

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

March 7, 1988

Bill G. Yung Design
4912 E. 29th St. North, Suite 1
Wichita, KS 67220

Re: BZA 1-88 - Exception to permit car wash in "LC" district
(southwest corner of Rock and 32nd Street North).

Dear Mr. Yung:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on February 23, 1988. This Resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files.

If you have questions concerning this matter, please call our office.

Sincerely,

Louise Olivarez
Assistant Secretary
Board of Zoning Appeals


LO/dlk

Enclosure

cc: Killarney Investments, Inc., 8400 Killarney, Wichita, KS 67206
Monty Robson, Superintendent of Central Inspection (w/site plan)
Joe Donnelly, Zoning Administrator, CID, (w/site plan) *Inspection Sheet*
Dale Rea, Deputy City Clerk

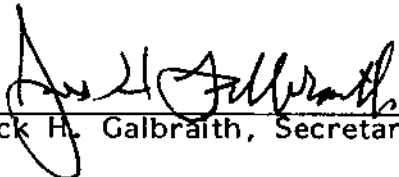
9. Grades and drains shall be established on the property satisfactory to the City Engineer to prevent the flow of excess water from washed cars exiting the car wash into the street.
10. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
11. The car wash shall be constructed with a dryer and shall not be operated without the dryer if the temperature is projected to drop below freezing within 12 hours.
12. All of the above conditions of approval must be complied with within one year after release of the Resolution or the Resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 23rd day of February, 1988.



Danny E. Jenkins, President

ATTEST:



Jack H. Galbraith, Secretary

RESOLUTION NO. BZA 1-88

WHEREAS, Killarney Investments, Inc., 8400 Killarney, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a single-bay automatic car wash as an accessory use to a service station on property zoned the "LC" Light Commercial District and legally described as follows:

The East 170 feet of the North 210 feet of Lot 1, Block 1, Killarney First Addition, an addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Rock Road and 32nd Street North.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of February 23, 1988, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of a car wash on property zoned the "LC" Light Commercial District, subject to the conditions outlined in Section 28.04.183.4, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of a single-bay automatic car wash as an accessory use to a service station on property zoned the "LC" Light Commercial District and legally described as follows:

The East 170 feet of the North 210 feet of Lot 1, Block 1, Killarney First Addition, an addition to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Rock Road and 32nd Street North.

subject to the following conditions:

1. The automatic car wash facility shall provide not less than three holding spaces for each 20 lineal feet of car washing aisle and not less than two drying spaces.
2. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
4. Signs shall be limited to that permitted by the associated C.U.P. (DP-158). No portion of any sign shall encroach into any utility easement.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. Off-street parking spaces shall be provided for the total facility as required by the zoning ordinance.
7. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines, surfaced driveways and parking spaces.
8. Grades and drains shall be established on the property satisfactory to the Superintendent of Sewer Maintenance to direct the wash water in the car wash to a mud trap and sanitary sewer, and to prevent the intrusion of stormwater runoff into the sanitary sewer. The car wash shall be roofed to prevent stormwater infiltration.

roof over the car wash and the installation of the mud trap at a location under the roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.

9. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
10. The car wash shall be constructed with a dryer and shall not be operated without the dryer if the temperature is projected to drop below freezing within 12 hours.
11. All of the above conditions of approval must be complied with within one year after release of the resolution or the resolution shall become null and void.

SECRETARY'S REPORT

CASE NUMBER:

BZA 1-88

OWNER/APPLICANT/AGENT:

Killarney Investments, Inc. (applicant)
Bill G. Yung Design (agent)

REQUEST:

Exception pursuant to Section 28.04.183.4 Code of the City of Wichita to permit the establishment of a single-bay automatic car wash as an accessory use to a service station.

CURRENT ZONING:

"LC" Light Commercial District

SITE SIZE:

