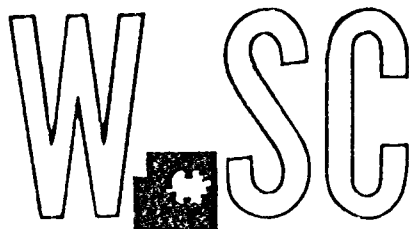


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

R & L Carpenter Enterprises
P. O. Box 1207
Coffeyville, KS 67337

FILE COPY

February 8, 2000

RE: CU-552 – Conditional Use to allow a car wash within 200 feet of a residential zoning district. Generally located east of Woodlawn and North of 37th Street North.

Dear Ladies and Gentlemen:

At its regular meeting on February 8, 2000, the Wichita City Council considered the above-captioned request. The Council voted (7-0) to DENY the request.

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,

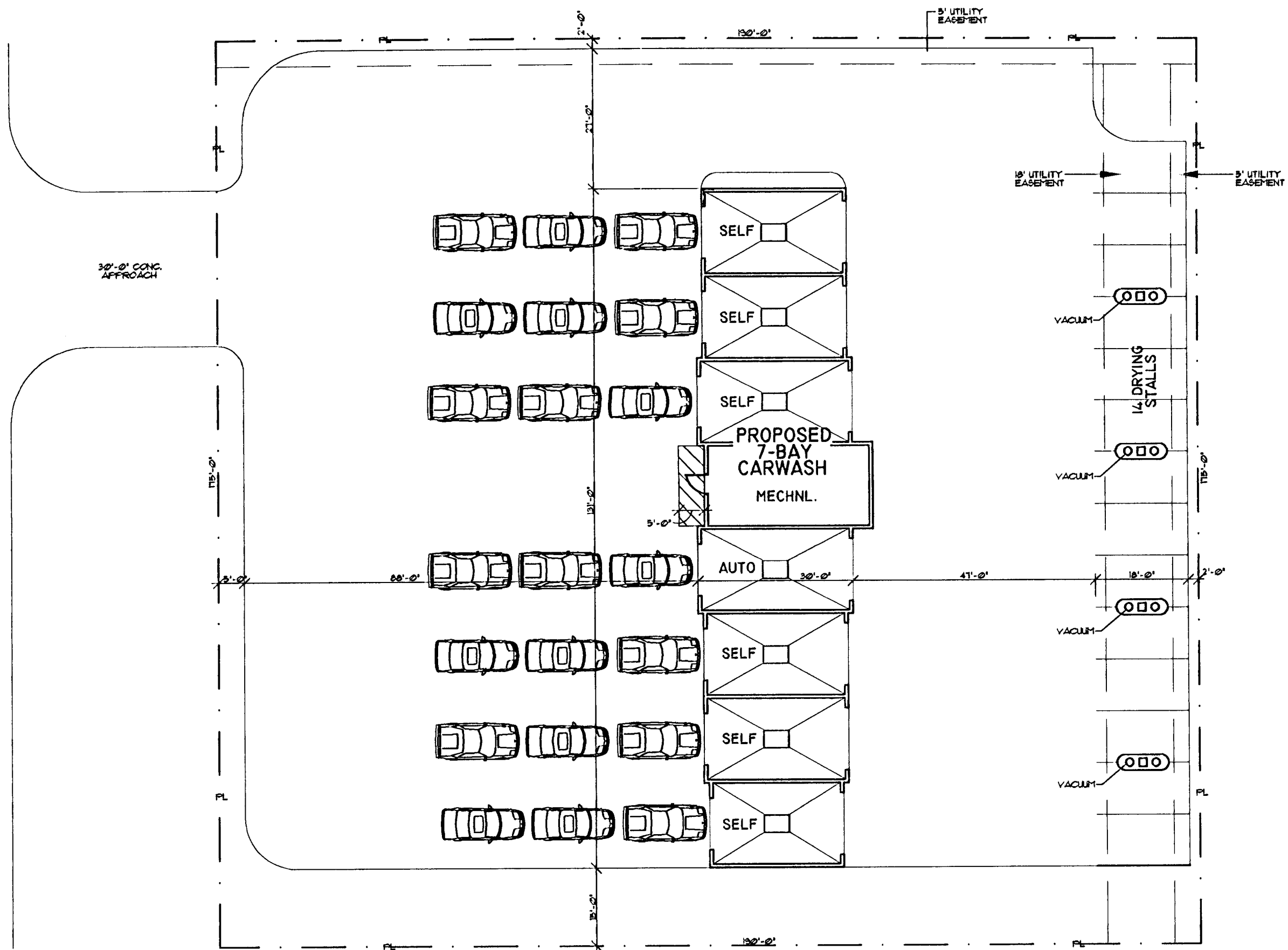
Scott Knebel
Senior Planner

SK/rs

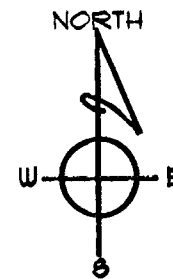
cc: J & B Ventures, 903 Terradyne Circle, Andover, KS 67002
Don Folger Jr. and Associates, 234 S. Topeka, Wichita, KS 67202
City Council Member, Joe Pisciotte
Susan Schainost, 4012 Bayberry, Wichita, KS 67226
Lynn Mazik, 6904 E. 40th North, Wichita, KS 67226
