



Wichita-Sedgwick County Metropolitan Area Planning Department

Dwayne Kahns
735 North Gow
Wichita, KS 67203

April 20, 2010

Don Folger
234 South Topeka
Wichita, KS 67202

RE: BZA2009-00036 Administrative Adjustment to Special Use Permit 37-81 to permit the addition of automatic car wash bays, including dryers, to an existing car wash located at 3247 East Harry (south and east of the intersection of Harry and Hillside).

Part of Lots 12 and 13, Block A Pankratz Addition, Wichita, Sedgwick County, Kansas, described as beginning at the North corner common to Lots 12 and 13; thence East along the North line of Lot 13, 200 feet to the Northeast corner of Lot 13; thence Southwesterly along the Southeasterly line of Lot 13 to a point 131.91 feet Northerly from the South corner common to Lots 12 and 13; thence West 139.91 feet to a point 200 feet East and 104 feet North of the Southwest Corner of Lot 12; thence North parallel with the West line of Lot 12, 22 feet, said point being 118.05 feet South of the North line of Lot 12; thence East parallel with the North line of Lot 12, 17 feet; thence East along the North line of Lot 12, 22 feet to the place of beginning.

*North 118.05
see plat*

Dear Sirs:

We have reviewed your request for an Administrative Adjustment to Special Use Permit 37-81 to add an automatic bay to the existing car wash located on property referenced above. From the review of your application, we understand that you propose to remodel the bays located west of the mechanical room, and install automatic car wash bays, including dryers. See the accompanying site plan for the exact location.

Section V-D.14 of the Unified Zoning Code allows adjustments to Conditional Uses unless it is found that the proposed development would have one or more of the negative impacts stated in Sec. V-I.6. We find that the installation of automatic car wash bays with dryers does not violate the four evaluation standards found in Sec. V-I.6, and set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed addition should have minimal impact on the safety and convenience of vehicular and

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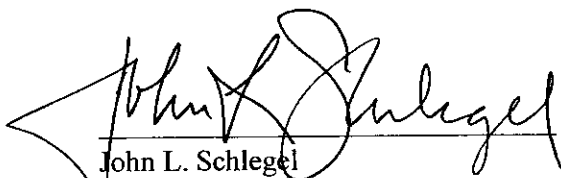
pedestrian circulation in the vicinity because the site is already developed with a car wash and is located entirely on private property. There are not any proposed changes to the sites access from Harry.

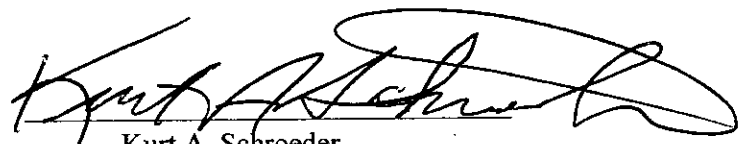
- 2) Impact on existing uses in surrounding areas: The proposed addition should have minimal impact on existing uses as all uses adjoining the property are commercial uses. There are some single-family residences located to the southeast of the site, across a 20-foot alley. The proposed addition is to be located on the westernmost side of the applicant's property, approximately 109 feet away (20 feet property line to property line).
- 3) Compatibility with existing or permitted uses on abutting sites: The site is already developed with a car wash. The applicant proposed to replace three hand operated bays with automatic bays that include dryers. The proposed addition should have minimal impact on existing uses since those uses contiguous to the site are predominantly fast food operations. There is one office use that is contiguous to the site. The existing single-family residences are located across an alley from the application area.
- 4) Effect on public health, safety or welfare: There will not be any encroachment into public utility easements or right-of-way; therefore, there should not be any impact on public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to permit the addition of automatic car wash bays with dryers in the area shown on the accompanying site plan is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) Unless specifically modified, the site shall be developed in conformance with all other applicable regulations.
- 3) Dedication of right-of-way as requested by the Traffic Engineer. (Dedication took six months to complete.)
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions of this administrative adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the administrative adjustment null and void.

The development application sign should now be removed from the property.


John L. Schlegel
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

[illegible]

LITTLE JOES CARWASH
AUTOMATIC BAYS ADDITION
3247 E. Harry
Wichita, Kansas

THE PLAN

SPI