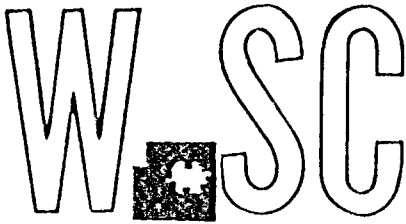


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

March 8, 2000

**FILE COPY**

Paradox Investment II, LLC  
%Cuy Mauck  
13210 W. Central  
Wichita KS 67235

**RE: CU-558 – Conditional Use to allow a car wash within 200 feet of a residential zoning district. Generally located west of Meridian and north of Rita.**

Dear Ladies and Gentlemen:

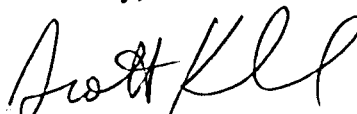
At its regular meeting on March 7, 2000, the Wichita City Council considered the above-captioned request. The action of the Council was to APPROVE, subject to the following conditions:

- A. The site shall be developed and maintained in compliance with all the requirements of Section III-D.6.f of the Unified Zoning Code.
- B. No dryers shall be associated with automatic wash bays.
- C. The applicant shall submit a landscape plan for approval by the Planning Director, prior to issuance of a building permit, that meets the ordinance's requirements.
- D. The site shall be developed in general conformance with the approved site plan. All improvements shall be completed before the facility becomes operational.
- E. Any violation of the conditions of approval shall declare the Conditional Use permit null and void.



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

Sincerely,



Scott Knebel  
Senior Planner

Cc: Karen Nuessen, 646 S. Clifton, Wichita, KS 67213  
Clarence and Virginia Nuessen, 2433 Rita, Wichita, KS 67213  
Sandy and Gary Bohm, 2427 Rita, Wichita, KS 67213  
Brian and Stacy Melson, 2440 W. Rita, Wichita, KS 67213  
City Council Member, Bill Gale  
Delano Township, William R. Pract, 10121 W. 29<sup>th</sup> Street North, Wichita, KS  
67205  
Kurt Schroeder, Office of Central Inspection  
Randy Sparkman, Office of Central Inspection  
Paul Hays, Office of Central Inspection  
J. R. Cox, Office of Central Inspection



**STAFF REPORT**  
 MAPC January 13, 2000

CASE NUMBER: CU-558

APPLICANT/AGENT: Paradox Investment II, LLC c/o Cuy Mauck, applicant

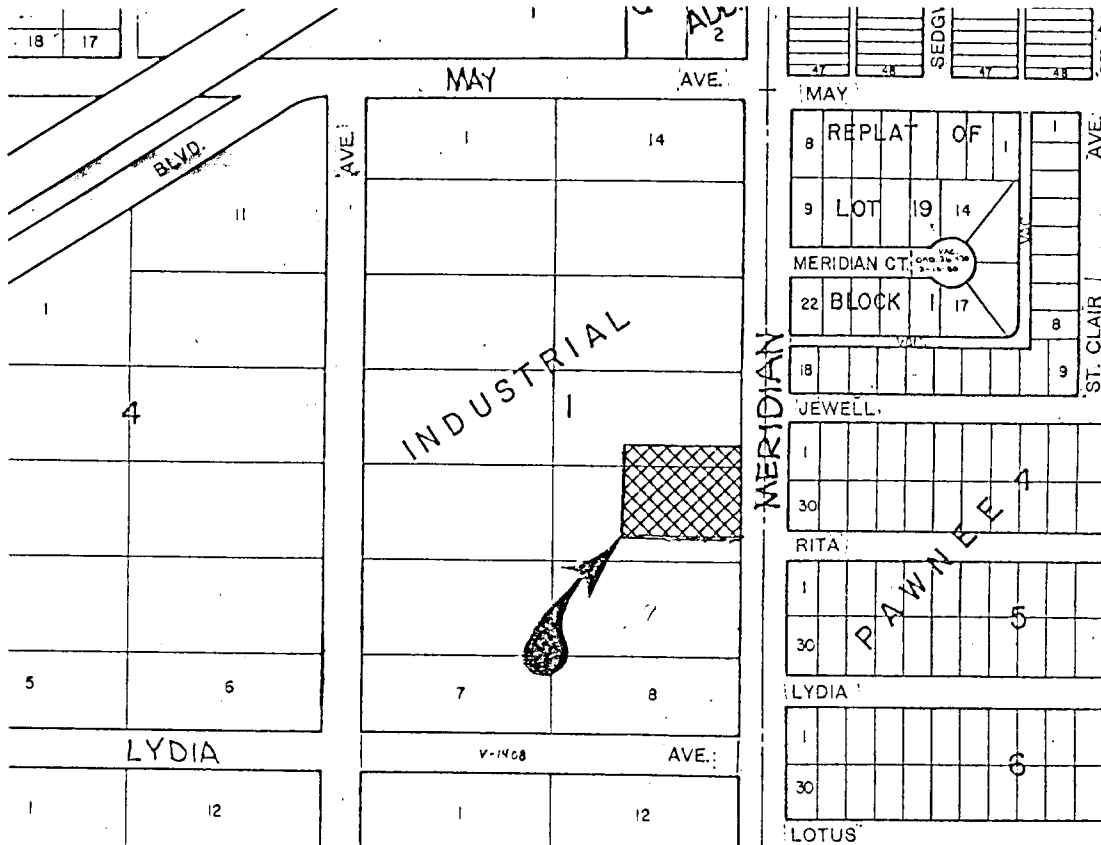
REQUEST: Conditional Use to allow a car wash within 200 feet of a residential zoning district

CURRENT ZONING: "LI" Limited Industrial

SITE SIZE: 1.1 acres

LOCATION: West of Meridian and north of Rita

PROPOSED USE: Car wash



**BACKGROUND:** The applicant is requesting a Conditional Use to allow a car wash to be located within 200 feet of a residential zoning district. The application area is a 1.1 acre platted tract located west of Meridian and north of Rita. The site is currently zoned "LI" Limited Industrial.

