



# Planning and Zoning

Application Form

#22-100-14 Rezoning  
#22-330-17 Minor Subdivision

Community Development  
111 E. Maple Avenue  
Independence, MO 64050  
(816) 325-7421  
cdplanning@indepmo.org

**Application Type (check all that apply)**

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> PUD Rezoning	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input checked="" type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Final Site Plan <input type="checkbox"/> Preliminary Dev Plan <input type="checkbox"/> Final Dev Plan (PUD)	<input 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 <input type="checkbox"/> Special Sign Permit

**Project Information and Location**

McBee's Coffee N Carwash --- parking lot addition

Project Name

1777 E 23rd St S, Independence, MO 64055

Project Address/Location

0	0.19 +/-	1	NO
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Steam Buffer (Yes or No)
R-12	C-2	vacant/residential	standard parking
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

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

<input checked="" type="checkbox"/> Completed & Signed Application Form <input checked="" type="checkbox"/> Application Fee <input checked="" type="checkbox"/> Cover Letter Describing Details of Project	<input checked="" type="checkbox"/> One 24" x 36" set of plans for Land Sub. & Site Dev. <input checked="" type="checkbox"/> One PDF copy of a plat map or site plan <input checked="" type="checkbox"/> Legal Description of the property in question
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**Contact Information**

**Applicant**

Ashley Smith                      McBee Construction Co  
 Name                                      Company  
 103 Industrial Parkway, Gallatin, MO 64640  
 Address  
 (816) 898-6454                      ASmith@McBeeCompanies.com  
 Phone                                      Email

**Architect/Engineer/Surveyor/Other:** Architect

Johnathon Phillips                      Davidson A+E  
 Name                                      Company  
 4301 Indian Creek Pkwy, Overland Park KS 66207  
 Address  
 (913) 451-9390                      Johnathon@Davidsonae.com  
 Phone                                      Email

**Owner**

Steve McBee                              Steven McBee Trust  
 Name                                      Company  
 103 Industrial Parkway, Gallatin, MO 64640  
 Address  
 (816) 985-3822                      SMCBee@McBeeCompanies.com  
 Phone                                      Email

**Architect/Engineer/Surveyor/Other:** Engineer

Robert Walquist                              Quist Engineering  
 Name                                      Company  
 821 NE Columbus St., Lee's Summit, MO 64063  
 Address  
 (816) 550-5675                      RWalquist@QuistEngineering.com  
 Phone                                      Email

The applicant hereby agrees that the information provided above is accurate.

AS Smith                                      6/27/2022  
 Applicant's Signature                              Date

Steve McBee                                      6/27/2022  
 Owner's Signature                                      Date  
Digitally signed by Steve McBee  
Date: 2022.06.27 14:51:57 -05'00'