
MEETING DATE: July 13, 2021

STAFF: Brian Harker, Planner

PROJECT NAME: McBee's Coffee and Carwash

CASE NUMBER/REQUEST: Case 21-200-03 – 15912 E. US 24 Highway – McBee's Coffee & Carwash requests a Special Use for a tunnel carwash and coffee shop

APPLICANT: McBee's Coffee and Carwash

OWNER: Steve McBee

PROPERTY ADDRESS: 15912 E. US 24 Highway

SURROUNDING ZONING/LAND USE:

- North:** C-2...small engine repair shop and animal clinic
- South:** C-2...convenience store
- East:** M-291...highway
- West:** C-2 and R-6...restaurant and single-family residences

PUBLIC NOTICE:

- Letters to adjoining property owners – May 20, 2021
- Public notice published in the Independence Examiner – June 26, 2021
- Signs posted on property – June 25, 2021

FURTHER ACTION:

This Special Use request is scheduled for first reading by the City Council on August 2nd and the public hearing/second reading at its August 16th meetings.

RECOMMENDATION

Staff recommends **approval** of this case with the following conditions:

- 1) With the Final Site Plan, include a graphic of the noise levels for all mechanised systems and vacuums.
- 2) With the Final Site Plan, revise the landscaping plan showing screening and plantings buffering all five residential properties and show street trees abutting all rights-of-way per Code.
- 3) With the Building Permit, include a report from the Missouri Department of Natural Resources to determine how the sewage lagoon was closed and indicate on the Final Site Plan and the Engineering Plans a site for a storm water detention basin not at the location of the former sewage lagoon.
- 4) The Final Site elevations should include elevations for the proposed masonry trash enclosures matching the materials and colors of the building.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

McBee's Coffee and Carwash requests a Special Use Permit for a tunnel carwash and coffee shop located at 15912 E. US 24 Highway.

Current Zoning: C-2 (General Commercial)

Current Use: Former motel site

Acreage: 3.21-acres

Proposed Use: Coffee shop & Carwash

Building Square Foot: 5,619-square feet

BACKGROUND:

The applicant intends to construct a high-end, tunnel carwash on a 3.21-acre tract to be known as McBee's Coffee and Carwash and formerly the site of the Old Western Motel. The 5,619-square foot, 100-foot long building will have a northeast to southwest orientation. Customers forming ques to go through the tunnel will enter from E. US 24 Highway, southwest of the building passing around southeast and east sides. They will wait in one of two lines to pay for a wash/coffee purchase at the northeast corner of the tunnel building and take their turn entering the north side of the tunnel. Exiting from the south, customers will move to a parking area west of the building for the vacuums or exit to the south.

The applicant intends to operate the carwash from 7:00 am to 9:00 pm in the summer, but close earlier at 8:00 pm in the winter. The applicant says a business manager will always be onsite during operations.

When a site plan application and building permit are submitted, more detailed civil and landscaping plans will be required. The site plan will need to indicate the location of proposed onsite storm water detention (outside of the area of the filled in septic lagoon). Customers vacuuming (or visiting the office) will have 20 vacuum spaces in which to park, with one van-accessible handicapped space. Six-parking spaces (one handicapped) will be provided for employees. The landscaping plan must include the plantings, buffers and green spaces required by the UDO (Unified Development Ordinance).

Lastly, the applicant has provided elevations and artist renderings of the building envisioned. The proposed building will have similar masonry materials and colors as the recently approved E. 23rd Street S. location.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan: The proposal is consistent with the Goal, "Increase economic prosperity of community". It meets the strategy to, "recruit business."

Comprehensive Plan Guiding Land Use Principles: The proposal is consistent with the Guiding Principle, "Foster redevelopment opportunities within the city to revitalize used or underused property". It meets the policies to, "Encourage redevelopment or adaptive reuse of vacant or underutilized buildings and sites," and, "Encourage reinvestment in our existing neighborhoods."

Historic and Archeological Sites: There are no apparent historic/archeological issues with this property.

Public Utilities: All utilities are present and located near the site.

Sanitary Sewer: This site has a recently closed sanitary lagoon. A report from the Missouri Department of Natural Resources will be needed to determine how the sewage lagoon was closed. There may be development restrictions to prevent disturbance of the lagoon site. The closed lagoon may impact the location of the carwash or stormwater structures and best management practices.

Storm Water, Floodplain and Stream Buffer Ordinance: The site plan will need to indicate the location of proposed onsite storm water detention (outside of the area of the filled in septic lagoon). The proposed improvements do not lie within a City defined Stream Buffer zone or FEMA delineated floodplain.

Public Improvements: Half-street improvements and public sidewalks will not need to be shown. The Missouri Department of Transportation (MoDOT) is expected to provide improvements at a later date. The applicant may be required to share in the City's portion of any public improvements done to the property and adjacent right-of-way.

Landscaping: The landscaping plan must include the plantings and green spaces required by the UDO (Unified Development Ordinance); this includes the necessary screening and plantings buffering all adjacent residential lots from the property.

Elevations and Artist Renderings: The proposed building will have similar masonry materials and colors as the recently approved E. 23rd Street S. location.

Parking: Customers vacuuming (or visiting the office) will have 20 vacuum spaces in which to park, one van-accessible handicapped space. Six-parking spaces (one handicapped) are provided for employees.

REVIEW CRITERIA

Recommendations and decisions on Special Use permit applications must be based on consideration of all of the following criteria:

1. Compatibility of the proposed use with the character of the neighborhood.

The carwash/coffee shop tract will be adjacent to five single-family residences. Commercial uses lie adjacent to the north and south across E. US Highway 24.

2. The extent to which the proposed use is compatible with the adjacent zoning and uses.

A carwash/coffee shop will be consistent with the existing retail/service corridor.

3. The Impact of the proposed use on public facilities.

The site will be an area of infill development in a largely developed corridor. All public utilities are readily available in the area.

4. The suitability of the property for the permitted uses to which it has been restricted under the applicable zoning district regulations.

The property is well suited for C-2 uses, being located along a major commercial corridor.

5. The extent to which the proposed use may injure or detrimentally affect the use or enjoyment of property in the area.

The proposed project should not injure or have detrimental affect on the use of or the enjoyment of the residential propertles in the area if properly screened and noise levels follow Code requirements.

6. The extent to which the proposed use will create excessive storm water runoff, air pollution, noise pollution or other environmental harm.

Waste water from the operation will be directed to the sanitary sewer system and the noise from the vacuums must be mitigated in accordance with city code.

7. The extent to which there is a need for the use in the community.

The E. US 24 Highway corridor lacks this type of tunnel facility.

8. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this article.

The applicant is a regular developer in the City and should be able to satisfy all requirements of the article.

9. The extent to which public facillite and services are avaiable and adequate to meet the demand for facilities and services generated by the proposed use.

Public services and infrastructure are there to support the development.

10. Conformance of the proposed use to the Comprehensive Plan and other adopted plans and polices.

The Comprehensive Plan envisions Commercial uses for this site.

11. The extent to which the use will impact sustainability or revitalization of a given area.

The addition of a carwash/coffe shop will add a new element to the area’s commercial mix.

EXHIBITS

1. Applicant’s letter
2. Mailing affidavit
3. Notification Mailing list
4. Site Plan
5. Landscaping Plan
6. Elevations
7. Drawings