

Landscape Screening and General Notes

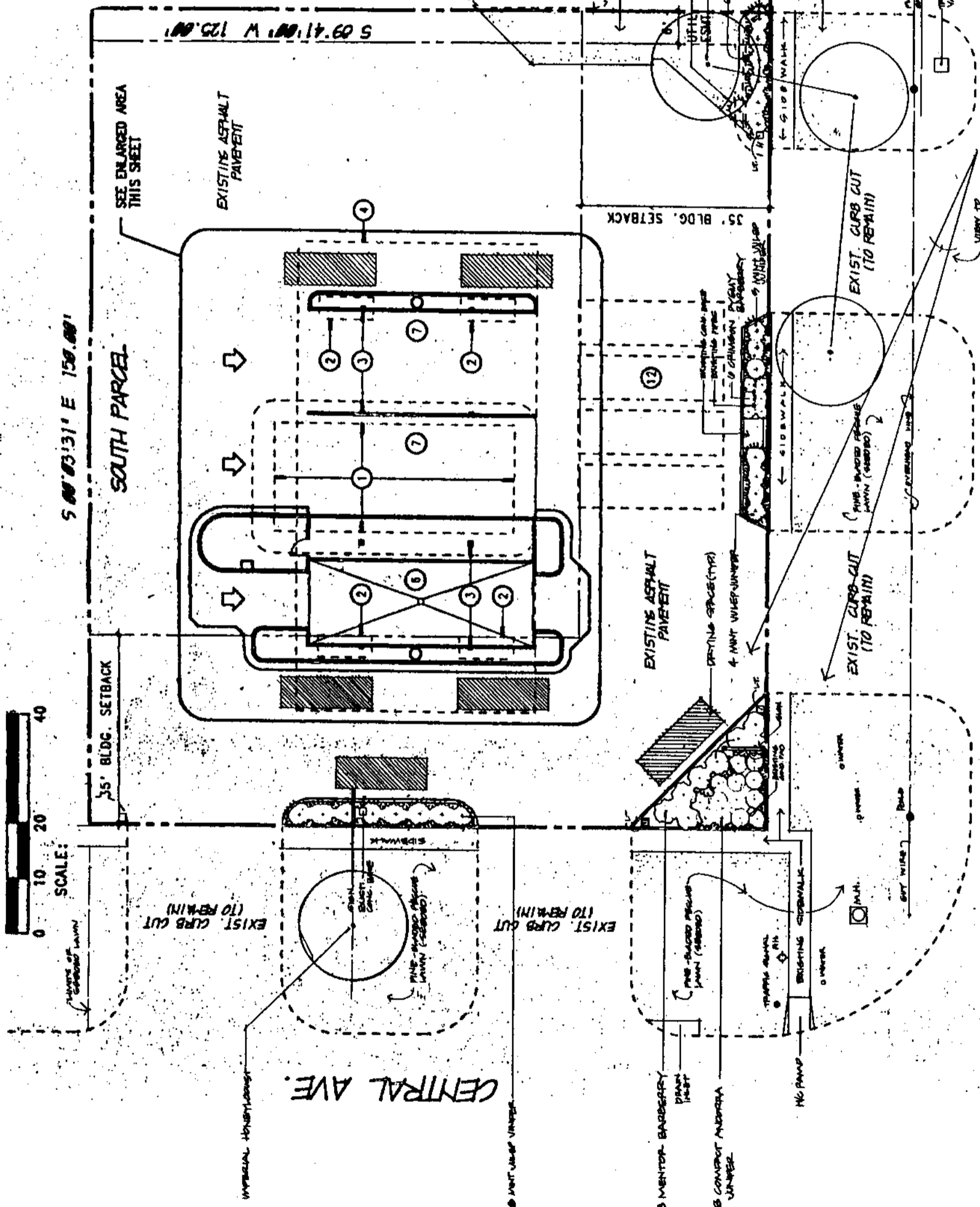
LEGAL DESCRIPTION: South Parcel, Lot 1, Bruce Addition, Wichita, Sedgewick County, Kansas.
ADJACENT ZONING: Adjacent properties and those directly across Central Avenue and Ridge Road are zoned light commercial.
STREET CLASSIFICATIONS: Central Avenue and Ridge Road are arterial streets.

REQUIRED LANDSCAPED AREA: 1859 S.F.
PLANNED LANDSCAPED AREA: The landscape plan shows about 1270 S.F. of landscaped area.
REQUIRED STREET YARD / PARKING LOT TREES: 4 Shade Trees or 8 Ornamental Trees.
PLANNED STREET YARD TREES: 4 Shade Trees.
WATERING: All landscaped areas will be watered with an automatic irrigation system equipped with a rain sensing device.

