

7. 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.
8. 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.
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. Sanitary sewer shall be extended to serve this site prior to any occupancy permits being issued.
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.
13. Within 30 days following approval of this exception by the Board, and prior to release of the resolution, the applicant shall submit 3 copies of a revised site plan which shows all proposed and/or existing utility easements on site, correct sign locations, and only one driveway to 13th Street.

SECRETARY'S REPORT

CASE NUMBER: BZA 28-88

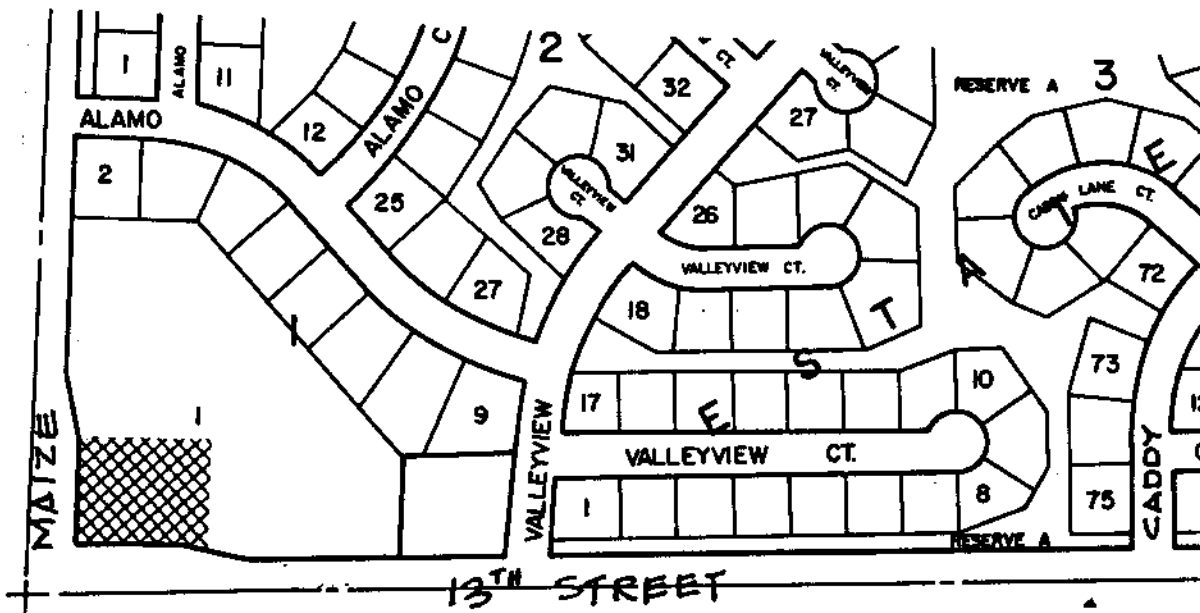
OWNER/APPLICANT/AGENT: Amoco Oil Company (owner/applicant)
Gene Razook (agent)

REQUEST: Exception to permit the establishment of a detached, single-bay automatic car wash as an accessory use to a proposed service station.

CURRENT ZONING: "LC" Light Commercial

SITE SIZE: 175 ft. x 213 ft.

LOCATION: Northeast corner of 13th and Maize



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, detached car wash as an accessory use to a proposed service station at the northeast corner of 13th and Maize. This site is part of an "LC"-zoned lot which has been platted but undeveloped since 1975. In 1979, the south 150 feet of the west 150 feet was split off as a separate building site. Some additional land has now been added to this corner ownership to make it 175 feet by 213 feet, and C.I.D. may be able to consider this change simply a boundary shift. There is an existing utility easement in the northeast portion of this site which was granted to accommodate extension of sanitary sewer to this site. The sewer has yet to be extended and must be extended for development to occur. This corner site has only one permitted access point to 13th, the second point being reserved for the balance of the large platted "LC" lot. The two pole signs shown on the site plan, but not labeled, must be a minimum of 15 feet from adjacent property lines. A revised site plan should be submitted which shows all utility easements (proposed and/or existing), correct sign locations, and only one driveway to 13th Street.

