



## PROJECT NARRATIVE

**SUBMITTED May 13<sup>th</sup>, 2022**

### FOR

Preliminary Development Plan, Minor Plat, and Special Use Permit submittal with the City of Lee's Summit Planning Department for the proposed development of 'McBee's Coffee N' Carwash' located at 1295 SW Arborwalk Boulevard, Lee's Summit, Missouri 64082, Jackson County.

### APPLICANT

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### OWNERS

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### ARCHITECT

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### CIVIL ENGINEER

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

### DEVELOPER/TENANT

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

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

The applicant representing McBee Construction Company LLC, hereby submits this Project Narrative in conjunction with the Preliminary Development Plan, Special Use Permit, and Minor Plat 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 LLC, also known as 'McBee's Coffee N Carwash', a privately owned family business. The McBee family is from and has grown up in Independence, Missouri and hopes to expand their business into nearby Lee's Summit.

## **ZONING & DESIGN STANDARDS**

The zoning of this parcel is currently Planned Mixed Use or 'PMIX' and is included within the Highway 150 Overlay District. The location is currently zoned correctly in accordance with the proposed usage and does not require rezoning for the proposed development. The Highway 150 Overlay District includes specific design standards which have been closely evaluated and included on the submitted site plans.

## **MINOR PLAT**

The currently vacant 1.5 acre +/- parcel is located on the northeast intersection of Highway 150 and NW Arbourlake Boulevard, directly abutting Meiner's Market and Subway convenience store on the west. This parcel is to be replotted by the city's Minor Plat process to include additional vacant land to the east, which currently remains unplotted, creating a 2.06 acre +/- parcel to properly accommodate the proposed development. Location maps and surrounding property owner's information has been included separately within the application package.

## **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 this application, we hope to be granted the Special Use Permit until further notice at this location. With our mixed-use concept, modern equipment, and additional amenities, we intend to stand out from the nearby competitors. The nearest carwash from this location is just over a mile-and-a-half. There are only two carwashes within a 5-mile radius of this location: one being a manual wash and the other (Splash & Go) being an automatic touch tunnel wash. With the type of 'errand' style of facilities that we offer, we typically try to stay away from other carwash competitors and rather focus on the smaller surrounding neighborhoods and subdivisions that are in need. Everyone likes a clean car—it's just not the type of business that someone seeks out, like how a person views a convenience store, so it must be easily accessible to nearby permanent residents. We do not feel that the market is over saturated in this neighborhood, in fact there is a market need for this type of business in the Southern Lee's Summit community.

## **BUILDING FEATURES**

A site plan is included as part of the Preliminary Development Plan and Special Use Permit application, 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 located near the center of the parcel. The car washing bay features an updated conveyor belt system which 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 that clean the vehicles are made of modern foam material, which are 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/storage, kitchen for the coffee equipment, enclosed vacuum turbine(s), a restroom for employee and customer use, and a separate room with a dog washing station for customers to 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 our current construction progress for our Liberty, Belton, and North Little Rock, Arkansas locations opening soon. These will be the first three locations to open out of the fifteen that are currently in progress around Missouri, Arkansas, and Tennessee. All future McBee’s Coffee N Carwash’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.

## ACCESS AND DRIVEWAYS

Site entrance for customers will be on the southeast corner of the development which connects to a proposed access road along the eastern border of the 2.06 acre +/- parcel. This access road will connect to Highway 150 as well as Arbourwalk Boulevard to the north. The access road will be a private road and be maintained by the developer. Once customers are ready to exit the lot, there is a third access point in the northwest corner of parcel which is strategically and conveniently located past the free vacuums. The exit will have cross access with the convenience store to the west as recommended by the city departments during the pre-application process. There is currently an existing traffic light that is easily accessible from all access points, to the southwest at Highway 150 and Southwest Arbourlake Drive. By having multiple access points, this allows for the best traffic flow within the site as well as streamlining the traffic for customers entering and exiting the lot.

## TRAFFIC AND ENTRANCE SITE FLOW

The site entrance will lead into a three-lane customer queuing line which systematically allows patrons to form a que before approaching the pay station to the north. This allows for over 25 cars to wait at any given time if there happens to be an influx of customers, which ultimately prevents any kind of overflow traffic from stacking onto Highway 150. For a customer to pay, receive coffee, and go through the car wash bay, it will take between 3 to 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. 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 Lee’s Summit 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. We do not project any future issues with traffic on this lot given the projected volume of customers with the amount of stacking that the proposed driveways allow for.

