



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

July 2, 2025

Project Name
Barry Road Club Carwash

Docket #2

Request

2.1: CD-CPC-2025-00070
Rezoning

2.2: CD-CPC-2025-00066
Development Plan

Applicant

Toby Williams
Cochran Engineering

Owner

Teresa Henkins
Realty Income Corporation

Location 8340 NW Roanridge Rd
Area About 2 acres
Zoning AG-R & B3-3
Council District 2nd
County Platte
School District Park Hill

Surrounding Land Uses

North: Commercial, Zoned B3-3
South: Commercial, Zoned B3-3
East: Commercial, Zoned B3-3
West: I-29, Zoned AG-R

KC Spirit Playbook Alignment

Case Number CD-CPC-2025-00066
LRP determination: High Alignment

Land Use Plan

The KCIA Area Plan recommends Mixed Use Community for this location. The proposed plan aligns with this designation. See Criteria A on page 4 for more information.

Major Street Plan

NW Barry Road is identified on the City's Major Street Plan which recommends a thoroughfare with 6 lanes at this location.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Rezoning from District AG-R (Agricultural Residential) and B3-3 (Commercial) to proposed District B3-3 (Commercial) and approving a Major Amendment to a Development Plan on about 2 acres generally located at the southeast corner of Northwest Barry Road and Interstate 29, allowing for the creation of a car wash.

PROJECT TIMELINE

The application for the subject request was filed on May 12, 2025. No scheduling deviations from 2025 Cycle 7.2 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is not located within a registered neighborhood or homes association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on June 12, 2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is currently developed with a building, which most recently contained On the Border Mexican Grill. It is within the existing Barrywoods Crossing Development. To the east of this site is the existing Chili's. There is no associated regulated stream with the subject site.

CONTROLLING CASE

Case No. 6399-GP-13 – Ordinance 960027, approved on February 8, 1996, City Council approved an rezoning with a development plan on about 34 acres, generally located at the southeast corner of Northwest Barry Road and Interstate 29 from Districts GP-3 (Regional Business and GP-4 (High Density Residential Uses) to District GP-3 (Regional Business).

PROFESSIONAL STAFF RECOMMENDATION

Docket #2.1 Recommendation: **Approval**
Docket #2.2 Recommendation: **Approval Subject to Conditions**

VICINITY MAP**REZONING REVIEW**

The applicant is requesting a rezoning of approximately 1.735 acres from Districts AG-R (Agricultural-Residential) and B3-3 (Community Business) to B3-3. The proposed rezoning will facilitate the development of a tunnel car wash. The site was previously occupied by a restaurant, which was not permitted under the AG-R zoning designation. During the review of the associated Development Plan, staff determined that rezoning the entire parcel to B3-3 is necessary to ensure zoning consistency across the site.

SPECIFIC REVIEW CRITERIA- REZONING**Zoning and Development Code Map Amendments, REZONINGS (88-515-08)**

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies;

The Line Creek Area Plan recommends Mixed Use Community for this location. This proposal is consistent with the future land use plan. No Area Plan Amendment is required.

B. Zoning and use of nearby property;

Nearby properties are zoned B3-3 within this development. This zoning is consistent within the development and will bring this parcel under one zoning district.

C. Physical character of the area in which the subject property is located;

Adjacent properties consist mainly of commercial structures. The proposed rezoning is not expected to change the physical character of the area.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

There is existing public infrastructure serving the site. Utilities and infrastructure will be brought to City Standards when the development is constructed.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

The current zoning designation is AG-R and B3-3. The proposed rezoning will change the zoning of the entire parcel to B3-3. The previous use on the site was a restaurant that would not have been permitted under the AG-R district. It is not clear to staff why the original Development Plan and Rezoning did not include this entire parcel.

F. Length of time the subject property has remained vacant as zoned;

The subject site has been vacant since March 18, 2024 when On the Border Mexican Grill closed.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The rezoning is not expected to detrimentally affect nearby properties.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

A denial of the application will not provide any gain to the public health, safety, and welfare.

DEVELOPMENT PLAN REVIEW

The applicant is seeking approval of a Development Plan in proposed District B3-3 generally located at the southeast corner of Northwest Barry Road and Interstate 29, allowing for the creation of a car wash.

The applicant is proposing a major amendment to an existing development plan to amend the allowed use on this parcel from a restaurant to drive through car wash. The proposed building footprint is approximately 5,164 square feet, located on the eastern side of the site. The location of the building serves as visual and noise screening from the restaurant to the east. Access to the site will come from two existing driveway entrances on Northwest Roanridge Road located on the south side of the site. Vehicular circulation is proposed to move from the west side of the site to east. Pedestrian connections will be provided to adjacent sidewalks, allowing for employees to walk to nearby businesses and restaurants.