Martin Platt, 3900 N. Woodlawn, #26 Mav., Wichita, KS 67220
Kirsten Teague, 2728 Beacon Hill Ct., Wichita, KS 67220
City of BelAire, 4551 N. Auburn, Wichita, KS 67220
Kurt Schroder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection



WOODLAWN BLVD.



SITE PLAN

$$1' = 2\phi' - \phi'$$


Paul Grunstein
11-15-79

[illegible][illegible]

DON FOLGER JR.
& ASSOCIATES

ARCHITECTURE PLANNING
CONSTRUCTION MANAGEMENT

234 S. TOPEKA WICHITA, KS.
67202 (316) 269-2414

**NEW 7 BAY CARWASH
J & B VENTURES
NORTH WOODLAWN
WICHITA KANSAS**

DRAIN		CHECKED	

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SHEET NUMBER

JOB NUMBER

STAFF REPORT

MAPC January 13, 2000

CASE NUMBER: CU-552

APPLICANT/AGENT: R & L Carpenter Enterprises and J & B Ventures, applicants;
Don Folger Jr. & Associates, agent

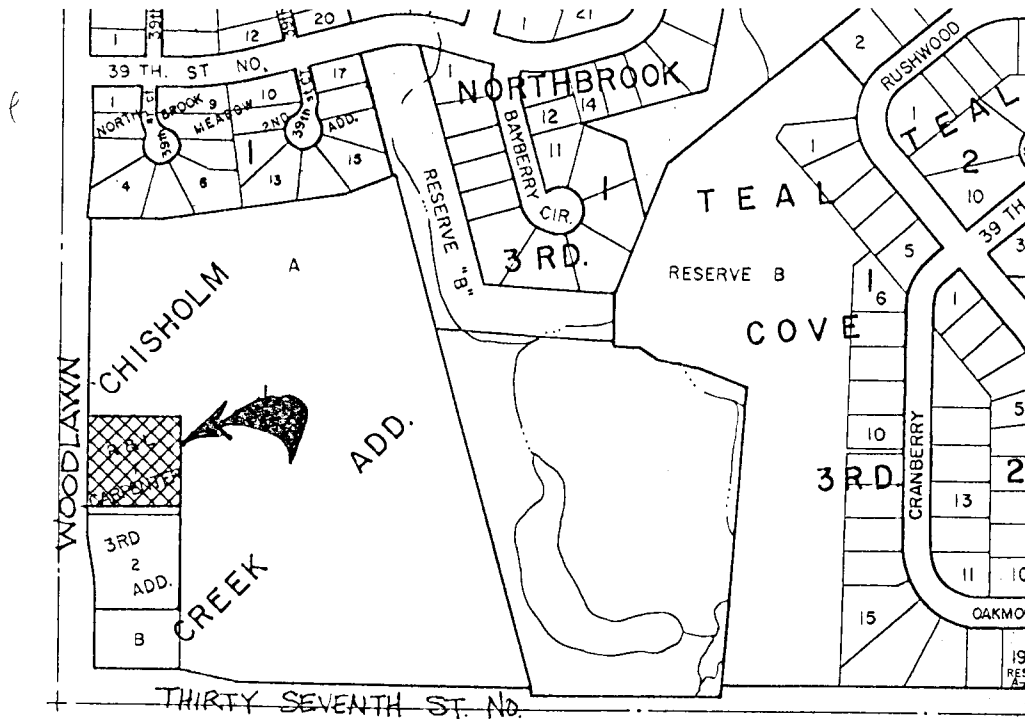
REQUEST: Conditional Use to allow a car wash within 200 feet of a
residential zoning district