1. CONTACT Kansas One-Call at 887-8470 for flagging of utility lines in project area before start of landscape work. Notify architect of conflicts with utilities affecting work.
2. REMOVE all existing wood post at entrances.
3. ROUNDUP existing turf in proposed shrub beds for complete fill prior to landscape installation. Match all beds to a minimum of 2 1/2-3 inches deep with amended cypress mulch. Apply a pre-emergent such as Surflan, Tenal, or equal for weed control.
4. ROUND-UP all existing turf areas for complete fill. All proposed lawn areas to be seeded with a fine bladed tussock blend grass. For best results, begin round-up for lawn areas in the 2nd or 3rd week of August.
5. OBTAIN minor street privileges from City's Engineering office for landscape elements and street R.O.W.

PLANT LIST

Specs.	Common Name/Scientific Name	Size	Notes
4	Trees Imperial Honeylocust Gleditsia triacanthos var. imbricaria 'Imperial'	21/2-3' tall	R&B
22	Shrubbs Miss Jolly Juniper Juniperus chinensis 'Miss Jolly'	2 gal.	Cont.
8	Mentor Barberry Berberis x thunbergii	5 gal.	R&B
6	Crimson Pyracantha Pyracantha coccinea var. atropurpurea	2 gal.	Cont.
12	Compact Astors Compact Astors 'Javelot'	2 gal.	Cont.



BZA 8-95

Landscape Screening Plan

Total Petroleum Car Wash Facility

LANDSCAPE ARCHITECTS PLANNERS
JONES • RICE • FOSTER, P.A.
 1415 East Second Street
 Wichita, Kansas 67214
 (316) 263-4325
 FAX (316) 262-7216

Project No. 95019
 Date: 08/24/95
 Drawn By: LFC
 Checked By: JRF

Scale: 1/4" = 1'-0"

Sheet: 1 of 1

Prepared By: Jones Rice Foster P.A.

The drawings are prepared to the best of our knowledge and belief, and we make no warranty, express or implied, as to the accuracy or completeness of the information furnished to us by others. We assume no liability for any errors or omissions in the drawings or for any consequences arising therefrom.

CENTRAL AVE.

EXIST. CURB CUT
(TO REMAIN)

EXIST. CURB CUT
(TO REMAIN)

N 09°41'00" E 125.00'

35' BLDG. SETBACK

5 00°03'31" E 150.00'

EXIST. CURB CUT
(TO REMAIN)

EXISTING ASPHALT
PAVEMENT

N 00°00'00" E 150.00'

EXIST. CURB CUT
(TO REMAIN)

35' BLDG. SETBACK

SOUTH PARCEL

EXISTING ASPHALT
PAVEMENT

S 09°41'00" W 125.00'

6'
UTIL.
ESMT

RIDGE ROAD

PROPOSED IMPROVEMENTS KEY

- ① EXISTING BUILDING TO BE DEMOLISHED FOR NEW CAR WASH
- ② EXISTING CANOPY TO REMAIN
- ③ AUTOMATIC CAR WASH BUILDING
- ④ SELF SERVE WAND WASH
- ⑤ EXISTING UNDERGROUND STORAGE TANKS TO REMAIN

- (1) STACKING SPACE
- (2) DRYING SPACE

NOTES

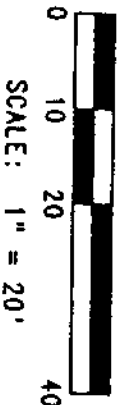
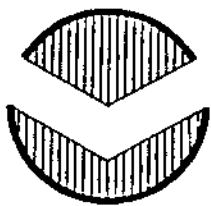
1. FOR CAR WASH DIMENSIONS, SEE ARCHITECTURAL DRAWINGS
2. CONCRETE PAVEMENT TO BE MINIMUM 6", REINFORCED WITH FIBERMESH.

LEGAL DESCRIPTION

SOUTH PARCEL

LOT 1, BRUCE ADDITION, WICHITA, KANSAS,
SELWICK COUNTY, KANSAS

*Partially
Dedicated
BZA
Key A-9-6*



BZA 8-95

DEVELOPMENT PLAN
CENTRAL & RIDGE
WICHITA, KANSAS

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

May 12, 1995

Total Petroleum, Inc.
P. O. Box 500
Denver, CO 80201

RE: BZA 8-95 - Exception to permit two self-service and one automatic car wash stalls.

Dear Sir:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on April 25, 1995. 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 now that the amended landscape plan, as required by Condition No. 10, has been submitted and approved.