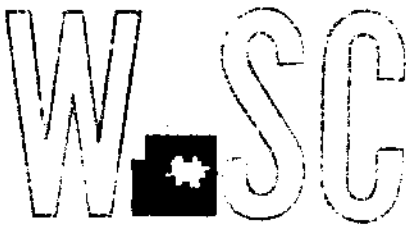
ADJACENT ZONING AND LAND USE:

NORTH	"LC"	Undeveloped
SOUTH	"LC"	Quik-Trip
EAST	"LC"	Undeveloped
WEST	"LC"	Undeveloped

RECOMMENDATION: Staff finds that the conditions of approval as set out in the Zoning Ordinance can be met; the proposed car wash associated with a service station is in character with the uses permitted on all four corners of this intersection in the existing "LC" districts; and the site's location at the intersection of two arterial streets provides good, direct access to and from the site. Should the Board determine that a single-bay, detached car wash 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. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
5. Off-street parking spaces shall be provided for the total facility, as required by the zoning ordinance.
6. 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.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
456 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4551

August 3, 1988

Gene Razook
Andeel & Co.
358 N. Rock Road
Wichita, KS 67206

Re: BZA 28-88 - Exception for car wash at NE corner of 13th
& Maize Road

Dear Mr. Razook:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on June 28, 1988. It 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 now that condition #13 has been completed.

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

Sincerely,

A handwritten signature in cursive script that reads 'Louise Olivarez'.

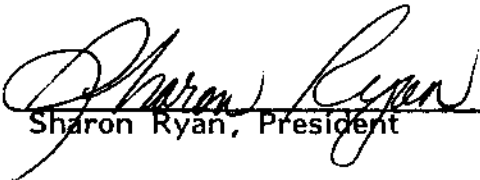
Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO/jcm
Enclosure

cc: Amoco Oil Company, Real Estate Dept., P. O. Box 26024,
Shawnee Mission, KS, 66225-6024
Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

6. 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.
7. 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.
8. 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.
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. Sanitary sewer shall be extended to serve this site prior to any occupancy permits being issued.
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.
13. Within 30 days following approval of this exception by the Board, and prior to release of the resolution, the applicant shall submit 3 copies of a revised site plan which shows all proposed and/or existing utility easements on site, correct sign locations, and only one driveway to 13th Street and one driveway to Maize Road.

ADOPTED AT WICHITA, KANSAS, this 28th day of June, 1988.


Sharon Ryan, President

ATTEST:


Louise Olivarez, Assistant Secretary

RESOLUTION NO. BZA 28-88

WHEREAS, Amoco Oil Company, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a detached, single-bay automatic car wash in association with a proposed Amoco service station on property zoned the "LC" Light Commercial District and legally described as follows:

That part of Lot 1, Block 1, Amarado Estates, an addition to Wichita, Sedgwick County, Kansas, described as beginning at the S.W. Corner thereof; thence N 00° E, along the west line of said Lot 1, 175 feet; thence N 86°34'56" E, 213 feet; thence S 00° E, 184.38 feet more or less to a point on the south line of said Lot 1; thence N 79°22'53" W, along said south line of Lot 1, 38.59 feet to a deflection corner of said Lot 1; thence S 86°34'56" W, 175 feet to the point of beginning. Generally located at the northeast corner of 13th Street and Maize Road.

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 June 28, 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 approve an exception to permit the establishment of a detached, single-bay automatic car wash in association with a proposed Amoco service station 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 Establish a detached, single-bay automatic car wash in association with a proposed Amoco service station on property zoned the "LC" Light Commercial District and legally described as follows:

That part of Lot 1, Block 1, Amarado Estates, an addition to Wichita, Sedgwick County, Kansas, described as beginning at the S.W. Corner thereof; thence N 00° E, along the west line of said Lot 1, 175 feet; thence N 86°34'56" E, 213 feet; thence S 00° E, 184.38 feet more or less to a point on the south line of said Lot 1; thence N 79°22'53" W, along said south line of Lot 1, 38.59 feet to a deflection corner of said Lot 1; thence S 86°34'56" W, 175 feet to the point of beginning. Generally located at the northeast corner of 13th Street and Maize Road.

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. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
5. Off-street parking spaces shall be provided for the total facility, as required by the zoning ordinance.