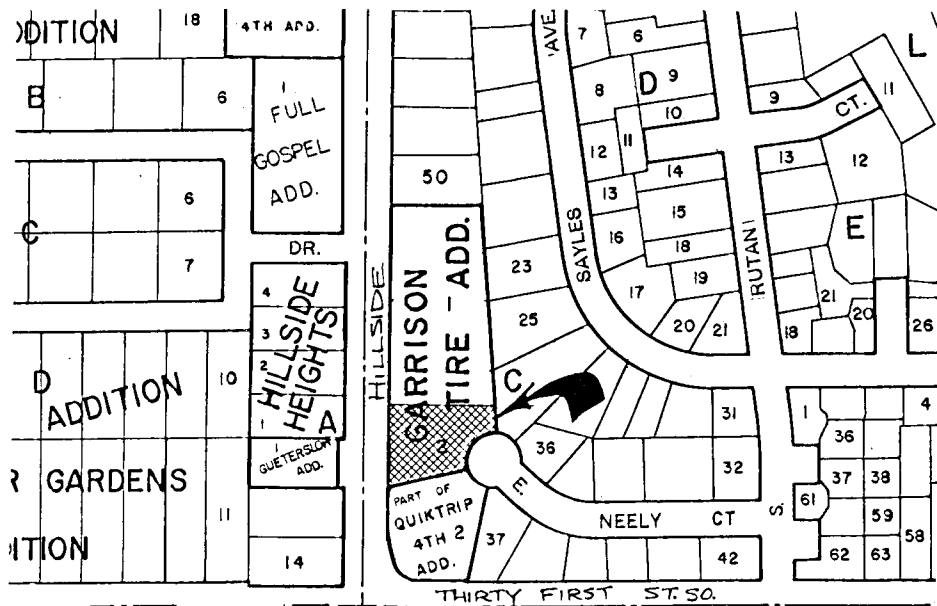
REQUEST: Conditional use permit to allow a 5-bay self-service car wash

CURRENT ZONING: "LC" Limited Commercial

SITE SIZE: 0.8 Acres

LOCATION: East of Hillside north of 31st Street South

PROPOSED USE:



BACKGROUND: The applicant is requesting a Conditional use for a 5-bay car wash on a 0.8 acre platted "LC" Limited Commercial zoned site on the east side of Hillside approximately 200 feet north of 31st Street South. All five car wash bays will be self-service.

The unified zoning code permits car wash facilities within the "LC" district, but if the car wash site is located within 200 feet of a residential zoning district a conditional use permit is required. The applicant's site is adjacent to "TF-3" Two-Family District which is developed with duplexes along the east boundary. Property to the north, south and west of the application area is developed and zoned "LC" Limited commercial.

Section III-D.6.f. of the Unified Zoning Code establishes the standards that apply to car wash facilities in all zoning districts. Those standards relate to setbacks from major streets, other streets and residential zoning, fences, paving, lighting, signs, noise, circulation plan, parking, street access, drainage and maintenance. The site plan indicates general compliance with the minimum requirements. The plan has been reviewed and approved by the Traffic Engineer as being in compliance with traffic engineering for turning radii, size of parking space, width of travel aisle, etc. Since the east property line of the site is adjacent to a residential district, it will be necessary for the applicant to construct a fence with a minimum height of six feet along that portion of the development which is adjacent to the residential zoning. Landscaping of the site will also be required in accordance with the City's landscape/screening ordinance. It will be necessary for the applicant to develop and submit for review and approval a "landscape/screening" plan which will provide required screening of the site from the residential district along the east property line before the site can be developed with the car wash. There is complete access control to East Neely Court from the applicants site.

CASE HISTORY: None

ADJACENT ZONING AND LAND USE:

NORTH:	"LC"	Marine Sales and Service
SOUTH:	"LC"	Convenience Store (Quik Trip)
EAST:	"MF-29"	Residential Duplex
WEST:	"LC"	Auto Service-Car Wash

PUBLIC SERVICES: Municipal water and sanitary sewer are available to the site. Hillside is a paved 4-lane arterial.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this site as suitable for commercial uses. Although the Comprehensive Plan does not have guidelines specific to car wash operations, the plan's "Commercial Locational Guidelines" indicate the following:

1. Commercial sites should be located adjacent to arterials or major thoroughfares and should not feed directly onto local residential streets.
2. Commercial development should have required site design features which limit noise, lighting, and other activity so as to not adversely impact surrounding residential areas.
3. Low-density residential uses should be separated from adverse surrounding land use types such as ... commercial areas. Appropriate buffering includes open space, bodies of water, abrupt changes in topography, and a combination of landscaping and walls

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, subject to the following conditions:

1. The site shall be developed and maintained in compliance with all the requirements of Section III-D.6.f of the Unified Zoning Code.
2. The applicant shall prepare a landscape plan in accordance with Chapter 10.32 of the City Code and which shows the location of solid screening along the east and southeast edge of the paved area. The plan shall be submitted to the Planning Director for review and approval prior to establishing the car wash on the site.
3. The car wash facility shall be constructed substantially in compliance with the site plan as approved for this conditional use, and all improvements, including landscaping and screening as required by City Code, shall be completed before the facility becomes operations.
4. Any violation of conditions attached shall declare the conditional use null and void.

This recommendation is based on the following findings:

1. The character of the neighborhood: The general area is characterized by a mixture of retail and residential uses and developing retail uses. Therefore, the proposed use should not negatively impact the neighborhood if all landscaping and screening requirements of City Codes are complied with.

2. The zoning and uses of properties nearby: Properties to the north, south and west of the site are also zoned "LC" Limited Commercial. The west site is developed with a car wash and the area to the north and south are developed with retail uses. The "MF-29" Multi-Family zoning district to the east is developed with duplexes and will be protected by the screening to be provided on the site. Therefore, the zoning and the uses of nearby properties are compatible with the proposed use.
3. The suitability of the subject property for the use requested, and the appropriateness of the proposed use for the general area: The property is of adequate size to accommodate the proposed use as well as being adjacent to a 4-lane arterial street. The site will be screened from the adjacent neighborhood. Therefore, the site is suitable for the proposed use.
4. The extent to which the granting of the conditional use will detrimentally affect nearby property: Nearby properties should not be significantly impacted by the proposed use for this property. Although adjacent to residential zoning on one side, the open space to the east and southeast on this lot, plus the cul-de-sac, results in a distance of 150 feet to the nearest residence. The screening to be provided on the site in compliance with the landscape and zoning ordinances should be adequate to lessen the impact of the proposed use on nearby properties.
5. Impact of the proposed development on community facilities: The proposed use will be located adjacent to an existing 4-lane arterial street and adequate municipal services are available to the site to serve the proposed use.