## **FEATURED AMENITIES AND EXIT SITE FLOW**

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 McBee's 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), which will create a barcode to scan, then allowing customers to pass through the pay station gate. Once complete, the customer will then alternately advance their way forward to pick up their coffee order 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 customer's purchasing coffee to go along with their car wash. The site plan provides for a "bail-out lane" located immediately after the pay station in the event of a wash complication or declined payment. The lane is anticipated to be utilized once or twice a day by customers and can also be used for vendors dropping off deliveries. Free vacuum stations are centrally located on the west 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 more please visit our website: [McBeesCNC.com](http://McBeesCNC.com).

## **VACUUM STALL AND STANDARD PARKING**

The Site Plan provides in accordance with city code 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 occasion customer looking to only wash their dog(s). This includes two (2) adequate ADA handicap parking spaces, one for employees and one with vacuum service. Each vacuum stall will have its own awning to provide shade to customers, as well as place to clip floors mats providing 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 south end of the building with sidewalks leading to both types of parking stalls. Most of the time, customer's 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 2 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 in the warmer spring, summer, and fall months; and 8am to 8pm during less ideal rainy weather conditions. The driveways will be heated with an underground 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 melt off their vehicle to prevent paint or under-carriage damage. Employees shall be responsible for directing traffic on the lot, assisting customers, and attending the upkeep of the facility throughout all hours of operation. Trash and debris generated by general customers shall consistently be monitored by the employees. Individual trash bins shall be provided at all vacuum stations, which will be routinely emptied and transferred to a trash enclosure that is easily accessible for large trash trucks to service.

## LANDSCAPING AND SOUND BUFFERING

Significant architectural and landscape buffering measures will be applied to minimize off site noise levels. This includes the strategic selection of car wash equipment elements, vacuum turbine, and motor placement internally enclosed within the building structures, internal orientation of vacuum stations and landscape buffering to diffuse any operational noise. Greenspace, detention areas, and surrounding driveways including the eastern access road will be kept maintained, mowed, and landscaped as submitted in accordance with city code, by the developer.

## SIGNAGE VARIANCE APPLICATION

While we have worked diligently to ensure design standards are exceeding expectations, the only major area of concern is the exterior wall signage. **The proposed signage is exceeding the allowed number of signs per city code; therefore, the applicant is asking for a variance to be granted.** Please see the signage details within the architect's plans as well as the artistic renderings and real-life construction photos for reference. The proposed signage clearly allows for customers to easily navigate throughout the site while informing them of the offered services and amenities. Without 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. We believe most of the proposed signage should be considered incidental for this reason. The McBee logo and business name signage is behind glass within the two towers (at each end of the building), which is considered to be store front signage in most municipalities. The signage will be of quality construction and illuminated from the rear for an aesthetically pleasing look during all business hours without having any effect on neighboring properties. The illumination of the signs is minimal and will not affect the residential structures across Highway 150, which are set back from the road by several hundred feet as is. The surrounding businesses to the east, and land to the west and north are commercially zoned and we anticipate that the signage will have no effect on these areas. The signage will in no way be disproportionate to what is already existing within the bounds of Lee's Summit. We fully believe the variance is justified because the proposed signage is attractive and clearly present the visual message in a manner that is compatible and in scale with the surroundings.

## TIMELINE OF DEVELOPMENT

The Preliminary Development Plan, Special Use Permit, and Minor Plat application is hereby submitted to the City of Lee's Summit Planning Department for the proposed future development of McBee's Coffee N Carwash on May 13<sup>th</sup>, 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-August this year. Once this preliminary approval is complete, building permits will be submitted to the City of Lee's Summit 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 nine months to complete. The General Contractor is currently undecided, McBee's Construction Company typically self-performs most of the utilities and grading/dirt work. We are looking and hopeful to be able to open this location by late 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 business community. This proposal supports contiguous and orderly growth, and presents no burdens on roadway infrastructure, City of Lee's Summit services and or the environment. The tunnel car wash facility is consistent with the goals, policies, standards, and maps of the City of Lee's Summit 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 Lee's Summit, Missouri.

We appreciate your consideration to allow and approve of a future 'McBee's Coffee N' Carwash' in Lee's Summit, Missouri; the first but not last to come to Lee's Summit which is very close to home for us. We appreciate the time taken to review our application as well as any feedback you may have. If you have other questions or concerns, please direct your inquiries to the contact information provided on each application.

Thank you,

A handwritten signature in black ink, appearing to read 'Ashley E. Smith', with a stylized, flowing script.

**Ashley E. Smith**

Preconstruction Project Manager

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