



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 13, 1998

Kevin Wray
1521 NW 26th St.
North Newton, KS 67117

RE: CU-465 - Conditional use to allow a used car sales on property zoned "LC" Limited Commercial and generally located south of Harry, west of Hillside on the east side of George Washington Boulevard (1658 George Washington Blvd).

Dear Mr. Wray:

At its regular meeting on February 12, 1998, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, subject to the following conditions:

- A. This property shall be developed in accordance with a revised site plan approved by the Planning Department, showing the five parking spaces for employees and customers. All parking, storage, and display areas shall be paved with concrete, asphalt, or asphaltic concrete. Parking spaces for customers and employees shall be provided on the site per the Unified Zoning Code requirements. These spaces shall be marked and designated for customers and employees and shall not be used for the display or storage of vehicles for sale.
- B. The automobile sales lot shall not be conducted in conjunction with any use not directly related to such a business. Any automotive service or repair work conducted on the site shall be entirely within a building. No body or fender work shall be done on the premises without first obtaining "GC" General Commercial zoning.
- C. All lights shall be shielded to direct light away from adjoining properties. No string-type lighting shall be permitted.
- D. Only those signs permitted in the "LC" zoning district shall be permitted on this site, except that no portable or off-site signs shall be permitted and no string-type banners shall be permitted.
- E. No sound projecting devices or loudspeakers shall be used on the property.



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- F. There shall be no use of elevated platforms for the display of vehicles.
- G. Two trees shall be planted along the applicant's frontage adjacent to George Washington Blvd. These trees can be placed where the applicant feels is appropriate.
- H. The approval of the conditional use is for a period not to exceed five years from the date of approval by the MAPC or the Wichita City Council, and subject operation is to cease after that period, unless a new application for approval is submitted to the Metropolitan Area Planning Department.
- I. Any violation of the conditions of approval shall render the conditional use permit null and void.

If there are no valid appeals or protest petitions filed opposing this action by February 26, 1998, 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,

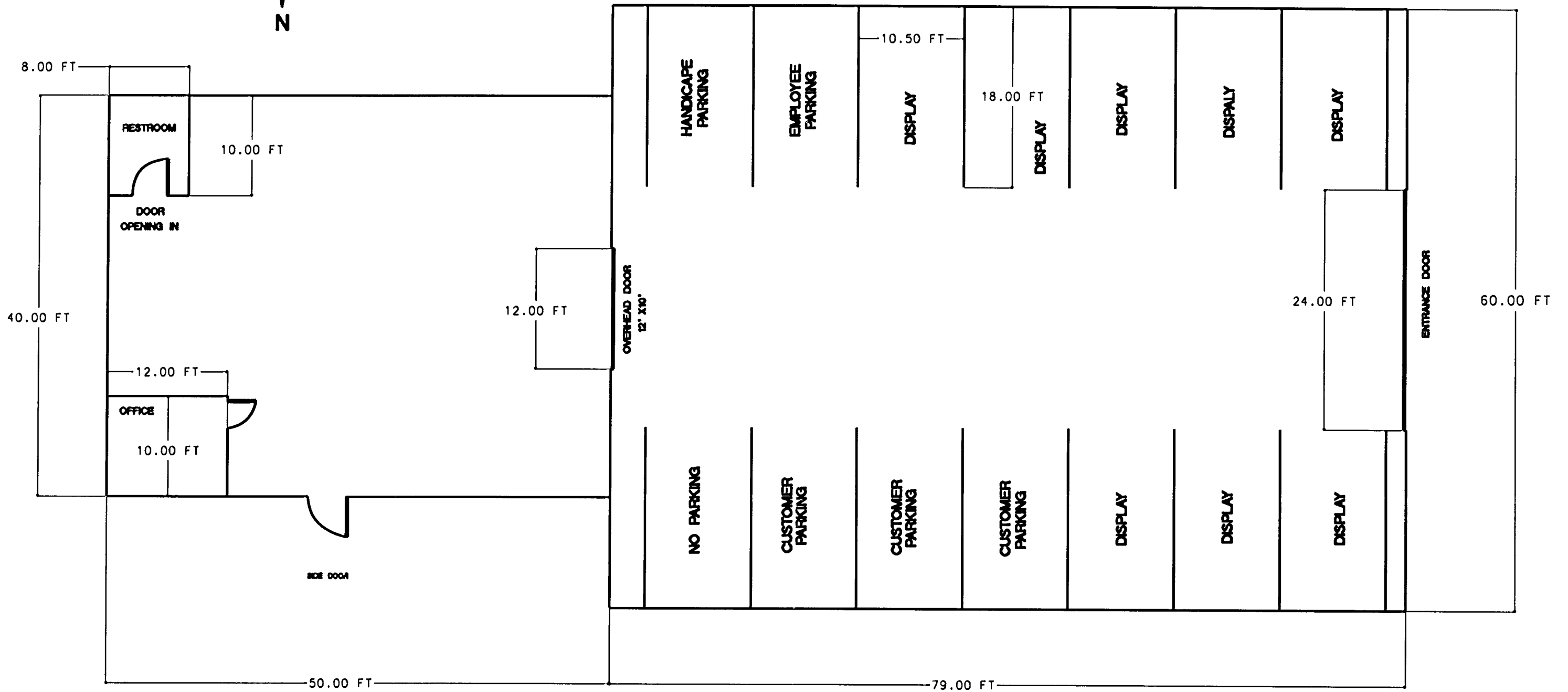
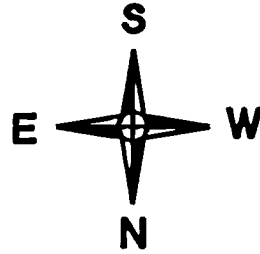


