



Architecture • Civil Engineering • Land Surveying • Site Development • Geotechnical Engineering • Inspection & Materials Testing

TRANSMITTAL

TO: Brian Harker
City of Independence
111 E. Maple Ave.
Independence, MO 64050

DATE: 04/28/2021
PROJECT NO.: M20-7978A
RE: Club Carwash
East 39th St
Independence, MO

SENT VIA:

☐ 1st Class ☐ Hand-Delivery ☐ Picked Up
☐ United Parcel Service: ☐ Standard Ground ☒ Overnight Ground ☐ Next Day Air
Next Day Delivery 10:30 AM Delivery

ATTACHED PLEASE FIND:

☒ Plans ☐ Specifications
☐ Prints ☐ Change Order
☐ Letter ☒ Other

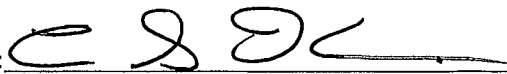
TRANSMITTED AS:

☒ For Your Use ☐ Approved as Submitted
☐ As Requested ☐ Approved as Noted
☐ Other

COPIES	SIZE	NUMBER	DESCRIPTION
1	8.5"x11"		Final Site Plan Application
1			Check No. 13002 for \$350 Application Fee
1	8.5"x11"		Special Use Application
1			Check No. 13001 for \$500 Application Fee
1	8.5"x11"		Cover Letter
1	8.5"x11"		Legal Description
2	24"x36"		Site, Landscape and Photometric Plans
2	24"x36"		Minor Plat
1	8.5"x11"		Draft Appendix B, C, E & F
2	11"x17"		Building Elevations
1			Flash Drive Containing PDF files

REMARKS:

COPY TO:

SIGNED: 
Eric S. Kirchner, P.E.; Senior Project Manager



Architecture • Civil Engineering • Land Surveying • Site Development • Geotechnical Engineering • Inspection & Materials Testing

April 28, 2021

Mr. Brian Harker
City of Independence
111 E. Maple Ave.
Independence, MO 64050

RE: Club Carwash
Independence Center Access Drive and East 39th St. S
Independence, Missouri

Dear Mr. Harker:

Club Carwash is proposing to develop the existing parking lot in the southwest corner of the intersection of Independence Center Access Drive and East 39th St. S. The existing asphalt pavement will be removed to allow for construction of a fully automated carwash with vacuum bays. Access for the site will be via the interior ring road in Independence Center.

The site is currently zoned C2. A C2 zoning district requires a carwash to obtain a special use permit. Club Carwash is requesting approval of a special use permit and final site plan for this project.

A plat will be required to subdivide the property and create the lot for Club Carwash. As discussed with staff this will be handled as a minor subdivision plat with staff approval.

If you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'ESK' followed by a horizontal line.

Eric S. Kirchner, P.E.
Senior Project Manager



Planning & Zoning Application Form

Staff Use Only	
Case Number:	
PC/BOA Meeting:	
City Council Dates:	

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input type="checkbox"/> Rezoning <input type="checkbox"/> PUD Rezoning	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Minor Subdivision	<input checked="" type="checkbox"/> Final Site Plan <input type="checkbox"/> Preliminary Dev Plan <input type="checkbox"/> Final Dev Plan (PUD)	<input type="checkbox"/> Special Use <input type="checkbox"/> Homebased Business <input type="checkbox"/> Short-Term Rental	<input type="checkbox"/> Admin. Adjustment <input type="checkbox"/> Variance <input type="checkbox"/> Street Name Change

Project Information and Location

Club Carwash - Independence Center

Project Name

Independence Center Access Drive and East 39th St. S

Project Address/Location

5672

1.60

1

NO

Sq. Ft. of Building

Acreage

Number of Lots/Tracts

Steam Buffer (Yes or No)

C2

C2

Parking Lot

Automated Carwash

Existing Zoning

Proposed Zoning

Existing Land Use

Proposed Land Use

Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

- ☒ Completed & Signed Application Form
- ☒ Application Fee
- ☒ Cover Letter Describing Details of Project

- ☒ Plat Map, Development Plan, or Other Map (24" x 36" & 8.5" x 11" hard copy, and electronic copy)
- ☒ Legal Description of the property in question

Contact Information

Applicant

Name: Justin Barnes

Company: Club Carwash Operating, LLC

Address: 1213 Old Hwy 63, Ste 101; Columbia, MO 65201

Phone: 573-999-5178

E-mail: jbarnes@clubcarwash.com

Owner

Name: Independence Mall Holding, LLC

Company:

Address: 22500 Town Circle; Ste 1206; Moreno Valley, CA 92553

Phone: 816-795-8602

E-mail: milbak@igpbusinessgroup.com

Architect/Engineer/Surveyor/Other: Engineer

Name: Eric Kirchner

Company: Cochran

Address: 8 East Main St; Wentzville, Mo 63385

Phone: 636-332-4574

E-mail: ekirchner@cochraneng.com

Architect/Engineer/Surveyor/Other:

Name:

Company:

Address:

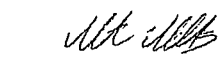
Phone:

E-mail:

The applicant hereby agrees that the information provided above is accurate.


