

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO OPERATE A CAR WASH AT 17620 E. 39TH STREET, IN INDEPENDENCE, MISSOURI.

WHEREAS, the application submitted by the City of Independence, requesting approval of a Special Use Permit to allow for the operation of a car wash at 17620 E. 39th Street, was referred to the Planning Commission; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a Special Use Permit by the City following public hearings by the Planning Commission and City Council; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the request on April 12, 2022 and rendered a report to the City Council recommending the Special Use Permit be approved by a vote of 3-2; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on May 16, 2022, and rendered a decision to approve the Special Use Permit for the said property; and,

WHEREAS, in accordance with the Unified Development Ordinance, it was determined that the request was consistent with the review criteria in Section 14-704-09.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. The following described tract of real estate is hereby declared subject to the Special Use Permit approved by this ordinance. The site is legally described as follows:

All of Outlot B, Bolger Square, a subdivision in Independence, Jackson County, Missouri.

SECTION 2. That the Special Use Permit is hereby approved with the conditions listed below.

1. Stormwater detention will be required as the Bolger Square development detention system reports indicate that the existing detention excludes the out-lots.
2. Distance from driveways to intersections shall be 100-ft when possible. The pavement width at the pay kiosk is very narrow and should be widened where possible.
3. Final plans need to show electrical, total panel load and demand. Current electrical facilities are not adequate for this new installation, the existing transformer is undersized and will need a new transformer pad poured. IPL can provide specifications as needed to the developer design team.
4. The landscaping plan must be updated to current City Code standards such as the island at the south end of the center vacuum canopy must be a landscape end island with the necessary tree and bushes.

SECTION 3. Any other uses on the property described by Section 1 of this Ordinance shall be governed by the base zoning district and other applicable regulations of the Unified Development Ordinance.

SECTION 4. Nonseverability. All provisions of this ordinance are so essentially, and inseparable connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgement on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgement.

SECTION 5. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this ordinance, as determined by the City Clerk and City Counselor, may be corrected with the endorsement of the City Manager without the need to come before City Council.

SECTION 6. That failure to comply with all the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 14, the Unified Development Ordinance, of the Code of the City of Independence, Missouri.

PASSED THIS _____ DAY OF _____, 2022, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.

Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:

City Clerk

APPROVED - FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager