



## PROJECT NARRATIVE

**SUBMITTED JULY 14th, 2022**

### FOR

Preliminary Development Plan and Special Use Permit submittal with the City of Independence Planning Department for the proposed development of 'McBee's Coffee N' Carwash' located near Menards at 4121 South Little Blue Parkway, Independence, Missouri 64057.

### APPLICANT

Ashley E. Smith, McBee Construction (816) 898-6454 [asmith@mcbeecompanies.com](mailto:asmith@mcbeecompanies.com)

### OWNERS

Steve A. McBee, Founder (816) 985-3822 [smcbee@mcbeecompanies.com](mailto:smcbee@mcbeecompanies.com)  
Steven J. McBee, CEO (816) 805-7580 [stmcbbee@mcbeecompanies.com](mailto:stmcbbee@mcbeecompanies.com)  
Galyna Saltkovska, COO (407) 982-0524 [gsaltkovska@mcbeecompanies.com](mailto:gsaltkovska@mcbeecompanies.com)

### ARCHITECT

Johnathon Phillips, Davidson A & E (913) 451-9390 [Johnathon@davidsone.com](mailto:Johnathon@davidsone.com)

### CIVIL ENGINEER

Hilary Zerr, Davidson A & E (913) 451-9390 [Hilary@davidsone.com](mailto:Hilary@davidsone.com)

### DEVELOPER/TENANT

McBee's Coffee N' Carwash, LLC  
103 Industrial Parkway,  
Gallatin, MO 64640

## **GENERAL INTRODUCTION OF PRELIMINARY DEVELOPMENT PLAN**

On behalf of McBee Construction Company LLC, the applicant representing hereby submits this Project Narrative in conjunction with the Preliminary Development Plan and Special Use Permit applications, to develop a high-end express tunnel car wash operation with additional amenities for customers including an attached drive-thru-only coffee shop. The proposed development will be owned by McBee's Coffee N' Carwash a Limited Liability Company, also known as 'McBee's Coffee N Carwash', a privately owned family business. Originating and growing up in Independence, the McBee family hopes to expand their business into the proposed location near Menards in eastern Independence.

## **ZONING & DESIGN STANDARDS**

The zoning of this parcel is currently 'Business Park, Planned Urban Development' or 'BP/PUD'. The location is currently zoned correctly in accordance with the proposed usage and does not require rezoning for the proposed development. Specific design standards have been put in place due to the proximity and ample visibility from Interstate 70.

## **SPECIAL USE PERMIT**

A Special Use Permit application is required in conjunction with the Preliminary Development Plan due to the proposed usage of automatic car wash tunnel facilities. With our mixed-use carwash and coffee concept, modern tunnel equipment, and additional amenities- like most, we intend to stand out from the nearby competitors. While there are nine (9) carwashes located 1.2 to 5-miles from this location, few are comparable to the top-notch wash that we offer. The only other car wash off the Little Blue Parkway highway exit; GO Carwash is farther from interstate 70, and closer to the interstate 291 and 40 highway interchange, just over a mile away. McBee's typically tries to stay away from other carwash competitors and focus on the smaller surrounding neighborhoods and subdivisions that are in need and being developed. Everyone likes a clean car, but it's just not the type of business that a typical person makes a special trip for (much like one would treat a convenience store). Therefore, it must be easily accessible to nearby permanent residents. We do not feel that the market is over saturated in this neighborhood, in fact we feel there is a market need for this type of business on the eastern edge of Independence.

Not only is it convenient, but it's better for the environment. Most people wash their car every two to three weeks. Our carwash uses less water than it would to just rinse off a vehicle in a driveway and prevents oil and debris from getting into the city's sewer and water system. With the significant recycling reclaim system we have incorporated we use less water to wash a car than a typical residential toilet does to flush. In the grand scheme of things, having carwashes in all corners of the city will not only be more convenient for customers but also better for the environment. With this submittal, we hope to be granted the Special Use Permit until further notice at this proposed location.