The attached site plan shows a eight-bay car wash. These wash bays are located approximately 150 feet west of the east property line. The site plan also depicts five vacuums located west of the wash bays, with five parking spaces to be used for drying or vacuuming, and four vacuums located east of the wash bays, with fourteen parking spaces to be used for drying or vacuuming. The facility would have one access to Meridian and two accesses to an existing private drive on the south. A joint access to vacant property on the north would also be provided. A landscaped buffer is depicted along all property lines.

Property to the east of the site is zoned "SF-6" Single Family Residential and is developed with single family residences. Property to the south is zoned "LI" Limited Industrial and is developed with a grocery store with vacant out parcels available for additional development. Property to the north and west is zoned "LI" Limited Industrial and is developed with various offices, warehouses, and manufacturing businesses with vacant land available for additional development.

Key Unified Zoning Code car wash "supplementary use requirements" include: buildings to be located at least 35 feet from arterials and 20 feet from other street right-of-way; 60 from the lot line of any residentially zoned lot, unless the property is being used for a nonresidential use permitted by-right in the underlying district; fencing, a minimum of six feet in height shall be provided along the interior side and rear property line, when adjacent to a dwelling; all area utilized for washing or drying, including ingress and egress, shall be paved; lighting shall comply with lighting standards in the code; no string-type lighting shall be permitted and signage as per the sign code. Landscaping also will be required per the "landscape ordinance". As depicted in the attached site plan, the project complies with these requirements.

**CASE HISTORY:** The site is in the Southwest Industrial Addition, which was platted August 8, 1953. The lot proposed for the Conditional Use was created by a Lot Split approved August 23, 1996. The owners of the lot also dedicated a sanitary sewer easement and access control along Meridian, which were accepted September 24, 1996. At that time, the site was proposed for development as an auto parts store.

**ADJACENT ZONING AND LAND USE:**

NORTH:	"LI"	Office, General; Manufacturing, General; Warehousing
SOUTH:	"LI"	Retail, General
EAST:	"SF-6"	Single Family
WEST:	"LI"	Office, General; Manufacturing, General; Warehousing

**PUBLIC SERVICES:** The site has frontage to Meridian, a four-lane arterial. Meridian has traffic volumes of 16,400 vehicles per day. The 2030 Transportation Plan estimates the volume for Meridian will increase to 18,400 vehicles per day. Municipal services are available to serve this site.

**CONFORMANCE TO PLANS/POLICIES:** The Land Use Guide of the Comprehensive Plan identifies this area as appropriate for “Industrial” uses. The Commercial Locational Guidelines of the Comprehensive Plan recommend that commercial sites, such as car washes, should be located adjacent to arterials and should have site design features which limit noise, lighting, and other activity from adversely impacting surrounding residential areas.

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

- A. The site shall be developed and maintained in compliance with all the requirements of Section III-D.6.f of the Unified Zoning Code.
- B. No dryers shall be associated with automatic wash bays.
- C. The applicant shall submit a landscape plan for approval by the Planning Director, prior to issuance of a building permit, that meets the ordinance’s requirements.
- D. The site shall be developed in general conformance with the approved site plan. All improvements shall be completed before the facility becomes operational.
- E. Any violation of the conditions of approval shall declare the Conditional Use permit null and void.

This recommendation is based on the following findings:

- 1. The zoning, uses and character of the neighborhood: Property to the north, south, and west of the site is zoned for industrial development, with existing and developing industrial and commercial uses surrounding the site on these three sides. Property to the east of the site is zoned for and developed with single-family residential uses.
- 2. The suitability of the subject property for the uses to which it has been restricted: The site is zoned “LI” Limited Industrial which accommodates moderate intensity manufacturing, industrial, commercial, and complementary land uses, including car washes with a Conditional Use if located within 200 feet of a residential zoning district. This site could be developed with such uses.
- 3. Extent to which removal of the restrictions will detrimentally affect nearby property: Any detrimental affects should be minimized due to the various setbacks, screening, and landscaping requirements.

4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The Land Use Guide of the Comprehensive Plan identifies this area as appropriate for "Industrial" uses. The Commercial Locational Guidelines of the Comprehensive Plan recommend that commercial sites, such as car washes, should be located adjacent to arterials. This site has frontage to Meridian, a four-lane arterial. The Commercial Locational Guidelines also recommend that commercial sites should have site design features which limit noise, lighting, and other activity from adversely impacting surrounding residential areas. The various setbacks, screening, and landscaping requirements for car washes should minimize any adverse impacts on surrounding residential areas.
  
5. Impact of the proposed development on community facilities: The car wash use should not generate more traffic than that which would could be generated by other uses permitted in the "LI" district. Other community facilities should not be adversely impacted.