Applicant's Signature

4/28/21
Date


Owner's Signature

4/27/2021
Date



Planning & Zoning Application Form

Staff Use Only	
Case Number:	
PC/BOA Meeting:	
City Council Dates:	

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input type="checkbox"/> Rezoning <input type="checkbox"/> PUD Rezoning	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Final Site Plan <input type="checkbox"/> Preliminary Dev Plan <input type="checkbox"/> Final Dev Plan (PUD)	<input checked="" type="checkbox"/> Special Use <input type="checkbox"/> Homebased Business <input type="checkbox"/> Short-Term Rental	<input type="checkbox"/> Admin. Adjustment <input type="checkbox"/> Variance <input type="checkbox"/> Street Name Change

Project Information and Location

Club Carwash - Independence Center

Project Name

Independence Center Access Drive and East 39th St. S

Project Address/Location

5672

1.60

1

NO

Sq. Ft. of Building

Acreage

Number of Lots/Tracts

Steam Buffer (Yes or No)

C2

C2

Parking Lot

Automated Carwash

Existing Zoning

Proposed Zoning

Existing Land Use

Proposed Land Use

Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

<input checked="" type="checkbox"/> Completed & Signed Application Form <input checked="" type="checkbox"/> Application Fee <input checked="" type="checkbox"/> Cover Letter Describing Details of Project	<input checked="" type="checkbox"/> Plat Map, Development Plan, or Other Map (24" x 36" & 8.5" x 11" hard copy, and electronic copy) <input checked="" type="checkbox"/> Legal Description of the property in question
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Contact Information

Applicant

Name: Justin Barnes

Company: Club Carwash Operating, LLC

Address: 1213 Old Hwy 63, Ste 101; Columbia, MO 65201

Phone: 573-999-5178

E-mail: jbarnes@clubcarwash.com

Owner

Name: Independence Mall Holding, LLC

Company:

Address: 22500 Town Circle; Ste 1206; Moreno Valley, CA 92553

Phone: 816-795-8602

E-mail: milbak@igpbusinessgroup.com

Architect/Engineer/Surveyor/Other: Engineer

Name: Eric Kirchner

Company: Cochran

Address: 8 East Main St; Wentzville, Mo 63385

Phone: 636-332-4574

E-mail: ekirchner@cochraneng.com

Architect/Engineer/Surveyor/Other:

Name:

Company:

Address:

Phone:

E-mail:

The applicant hereby agrees that the information provided above is accurate.

Applicant's Signature

4/29/21
Date

Owner's Signature

4/27/2021
Date

M ENGINEERING LLC

13002

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
04/21/2021		Final Site Plan		350.00
DATE 04/21/21			TOTAL	350.00
VENDOR City of Independence				

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES



M ENGINEERING LLC
DBA COCHRAN
8 EAST MAIN STREET
WENTZVILLE, MO 63385

THE MISSOURI BANK
WARRENTON, MO

80-576/819

13002

Three Hundred Fifty and no/100

DATE	CHECK NO.	AMOUNT
04/21/21	13002	\$350.00

PAY
TO THE
ORDER
OF
CITY OF INDEPENDENCE

AUTHORIZED SIGNATURE

⑈013002⑈ ⑆081905768⑆

⑈6043427⑈

M ENGINEERING LLC

13001

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
04/21/2021		Special Use Permit		500.00
DATE 04/21/21 VENDOR City of Independence			TOTAL	500.00

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES



M ENGINEERING LLC
DBA COCHRAN
8 EAST MAIN STREET
WENTZVILLE, MO 63385

THE MISSOURI BANK
WARRENTON, MO

80-576/819

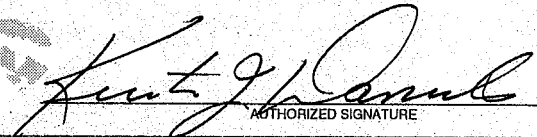
13001

Five Hundred and no/100

DATE	CHECK NO.	AMOUNT
04/21/21	13001	\$500.00

PAY
TO THE
ORDER
OF

CITY OF INDEPENDENCE


AUTHORIZED SIGNATURE

⑈013001⑈ ⑆081905768⑆

⑈6043427⑈



APRIL 21, 2021
PROJECT NO. M20-7978
PAGE 1 OF 1

LEGAL DESCRIPTION

A PART OF LOT 8, INDEPENDENCE CENTER, A SUBDIVISION IN THE CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 12, 1974, AS DOCUMENT I-193921, IN PLAT BOOK I-34, PAGE 17, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8, BEING THE INTERSECTION OF THE SOUTH LINE OF 39TH STREET AND THE WEST LINE OF CENTER DRIVE; THENCE SOUTH 02 DEGREES 10 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 151.35 FEET, TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID EAST LINE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 183.00 FEET, AN ARC LENGTH OF 143.73 FEET, A CHORD BEARING OF SOUTH 24 DEGREES 40 MINUTES 05 SECONDS WEST, AND A CHORD DISTANCE OF 140.06 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 47 DEGREES 10 MINUTES 04 SECONDS WEST, ALONG SAID EAST LINE, 29.32 FEET, TO A NON-TANGENT CURVE, BEING THE NORTH LINE OF RING ROAD; THENCE ALONG SAID NORTH LINE, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 622.00 FEET, AN ARC LENGTH OF 256.07 FEET, A CHORD BEARING OF NORTH 58 DEGREES 29 MINUTES 54 SECONDS WEST, AND A CHORD DISTANCE OF 254.27 FEET, TO A NON-TANGENT LINE; THENCE NORTH 02 DEGREES 10 MINUTES 04 SECONDS EAST, ALONG THE EXISTING LINE OF SAID LOT 8, A DISTANCE OF 176.92 FEET, TO THE NORTH LINE OF SAID LOT 8, BEING THE SOUTH LINE OF 39TH STREET; THENCE SOUTH 87 DEGREES 49 MINUTES 56 SECONDS EAST, ALONG SAID NORTH LINE, 296.00 FEET, TO POINT OF BEGINNING.

Appendix B - Property Owner Notification Letter City of Independence, Missouri

Date: _____

Case No. _____

Dear Property Owner:

This letter is to notify you that an application has been submitted for consideration by the Planning Commission and City Council. A full public hearing will be held by the Planning Commission and the City Council will consider new information on the dates and times below.

Proposed Case Type (Check One):

☐ Rezoning

☐ Rezoning/PUD

☒ Special Use Permit

☐ Preliminary Development Plan

Proposed project description: Construction of a new fully automated carwash at the southwest

corner of the intersection of Independence Center Access Drive and East 39th St. S

Applicant: Club Carwash Operating, LLC

Location of Property: Independence Center Access Drive & E. 39th St. S.

Planning Commission Meeting Date: _____, 20____, at 6:00 p.m.

City Council Meeting Date: _____, 20____, at 6:00 p.m.

Location of public hearings: City Council Chambers, City Hall
111 E Maple Ave, Independence, Missouri, 64050

All interested persons are invited to attend and will have an opportunity to be heard at the full public hearing (Planning Commission).

REZONINGS ONLY: You may file a protest petition with the Community Development Department. For more information or to get copies of a petition, please contact Planning staff at 816-325-7421.

Applicant (or Owner/Agent)

For more information, contact the Community Development Department at 816-325-7421.

Appendix C - Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. _____

I, _____, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Planning Commission, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

These notices were mailed on the _____ day of _____, 20____.

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this _____ day of _____, 20_____.

Notary Public

Commission Expiration Date

Appendix E – Final Site Plan Notification Letter

Date: _____ Case No. _____

Dear Property Owner:
This is to notify you that a final site plan application will be, or has been, submitted for the property listed below to the City of Independence for consideration and approval. The Independence City Code requires that the applicant for certain final site plan approvals conduct a public meeting with the property owners within 185 feet of the subject property to discuss the project. As your property is within 185 feet, you are invited to attend this meeting.

Proposed project description: Development of a new fully automated carwash with vacuum bays

Applicant: Club Carwash Operating, LLC

Location of Property: Independence Center Access Dr. & E. 39th St. S.
(map must be included)

Meeting Date: _____, 20____, at _____ am/pm

Location of neighborhood meeting: Meeting will be via Zoom. Call 636-332-4574 for information

All interested persons are invited to attend and hear about the proposed project, ask questions, or make comments.

_____	573-999-5178
Applicant Signature (or Owner/Agent)	Applicant Phone Number

Appendix F – Final Site Plan Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. _____

I, _____, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public meeting scheduled, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

These notices were mailed on the _____ day of _____, 20_____.

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this ____ day of _____, 20_____.

Notary Public

Commission Expiration Date