Keith Gooch
Senior Planner

KG/sah

cc: Muhammad Aslam, P.O. Box 8322, Wichita, KS 67208
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

APPROVED *Muhammad Aslam, MAPD Director*
3-4-98



DRAWING BY : MUHAMMAD ASLAM

ADDRESS : 1658 GEORGE WASHINGTON BLVD.

KHAN MOTORS (Used Car Sales)

SCALE : 1" = 0.099666"

PRODUCED ON : JAN. 23, 1998

STAFF REPORT

CASE NUMBER: CU-465

APPLICANT/AGENT: Kevin Wray (owner); Muhammad Aslam (lessee)

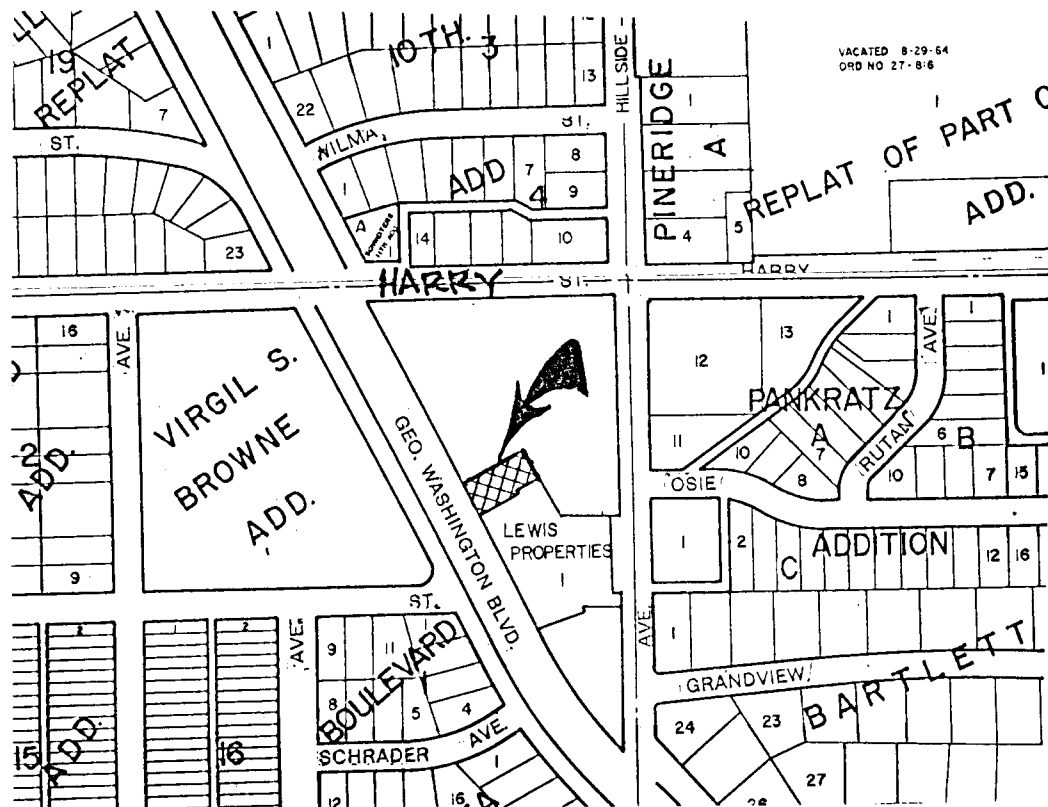
REQUEST: A conditional use to allow used car sales on property zoned "LC" Limited Commercial.

CURRENT ZONING: "LC" Limited Commercial

SITE SIZE: .179 acres

LOCATION: South of Harry, west of Hillside, on the east side of George Washington Boulevard (1658 George Washington Blvd).

PROPOSED USE: Used Car Sales



BACKGROUND: The application area is located along George Washington Boulevard, south of Harry and west of Hillside. The applicant is requesting a Conditional Use to allow a used car sales lot on the southernmost portion of the Hillcrest Plaza Shopping Center. The proposed site for the used car lot currently has a vacant building located on it and a chain link fence surrounding the existing parking on the south and west portions of the property.