## **BUILDING FEATURES**

A site plan is included as part of the Preliminary Development Plan and Special Use Permit package, depicting the proposed 130-foot-long express tunnel car wash bay known as McBee's Coffee N' Carwash, which consists of a 6,502 square foot one-story building. The car washing bay features an updated conveyor belt system that allows for customers to easily drive onto, instead of the frustrating older bumper belt systems that are known to scratch wheels upon entry. The large brushes within the tunnel to clean the vehicles are made of modern foam material, which provide what is considered as a 'touchless or touch-free wash' in the current carwash

industry. Within the building, there are also areas designated for the car wash equipment, chemical storage, kitchen for the coffee equipment, enclosed vacuum turbine(s) to help buffer any potential noise, a restroom for customer and employee use, and an enclosed dog washing station for customers to comfortably wash their pets!

## **EXTERIOR ARCHITECTURE BRANDING WITH ALL LOCATIONS**

The exterior of the building consists of variations of grey-toned brick accents and split-faced Concrete Masonry Units (CMU) block along with Berkshire Blue metal accents and curved roofs in accordance with the McBee's branding. We have provided artistic renderings in the application package as well as real-life photos of our first locations in Belton, Missouri and North Little Rock, Arkansas. There are currently fifteen locations in progress around Missouri, Arkansas, and Tennessee, with many more to come in the next five years. All future McBee's Coffee N Carwash location's will be newly constructed buildings with a similar sleek and modern style. The McBee's intend to hold the highest of design standards and quality, where others may lack in the car wash industry.

## **EXTERIOR SIGNAGE**

The proposed signage clearly allows for customers to easily navigate throughout the site while informing them of the offered services and amenities. Without incidental signage, customers would not realize that the car wash also offers a dog washing station, coffee to purchase, free vacuums to use, and so on. Our logo and name signage will be placed behind glass within the two towers on the front and back of the building, which most municipalities would consider to be store-front signage. The signage will be of quality construction and illuminated from the rear for an aesthetically pleasing look during all business hours. The illumination of the signs is minimal and will not affect travel along interstate 70 or neighboring businesses. The surrounding development is commercially zoned, and we anticipate that the signage will have no effect on surrounding areas. The signage will in no way be disproportionate to what is already existing within the bounds of Independence and other similar commercial developments.

## **ACCESS AND DRIVEWAYS**

Site ingress and egress for customers will be on the east side of the site plan that connects to an existing private access road which serves the Menards development and out lots. There is currently an existing traffic light at South Little Blue Parkway and East Jackson Drive, which is easily accessible to future customers. Since there is one way in and one way out, we have built in a 'bail-out lane', before and after approaching the pay kiosks. This allows for customers to easily exit in case of declined payment, required weekly deliveries, or any event where a vehicle could not be washed. Having multiple access points allows for the best traffic flow within the development, as well as streamlining the traffic for customers entering and exiting the lot.

## **EXPECTED TRAFFIC & CAPACITY**

The site entrance will lead into a two-lane customer queuing line which allows patrons to form a que before approaching the pay station kiosks. This allows for about 25 cars to wait, at any given time, if there happens to be an influx of customers. This ultimately prevents any kind of overflow traffic from stacking onto the development's private drive. For a customer to pay, receive coffee, and go through the car wash bay, it will take about 4 minutes. The carwash has estimated its peak hours to be during the typical afternoon rush hour, 5 pm to 7 pm, as well as most Saturdays from 10 am to 3 pm. The car wash bay conveyor belt system will be able to accommodate multiple vehicles at one time to speed the line along; there is even an option to speed

up the conveyor belt if truly needed. With a building of this size, based on three previous traffic studies in similar local jurisdictions, 3<sup>rd</sup> party Traffic Engineers **did not** project more than 78 vehicles in-and-out total during the highest volume traffic of evening rush-hour. The Traffic Engineer representing the City of Independence was able to review this information during the pre-application phase of development and determined that a traffic report was not necessary even with the mixed-use concept of carwash and drive-thru-only coffee ordering. Given the projected volume of customers with the amount of stacking that the proposed driveways and tunnel allow for, we do not project any future issues with traffic on this lot.

## **FEATURED AMENITIES**

Once a customer has made their way to the pay kiosk, they will be able to select and pay for the desired level of car wash and optional coffee order. The McBees have also invested into a mobile app that will allow for customers to pay, earn rewards, and access their membership information via their smart device (Apple or Android compatible). Ordering through the app will create a barcode to scan, then allow customers to pass through the pay station gate. Once complete, the customers will then alternately advance their way forward to pick up their coffee order and then proceed through the tunnel wash bay all while remaining within their vehicle. Coffee is considered as an amenity to the car wash, and we anticipate customers purchasing coffee to go along with their car wash. Coffee is drive-thru only with this reasoning. Free vacuum stations are located on the south side of the car wash facility where patrons can personally vacuum their vehicles before and or after they have completed the washing cycle. For more information on carwash packages, memberships, mobile app features and additional amenities please visit our website: [McBeesCNC.com](http://McBeesCNC.com).

## **VACUUM STALLS AND STANDARD PARKING**

In accordance with city code, the site plan provides for adequate parking spaces. There are twenty (20) total vacuum stalls (depicted within the dashed lines) and seven (7) standard parking spaces to be utilized by employees or the occasional customer looking to only wash their dog(s). ADA accessible parking stalls have been included in the total, one for standard parking and one for the vacuum area. Each vacuum stall will have its own awning to provide shade to customers, as well as a space to clip floors mats, which provides an easier vacuuming technique for those of us who have issues when bending over for long periods of time. The dog washing station is located on the east end of the building with a sidewalk leading to the vacuum stalls. Most of the time, customers using the dog washing station will also be utilizing the free vacuums for their car; those customers will stay parked at the vacuum station whilst using the carwash out of convenience. Coffee is only distributed through the drive-thru window directly before the car wash bay entrance, so no additional parking will be necessary for this amenity. With the expected traffic flow and average amount of employees, we expect for the proposed amount of parking to be sufficient during all business hours.

## **BUSINESS POLICY**

The McBee's Coffee N' Carwash corporate business policy is to have 3 to 6 employees, including a business manager on site at all times of operation. Anticipated hours of business operations shall be between 7AM to 9PM year-round, and flexible hours during less ideal rainy weather conditions. The driveways will be heated with an underground snow melt system-- so even with the Missouri snow, we do expect to be in full operation. The winter is surprisingly one of the busiest times for carwashes because people are trying to get the salt and snow off their vehicle to prevent paint or under-carriage damage. Employees shall be responsible for directing traffic on the lot, assisting customers, and attending to the upkeep of the facility throughout all

hours of operation. Individual trash bins shall be provided at all vacuum stations, which will be routinely emptied and transferred to a trash enclosure nearby.

## **LANDSCAPING AND SOUND BUFFERING**

While we do not expect noise levels to exceed the adjacent interstate traffic levels, significant architectural and landscape buffering measures will be applied to minimize off site noise levels. This includes the strategic selection of modern carwash equipment, vacuum turbine motor placement has been enclosed within the building, and landscape buffering has been designed to diffuse any operational noise. Greenspace, detention areas, and surrounding areas will be kept maintained, mowed, and landscaped as submitted in accordance with city code, by the developer.

## **TIMELINE OF DEVELOPMENT**

The Preliminary Development Plan and Special Use Permit application is hereby submitted to the City of Independence Planning Department for the proposed future development of McBee's Coffee N Carwash on July 14th, 2022. We anticipate approval without delay in accordance with the city's Planning Commission and City Council's public hearing application process to be wrapped up by mid-September this year. Following city comment, building permits will be submitted to the City of Independence Building Department as well as Jackson County Health Department, Missouri Department of Transportation, and Missouri Department of Natural Resources for full and final review. Once all permits are obtained, construction of the development requires about six to seven months to complete. The General Contractor is currently undecided; McBee's Construction Company (owned by same family) typically self-performs most of the utilities and grading/dirt work. We are looking and hopeful to be able to open this location by Summer of 2023.

## **CONCLUSION**

McBee's Coffee N' Carwash and McBee Construction Company is committed to a development that upholds high quality and innovative site designs compatible with the surrounding community. This proposal supports contiguous and orderly growth, and presents no burdens on roadway infrastructure, City of Independence services and or the environment. The tunnel car wash facility is consistent with the goals, policies, standards, and maps of the City of Independence Zoning Code. The lawful conditions stated in the application are understood to be necessary for the protection of the public health safety and general welfare of Independence, Missouri.

We appreciate your consideration to allow of a future 'McBee's Coffee N' Carwash' in Independence, Missouri (the third to come to Independence, our home). We appreciate the time taken to review our application as well as any feedback you may have. If you have additional questions or concerns, please direct your inquiries to the contact information provided on the application or below.

Thank you for your time,



**Ashley E. Smith**

Preconstruction Project Manager

McBee Construction Company

(816) 898-6454

ASmith@McBeeCompanies.com