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

Sincerely yours,


Lawrence P. Mitchell
Assistant Secretary
Board of Zoning Appeals

Enclosure
LPM/hm

cc: Roger Witham, Suite 130, 2626 S. Rock Road, 67207
Randy Sparkman, OCI
Paul Hays, OCI
Ray Sledge, OCI
Pat Burnett, Deputy City Clerk
Yolanda Anderson, MAPD


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 bays to a mud trap and sanitary sewer, and to prevent the intrusion of stormwater runoff into the sanitary sewer. The car wash bays shall be roofed to prevent stormwater infiltration.
9. The area shall be policed through inspections by the owner or operator for proper maintenance and removal of trash.
10. The applicant shall provide an amended landscape plan that indicates compliance with the required amount of landscape street yard or seek and receive a wavier of this requirement. The amended landscape plan shall be prepared in accordance with Chapter 10.32 of the City Code and submit the plan to the secretary for review and approve within 60 days following BZA approval of the use exception and prior to release of the resolution authorizing this land use.
11. This car wash facility shall be constructed substantially in compliance with the site plan as approved for this exception, and all improvements, including landscaping and screening as required by City code, shall be completed within one year after approval of this use exception by the Board of Zoning Appeals or the resolution authorizing this car wash facility in "LC" shall become null and void.
12. Release of this resolution shall supersede and make null and void BZA Resolution 12-83.

ADOPTED AT WICHITA, KANSAS, this 25th day of April, 1995.



Brad Teeter, Vice President

ATTEST:



Lawrence P. Mitchell, Assistant Secretary

BZA RESOLUTION NO. 8-95

WHEREAS, Total Petroleum, Inc., pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit two self-service and one automatic car wash stalls on property zoned the "LC" Light Commercial and legally described as follows:

Lot 1, Bruce Addition, Wichita, Kansas. Generally located at the northwest corner of Central Avenue and Ridge 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 April 25, 1995, 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 two self-service and one automatic car wash stalls on property zoned the "LC" Light Commercial, 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 two self-service and one automatic car wash stalls on property zoned the "LC" Light Commercial and legally described as follows:

Lot 1, Bruce Addition, Wichita, Kansas. Generally located at the northwest corner of Central Avenue and Ridge Road.

subject to the following conditions:

1. The number of car wash bays shall not exceed three, with at least one of these being an automatic car wash bay.
2. All of the area to be utilized by the washing and drying operations, including all ingress and egress areas, shall be paved with concrete, asphalt, or asphaltic concrete.
3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting shall be permitted.
4. Signs shall be limited to those permitted in the "LC" district and all signs shall be located in accordance with the sign code of the City of Wichita, except that no sign shall exceed 25 feet in height. No string-type banners or pennants shall be permitted.
5. No sound projecting devices or loudspeakers shall be used so as to be heard outside any structure.
6. A minimum of three holding spaces per 20 lineal feet of automatic bay and four per self-service bay shall be provided and maintained on the site. A minimum of two drying spaces per car wash bay (automatic and self-service) shall be provided and maintained on the site.
7. All parking areas shall have adequate guards to prevent the extension of vehicles beyond the parking spaces.

6. A minimum of three holding spaces per 20 lineal feet of automatic bay and four per self-service bay shall be provided and maintained on the site. A minimum of two drying spaces per car wash bay (automatic and self-service) shall be provided and maintained on the site.
7. All parking areas shall have adequate guards to prevent the extension of vehicles beyond the 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 bays to a mud trap and sanitary sewer, and to prevent the intrusion of stormwater runoff into the sanitary sewer. The car wash bays shall be roofed to prevent stormwater infiltration.
9. The area shall be policed through inspections by the owner or operator for proper maintenance and removal of trash.
10. The applicant shall provide an amended landscape plan that indicates compliance with the required amount of landscaped street yard or seek and receive a wavier of this requirement. The amended landscape plan shall be prepared in accordance with Chapter 10.32 of the City Code and shall be submitted to the secretary for review and approve within 60 days following BZA approval of the use exception and prior to release of the resolution authorizing this land use.
11. This car wash facility shall be constructed substantially in compliance with the site plan as approved for this exception, and all improvements, including landscaping and screening as required by City code, shall be completed within one year after approval of this use exception by the Board of Zoning Appeals or the resolution authorizing this car wash facility in "LC" shall become null and void.
12. Release of this resolution shall supersede and make null and void BZA Resolution 12-83.

