



MCBEE'S
COFFEE N CARWASH

ATTN: City of Independence, Planning Department
111 E. Maple, Independence, MO 64050

June 28th, 2022

RE: McBee's Coffee N Carwash under construction at 1703 E 23rd St S, 64055

Dear Recipient(s),

Please see the attached application form, intended to revise the current site plan for McBee's Coffee N Carwash with additional parking. As you may be aware McBee's is currently under construction at 1703 East 23rd Street South and set to open later this year. There is currently a small single-family home neighboring to the east, in between the car wash construction and Discount Tire Store. The owner is planning to demolish this little white house due to the current condition of the property. The parcel in question is about 0.19 acres +/- and zoned for residential use. In its place, the owner would like to add additional standard parking to serve the carwash and its employees.

The revised site plan adds an additional nine (9) standard parking stalls to the east of the carwash, making for a total of twelve (12) standard parking stalls and one (1) handicap stall. This will be more than enough parking for the daily car wash operations which is only expected to have four (4) employees per shift. By shifting and adding parking to this site plan, we have also been able to add a few additional vacuum stalls for carwash customers use, as the architect has outlined on the site plan. This makes for a total of fifteen (15) vacuum stalls with one (1) of those being handicap accessible. The additional parking leads to a dead end but gives enough room for a large truck to back out and turn around within the additional parking lot.

Thank you for your time and consideration of the attached application. McBee's Coffee N Carwash, LLC is committed to producing a development which values the needs of its community and surrounding businesses. The future development is consistent with the goals, policies, and standards of the City of Independence, in addition to the public health, safety, the environment, and general welfare of the public. For more information or questions over the development, please refer to the contact information below or visit our website at McBeeCNC.com.

Thank you,

Ashley E. Smith
Preconstruction Project Manager
(816) 898-6454
ASmith@McBeeCompanies.com