

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

Project Name: McBee's Coffee N Carwash

Project Address/Location: 15912 E US HWY 24 Independence, MO 64050

Sq. Ft. of Building: 5,619 Acreage: 3.216 Number of Lots/Tracts: 1 Steam Buffer (Yes or No): NO

Existing Zoning: C2 Proposed Zoning: C2 Existing Land Use: abandoned Motel Proposed Land Use: Car wash

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

<input checked="" type="checkbox"/> Completed & Signed Application Form <input 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: Ashley E Smith
 Company: McBee's Coffee N Carwash
 Address: 1203 E US HWY 24 64050
 Phone: 816-898-6454
 E-mail: ashley.smith@forzaKC.com

Owner
 Name: Steve McBee
 Company: McBee's Coffee N Carwash
 Address: 126 N Market St Gallatin, MO 64640
 Phone: 816-985-3822
 E-mail: smcbee@mcbeescnc.com

Architect/Engineer/Surveyor/Other: Architect
 Name: Johnathon Phillips
 Company: Davidson A + E
 Address: 4301 Indian Creek, OPHS 64620
 Phone: 913-451-9390
 E-mail: johnathon@dauidsonae.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: [Signature] Date: 5/11/2021

Owner's Signature: Steve McBee Date: 05/12/2021



May 12th, 2021

GENERAL INTRODUCTION & SITE DESIGN STANDARDS

McBee's Coffee N' Carwash, LLC hereby submits this Site Plan and Special Use Permit application for a commercial land use to include a high-end express tunnel car wash operation known as McBee's Coffee N' Carwash. The 3.21 acres lot is located near the Northwest intersection of MO 291 HWY and 24 HWY exit, directly across from QuikTrip. This space was previously the Old Western Motel (to be demolished early summer of 2021 after proper asbestos abatement).

A site plan is included as part of this application, depicting a proposed 110-foot express tunnel car wash known as McBee's Coffee N' Carwash, which consists of a 5,619 square foot car wash building including said tunnel. The site design incorporates a customer queuing lane that is accessed internally to the site on the Northeast side of the parcel, which systematically allows patrons to form a que before approaching a two-lane pay station. Once the customer has selected and completed payment for the level of car wash service, the customer will then alternately advance their way through the tunnel wash while remaining within their vehicle. The site plan provides for a "bail-out lane" located immediately before entering the tunnel entrance in the event of a wash complication or declined payment. Free vacuum stations are centrally located on the Southwest side of the car wash facility where patrons can personally detail their vehicles before and or after they have completed the washing cycle.

McBee's Coffee N' Carwash corporate business policy is to have 2 to 6 employees, including a business manager on site at all times of operation. Anticipated hours of business operations shall be between 7 am and 8 pm in the winter months and 7 am to 9 pm in the summer. Employees shall be responsible for directing traffic on the lot, assisting customers, and attending the upkeep of the facility throughout all hours of operation. Trash and debris generated by general customers shall consistently be monitored by the employees. Individual trash bins shall be provided at all vacuum stations, which will be routinely emptied and transferred to a trash enclosure located on the Northwest end of the development that is easily accessible for servicing from the centralized customer drive lane.

The Conceptual Site Plan provides in accordance with City Code for adequate parking spaces, consisting of two (2) handicap spaces one (1) for employees and one (1) for vacuum spaces, totaling 20 (twenty) vacuum stalls and six (6) spaces to be utilized by customers and employees. Service vehicles are anticipated to occasionally utilize the "bail out" exit lane for delivery parking. Significant architectural and landscape buffering measures have been applied to minimize off site noise levels, which include strategic selection of car wash equipment

elements, vacuum motor placement internally enclosed within the building structure, internal orientation of vacuum stations and landscape buffering to diffuse any operational noise.

McBee's Coffee N' Carwash is committed to a development that upholds high quality and innovative site designs compatible with the surrounding business community. The proposed car wash facility is a permitted commercial use within the C-2 zone districts and no code modifications have been proposed. This proposal supports contiguous and orderly growth, and presents no burdens on roadway infrastructure, City of Independence services and or the environment.

The tunnel car wash facility is consistent with the goals, policies, standards, and maps of the City of Independence Zoning Code. The lawful conditions stated in the application are understood to be necessary for the protection of the public health safety and general welfare of the Independence.

LEGAL DESCRIPTION OF THE PROPERTY:

LOTS 114, 115 AND THAT PART OF LOT 116, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 116; THENCE WEST ON THE SOUTH LINE OF SAID LOT, 124.64 FEET; THENCE NORTH 3 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 125 FEET TO A POINT IN THE WESTERLY LINE OF U.S. HIGHWAY NO. 71 BY-PASS; THENCE SOUTH ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING, W. B. DICKINSON'S ADDITION, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, EXCEPT A PART OF LOTS 115 AND 116, W. B. DICKINSON'S ADDITION, A RECORDED SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 116, SAID BEGINNING POINT BEING 3.02 FEET NORTHEASTERLY OF THE SOUTHEAST CORNER OF SAID LOT 116; THENCE WEST ALONG A LINE PARALLEL TO AND 3.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 116; A DISTANCE OF 125.00 FEET; THENCE SOUTH 3.00 FEET TO THE SOUTH LINE OF SAID LOT 116; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 115, A DISTANCE OF 96.98 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 115, A DISTANCE OF 124.64 FEET TO THE EAST LINE OF SAID LOT 115; THENCE NORTHEASTERLY ALONG THE EAST LINES OF LOTS 115 AND 116, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND EXCEPT THAT PART IN HIGHWAY.