SECRETARY'S REPORT

CASE NUMBER: BZA 8-95

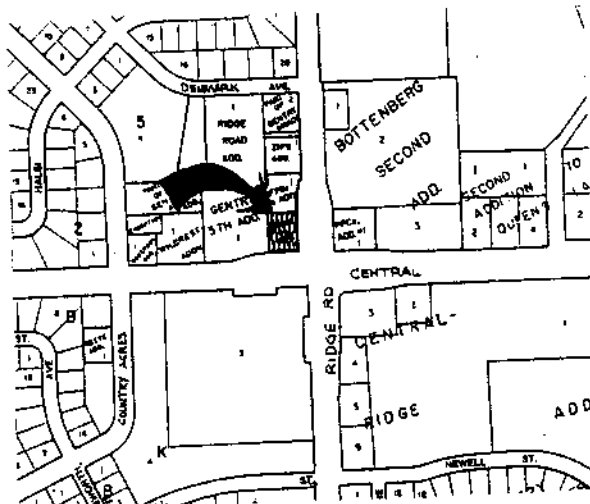
OWNER/APPLICANT: Total Petroleum, Inc.
AGENT: Roger Witham

REQUEST: Exception to permit two self-service and one automatic car wash stalls.

CURRENT ZONING: "LC" Light Commercial.

SITE SIZE: 0.43 Acres

LOCATION: Northwest corner of Central Avenue and Ridge Road.



JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined in 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, Total Petroleum, Inc. is requesting approval of a three-bay car wash on a 0.43 acre light commercially zoned site on the northwest corner of Tyler Road and Central Avenue. Two of the bays will be self-service and one bay will be automatic. In April 1983, the Board of Zoning Appeals approved a use exception for a one-bay automatic car wash (BZA 12-83) on the application area as an accessory use to an Amoco gas station. The current applicant now desires to expand the car washing facilities on this site and will relocate the gasoline sales and convenience store to an area north of the application area. The existing buildings on the site will be demolished except for the canopy and the new car wash facilities will be constructed under the remaining canopy.

Section 28.04.183(4) of the City Code, which authorizes car wash facilities in "LC" by use exception, requires a minimum lot area of 3,500 square feet for each self-service car washing stall and 2,500 square feet for each 20 lineal feet of the automatic car washing structure. It also requires a minimum number of holding spaces and drying spaces per bay (4 holding and 2 drying per self-service bay; 3 holding per 20 lineal feet and 2 drying per automatic bay). The site plan indicates compliance with the minimum requirements. The plan has been reviewed and approved by the Traffic Engineer as being in compliance with traffic engineering for turning radii, size of parking space, width of travel aisle, etc. The applicant's site is bordered on the north and west by property which is currently developed and zoned "LC" Light Commercial. The development to the west is retail automotive and the area north of the application area is owned by the applicant and is being developed with a self-service gas/convenience store. The properties located on the other three corners of the intersection are zoned "LC" and are developed with a retail center, banking facility, and a self-service gas station.

In accordance with the City's landscape/screening ordinance, 1856 square feet of "landscaped street yard" will be required. A landscape plan was submitted with this application which indicates that 1270 square feet of landscaping can be provided on the site by removing portions of the existing pavement. It will be necessary for the applicant to request and receive a wavier to reduce the amount of landscape street yard that will be provided. It may be appropriate to reduce the required amount of area of the landscaped street yard if additional plant materials other than grass can be placed in the planting area located along the north property line.

Staff Recommendation: Planning staff recommends that the exception be approved. This recommendation is based on the following findings:

1. The character of the neighborhood: The general area is characterized by a mixture of retail uses located on the corners of two intersecting 4-lane arterial streets.
2. The zoning and uses of properties nearby: All adjacent properties to the site are zoned "LC" Light Commercial and the properties are developed with uses that are compatible with the requested use exception.
3. The suitability of the subject property for the use requested, and the appropriateness of the proposed use for the general area: The property is of adequate size to accommodate the proposed use and the site had been previously approved for a car wash facility.
4. The extent to which the granting of the exception will detrimentally affect nearby property: There should be no detrimental affect on nearby properties because a similar use has existed on the site, at a lesser intensity, for the past 12 years.
5. Impact of the proposed development on community facilities: The proposed use will be located adjacent to two existing 4 lane arterial streets and adequate municipal services are available to the site to serve the proposed use.

Should the Board determine that a 3-bay car wash is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. The number of car wash bays shall not exceed three.
2. All of the area to be utilized by the washing and drying operations, including all ingress and egress areas, shall be paved with concrete, asphalt, or asphaltic concrete.
3. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting shall be permitted.
4. Signs shall be limited to those permitted in the "LC" district and all signs shall be located in accordance with the sign code of the City of Wichita, except that no sign shall exceed 25 feet in height. No string-type banners or pennants shall be permitted.
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