Section 88-340 of the Zoning and Development Code regulates drive through facilities. The standards require at least 80 feet of queuing and screening from public right of way. The applicant has provided two queuing lanes before the first point of service, each totaling 220 feet. Adequate screening has been provided along Interstate 29 and Barry Road.

Landscaping for this project includes street trees, continuous shrub lines to screen vehicular use areas and interior landscaping.

Proposed architectural materials and articulation are consistent with adjacent buildings. Materials include masonry block in two colors, glass, spandrel glass, and metal awnings.

DEVELOPMENT PLAN ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes, Subject to Conditions	
Accessory or Use- Specific Standards (88-340)	Yes	Yes	Meets screening and queuing standards for drive-through facilities, see below.
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		
Tree Preservation and Protection (88-424)	No		
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, Subject to Conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes subject to conditions	
Sign Standards (88-445)	No		
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA- DEVELOPMENT PLAN**DEVELOPMENT PLANS, Project Plan, or Site Plan (88-516-05)**

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;

The proposed Development Plan complies with all standards of the Zoning and Development Code.

Per the District Planner: The project advances long range plans by reusing an already existing lot that is supported by 100+ year infrastructure. The applicant reversed the site circulation, which will minimize potential traffic issues with the neighboring property. The applicant has used high-quality material and has integrated the project within the character of the surrounding neighborhood. Landscape plans have been updated to include more plantings on the site overall, providing more screening for NW Barry and the neighboring property.

B. The proposed use must be allowed in the district in which it is located;

The proposed Development Plan is allowed within the B3-3 Zoning District which permits a drive through facility.

- C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;**

Vehicular ingress and egress to and from the site is not inhibited by this Development Plan.

- D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**

The proposed Development Plan does not inhibit pedestrian circulation and safety. Safe connections have been provided to adjacent sidewalks so that staff can walk to adjacent businesses.

- E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**

Adequate utilities are existing on site or proposed for the Development Plan.

- F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.**

Proposed structures are compatible with the adjacent properties. The structure will be on the eastern side of the site to screen the adjacent properties from the vehicular queueing and vacuums. The building materials are proposed to be high quality masonry materials and will compliment adjacent structures. The applicant worked with staff to re-arrange the site.... (give them credit for working with you throughout the process).

- G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.**

Proposed landscaping is in conformance with the requirements as set forth in Section 88-425 of the Zoning and Development Code. The applicant has provided sufficient screening along vehicular drive lanes adjacent to public rights-of-way.

- H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.**

Excess impervious area is not proposed with this Development Plan. This application will provide more green space than what is existing on site.

- I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

The Plan identifies trees to remain and new trees to be planted.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval of the Rezoning** and **Approval Subject to Conditions of the Development Plan** as stated in the conditions report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Matthew Barnes". The signature is stylized with a large, sweeping flourish at the end.

Matthew Barnes, AICP
Lead Planner



Plan Conditions

Report Date: June 26, 2025

Case Number: CD-CPC-2025-00066

Project: Barry Road Club Carwash

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. That prior to issuance of the Certificate of Occupancy the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
6. That the applicant must post "No Idling" or "Idle-Free Zone" signs in all stacking areas prior to certificate of occupancy.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

7. Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
8. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
9. Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
10. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
Fire hydrant distribution shall follow IFC-2018 Table C102.1
11. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
12. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

13. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

14. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
15. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
16. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

17. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy. <https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>
18. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis (816) 513-0423
North of River contact - David Gilyard (816) 513-4772

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

19. The developer shall submit Water Main Extension plans through CompassKC for the relocation of the public fire hydrant shown on the development plans. This plan set is separate from the building plans and shall be reviewed and approved and under contract (permit) prior to building permit issuance. The plans shall follow all KC Water Rules and Regulations for Water Main Extensions.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

20. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to KC Water showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by KC Water as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
21. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
22. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
23. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
24. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
25. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

DWG NAME: \J:\2024\M24-8896 - CCW, 8340 NW Roanridge, Kansas City, MO\M24-8896A\ENGINEERING\AUTOCAD DRAWINGS\02_Preliminary\M24-8896A_0_COVER SHEET.dwg LAYOUT TAB: 0 OF 6 COVER SHEET PLOTTED ON: Jun 17, 2025 - 7:50am PLOTTED BY: KForrell



CONTACT INFORMATION

OWNER / DEVELOPER

OWNER: CLUB CARWASH OPERATING, LLC
 REPRESENTATIVE: JUSTIN BARNES
 ADDRESS: 1591 E PRATHERSVILLE RD. COLUMBIA, MO 65202
 PHONE: (573) 999-5178

SEWER

OWNER: KC WATER
 REPRESENTATIVE: LUCAS KASPER
 ADDRESS: 4800 EAST 63RD STREET, KANSAS CITY, MO 64130
 PHONE: (816) 513-1313