CURRENT ZONING: "LC" Limited Commercial

SITE SIZE: 0.76 acres

LOCATION: East of Woodlawn and North of 37th Street North

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 0.76 acre platted tract located east of Woodlawn and north of 37th Street North. The site is currently zoned "LC" Limited Commercial.

The attached site plan shows a seven-bay car wash. Six of the seven car wash bays are depicted as self-service, with the seventh bay depicted as an automatic car wash. These wash bays are located 67 feet west of the east property line. The site plan also depicts four vacuums located east of the wash bays, on the eastern property line. Fourteen parking spaces are also shown along the east property line. The parking spaces are to be used for drying or vacuuming. The facility would have one access to Woodlawn.

Property to the east of the site is zoned "MF-18" Multi-Family and is developed with condominiums. Property to the south is zoned "LC" Limited Commercial and is developed with a drive-in restaurant and a convenience store. North of the site is currently undeveloped and was recently approved for "NR" Neighborhood Retail zoning subject to pending platting. West of the site is located in the City of Bel Aire and is currently undeveloped property with Bel Aire's B-1 General Commercial zoning.

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.

As depicted on the attached site plan, the project complies with the building setback and site paving requirements. Fencing will be required along the east property line where adjacent to residential dwelling units. Landscaping will be required per the "landscape ordinance." Since the vacuums are shown on applicant's site plan approximately 5 feet from the residential property to the east, planning staff is recommending that approval be subject to a revised site plan showing the vacuums on the west side of the car wash bays.

CASE HISTORY: The site is in the R & L Carpenter Third Addition, which was platted October 15, 1997.

ADJACENT ZONING AND LAND USE:

NORTH:	"NR"	Undeveloped
SOUTH:	"LC"	Restaurant and Convenience Store
EAST:	"MF-18"	Multi-Family
WEST:	Bel Aire	Undeveloped

PUBLIC SERVICES: The site has frontage to Woodlawn, a two-lane arterial. Woodlawn has traffic volumes of 9,900 vehicles per day. The 2030 Transportation Plan estimates the volume for Woodlawn will increase to 15,000 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 "Commercial" uses. The Commercial Locational Guidelines of the Comprehensive Plan recommend that commercial sites 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 applicant shall submit a revised site plan for approval by the Planning Director, prior to issuance of a building permit, that locates the vacuums on the west side of the car wash bays, provides an area for the required landscape buffer along the east property line, and indicates the location and type of fencing along the east property line. 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 are zoned for commercial development, with existing commercial uses south of the site. Property to the east of the site is zoned for and developed with multi-family residential uses.

2. The suitability of the subject property for the uses to which it has been restricted: The site is zoned "LC" Limited Commercial which accommodates retail, commercial, office, and other complementary 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, fencing 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 "Commercial" uses. The Commercial Locational Guidelines of the Comprehensive Plan recommend that commercial sites should be located adjacent to arterials. This site has frontage to Woodlawn, a two-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, fencing 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 "LC" district. Other community facilities should not be adversely impacted.