The Unified Zoning Code requires auto businesses to provide customer parking at the rate of two spaces for the first 10,000 square feet and one space per each additional 10,000 square feet of lot area used for vehicle sales, display, or storage purposes and one space per 500 square feet of building area for employee parking. The applicants' site has a display area of 4,740 square feet which will require 1 parking space and a building of 2000 square feet, which will require 4 parking spaces, for a total of five parking spaces needed for employees and customers. The applicant has submitted a site plan which shows only 4 parking spaces, and only 4 display. If the lot is striped with display and parking spaces facing parallel to the street, there would be substantially more spaces available.

The adopted Land Use Guide of the Comprehensive Plan identifies this area for commercial uses. The commercial locational guidelines of the Plan recommend that commercial uses not located in planned centers, including auto-related uses, should be guided to cluster in areas such as the CBD fringe, segments of Kellogg, and other appropriate areas and streets where these uses may already exist or to locations where traffic patterns, surrounding land uses and utilities can support such uses. The application area is not located on Kellogg, however it is located adjacent to an existing vehicle sales lot, to the south. To the east, north and south, the adjoining properties are zoned "LC" Limited Commercial and developed with commercial properties. The shopping center building screens the application area from the uses and parking area of the center further north. On the west, the land is zoned "GC" General Commercial and "TF-3" Two-Family Zoning District. This area to the west is developed with the Coca-Cola distribution facility and duplexes.

The landscape ordinance would not be triggered by the reuse of this property, because it does not involve new building construction.

The number of parking spaces required for the remainder of the Hillcrest Plaza Shopping Center (64 spaces) can be met by the parking provided on the main parking lot located north of this proposed Conditional Use.

CASE HISTORY: None

ADJACENT ZONING AND LAND USE:

NORTH:	"LC"	Hillcrest Plaza shopping mall
SOUTH:	"LC"	Used Car Sales Lot
EAST:	"LC"	Commercial Properties
WEST:	"GC" & "TF-3"	Coca-Cola Distribution Plant and Duplexes

PUBLIC SERVICES: This site is served by municipal water and sewer. The application area has approximately 60 feet of frontage along George Washington Boulevard with one opening. George Washington Boulevard is a 4-lane arterial with existing traffic volumes of 7,260 between Mt. Vernon and Hillside. The 2020 Transportation Plan projects traffic volumes to increase to 9,531 ADT for this segment. The City of Wichita's most recent Capital Improvement Program did not list any improvements for this stretch of George Washington Boulevard.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this area for commercial uses. The commercial locational guidelines of the Plan recommend that commercial uses, such as auto-related uses, should be guided to areas where these uses may already exist or to locations where traffic patterns, surrounding land uses and utilities can support such uses. This proposed use satisfies the recommendations of the Comprehensive Plan.

RECOMMENDATION:

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

- A. This property shall be developed in accordance with a revised site plan approved by the Planning Department, showing the five parking spaces for employees and customers. All parking, storage, and display areas shall be paved with concrete, asphalt, or asphaltic concrete. Parking spaces for customers and employees shall be provided on the site per the Unified Zoning Code requirements. These spaces shall be marked and designated for customers and employees and shall not be used for the display or storage of vehicles for sale.
- B. The automobile sales lot shall not be conducted in conjunction with any use not directly related to such a business. Any automotive service or repair work conducted on the site shall be entirely within a building. No body or fender work shall be done on the premises without first obtaining "GC" General Commercial zoning.
- C. All lights shall be shielded to direct light away from adjoining properties. No string-type lighting shall be permitted.

- D. Only those signs permitted in the "LC" zoning district shall be permitted on this site, except that no portable or off-site signs shall be permitted and no string-type banners shall be permitted.
- E. No sound projecting devices or loudspeakers shall be used so as to be heard beyond the property lines.
- F. There shall be no use of elevated platforms for the display of vehicles.
- G. Two trees shall be planted along the applicant's frontage adjacent to George Washington Blvd. These trees can be placed where the applicant feels is appropriate.
- H. Any violation of the conditions of approval shall render the conditional use permit null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The surrounding properties are characterized by commercial uses to the north, south, east and west, including another car sales lot abutting to the south. However, to the southwest there are duplexes, but these homes are located almost 250 feet away from this site across a four lane arterial.
2. Extent to which removal of the restrictions will detrimentally affect nearby property: This development should not detrimentally affect nearby properties. Most sites in this area are characterized by commercial properties, with an existing used car sales lot located just to the south of this one.
3. Conformance of the requested change to the adopted or recognized Comprehensive Plan: The Land Use Guide of the Comprehensive Plan identifies this area as appropriate for commercial uses. The Comprehensive Plan also states auto-related businesses should be located adjacent to other like uses. This site is located just north of an existing used car sales lot.
4. Impact of the proposed development on community facilities: This site should have minimal impact on community facilities. Due to the fact that the site is very small and can only display a limited number of vehicles, the traffic this site generates should be minimal.