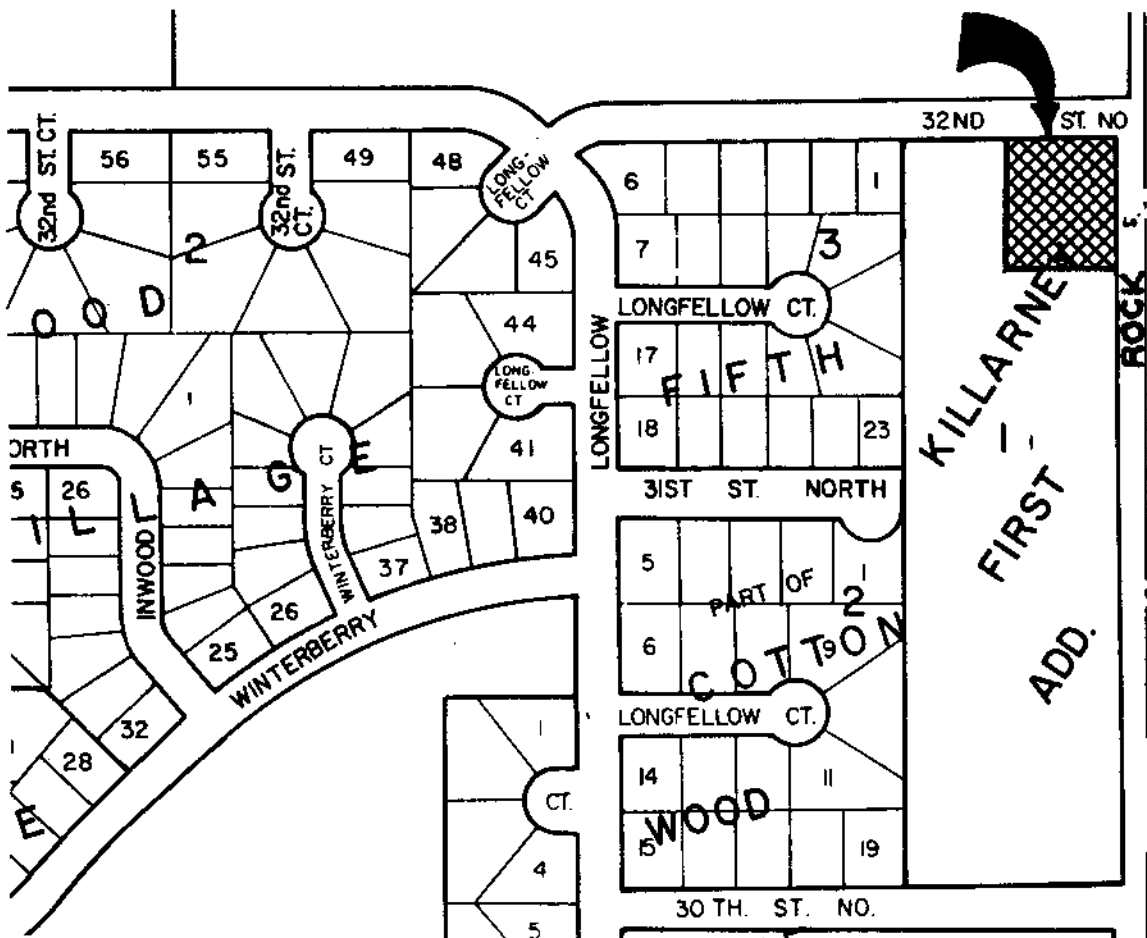
170 ft. by 210 ft.

LOCATION:

Southwest corner of Rock Road and 32nd Street North

PROPOSED USE:

Service station and single-bay automatic car wash



JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.183.4 can be complied with.

BACKGROUND: The applicant is requesting an exception to permit the establishment of a single-bay automatic car wash as an accessory use to a service station to be located at the southwest corner of Rock Road and 32nd Street North. The site is a small portion (½-acre) of a 9-acre platted lot which is part of the commercial community unit plan #158.

The applicant's site plan indicates that adequate holding spaces can be provided so that on-site circulation can be maintained and perimeter street traffic will not be hindered. The car wash should contain a dryer which will eliminate the majority of problems with drainage of water beyond the limits of the car wash area.

Access is provided by one driveway to Rock Road, one on-site driveway to 32nd Street, and one off-site driveway to 32nd Street across the tract to the west.

ADJACENT ZONING AND LAND USE:

NORTH	AA (LC approved subject to platting)	Undeveloped
SOUTH	LC w/DP-158	Undeveloped
EAST	LC w/DP-111	Cinemas
WEST	LC w/DP-158	Undeveloped

RECOMMENDATION: Should the Board determine that the establishment of a single-bay automatic car wash as an accessory use to a service station is appropriate at this location, it is recommended that the exception be approved subject to the following conditions:

1. The automatic car wash facility shall provide not less than three holding spaces for each 20 lineal feet of car washing aisle and not less than two drying spaces.
2. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
4. Signs shall be limited to that permitted by the associated C.U.P. (DP-158). No portion of any sign shall encroach into any utility easement.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
6. Off-street parking spaces shall be provided for the total facility as required by the zoning ordinance.
7. All parking spaces and drying spaces shall have adequate guards or curbs to prevent the extension or overhanging of vehicles beyond property lines, surfaced driveways and parking spaces.
8. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a