

Property Owner Notification Letter City of Independence, Missouri

Date: March 22, 2022

Case No. 22-200-04 – Special Use Permit – 17620 E 39th Street

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: We have submitted for a special use permit for a Tidal Wave Car Wash located at 17620 East 39th St. The property is platted and zoned C-2. As required by the zoning ordinance, a car wash requires a special use permit. The existing building on the site will be demolished. The car wash is an automatic wash 2,400 sf area with an attached 900 sf equipment room. The car wash is completely enclosed with automatic doors at each end and utilizes a recycled water system to minimize waste. The site will also include a covered area for vacuuming. The entire site is 1.08 acres, we are essentially matching the amount of impervious area on the existing site.

Applicant: John Lapointe, New Potato Holdings, LLC

Location of Property: 17620 E. 39th Street, Independence, Missouri


Planning Commission Meeting Date: April 12, 2022, at 6:00 p.m.

City Council Meeting Date: May 16, 2022, 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.