WATER

OWNER: KC WATER
 REPRESENTATIVE: KIRK ROME
 ADDRESS: 4800 EAST 63RD STREET, KANSAS CITY, MO 64130
 PHONE: (816) 513-1313

ELECTRIC

OWNER: EVERGY
 REPRESENTATIVE: ERIC BOWEN
 ADDRESS: 4400 E. FRONT ST, KANSAS CITY, MO 64120
 PHONE: (816) 652-1608

GAS

OWNER: SPIRE
 REPRESENTATIVE:
 ADDRESS: 7500 E 35TH TERRACE, KANSAS CITY, MO 64129
 PHONE: (816) 756-5261

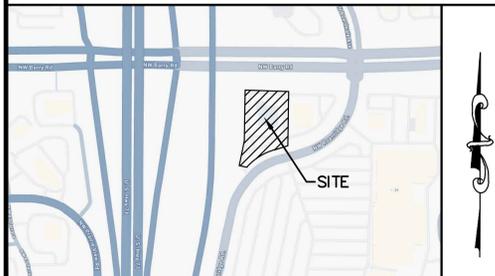
TELEPHONE

OWNER: AT&T DISTRIBUTION
 REPRESENTATIVE: CUSTOMER SERVICE
 ADDRESS:
 PHONE: (800) 288-2020

SPECIAL NOTES :

PROJECT BENCHMARK:
 THE SURVEYED BEARINGS SHOWN ON THIS PLAT WERE ESTABLISHED FROM GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983 AND ELEVATIONS REFERENCED TO NAVD 1988 BY UTILIZING GNSS RECEIVER INSTRUMENTATION, THE MODOT GNSS RTK NETWORK, AND MONUMENTS FOR STATION (PL-08).

SITE BENCHMARK:
 ELEVATION = 1050.70 (NAVD88)
 CUT SQUARE AND CROSS ON THE SOUTHWEST CORNER OF A CURB INLET ON THE EAST SIDE OF THE NORTHEAST ENTRANCE TO THE SUBJECT PARCEL. THE SQUARE AND CROSS IS APPROXIMATELY 7 FEET FROM THE BACK OF CURB OF THE NORTHEAST ENTRANCE AND APPROXIMATELY 25.1 FEET FROM THE SOUTHEAST CORNER OF THE SUBJECT PARCEL.



VICINITY MAP
NO SCALE

DEVELOPMENT AND PROJECT PLAN

CLUB CARWASH

KANSAS CITY, MISSOURI



PROJECT ADDRESS
 8340 NW ROANRIDGE
 KANSAS CITY, MISSOURI 64136

PROJECT NO. M24-8896A



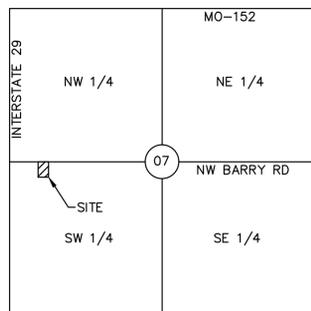
- CIVIL ENGINEERING
- LAND SURVEYING
- ARCHITECTURE
- SITE DEVELOPMENT
- MASTER PLANNING
- GENERAL CONSULTING

8 EAST MAIN STREET, WENTZVILLE, MISSOURI 63385
 TELEPHONE (636) 332-4574
 FAX (636) 327-0760
 E-MAIL wentmail@cochraneng.com

MAY, 2025
 REVISED JUNE 11, 2025
 REVISED JUNE 17, 2025

SHEET INDEX	SHEET
EXISTING CONDITIONS	1 OF 6
SITE PLAN	2 OF 6
UTILITY PLAN	3 OF 6
GRADING PLAN	4 OF 6
PHOTOMETRICS PLAN	5 OF 6
LANDSCAPE PLAN	6 OF 6

PROPERTY DESCRIPTION:
 A TRACT OF LAND BEING LOT 4 OF BARRYWOODS CROSSING, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18 PAGE 261 OF THE PLATTE COUNTY, MISSOURI RECORDS IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 33 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, ARE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A CUT CROSS AT THE NORTHEAST CORNER OF SAID LOT 4 SAID POINT ALSO BEING ON THE SOUTH LINE OF NW BARRY ROAD, A PUBLIC ROAD OF VARIABLE WIDTH; THENCE ALONG THE EAST LINE OF SAID LOT SOUTH 00 DEGREES 59 MINUTES 30 SECONDS WEST 290.00 FEET; THENCE SOUTH 17 DEGREES 26 MINUTES 52 SECONDS EAST 32.84 FEET TO A POINT ON THE NORTH LINE OF NW ROANRIDGE ROAD, A 80 FOOT WIDE PUBLIC ROAD; THENCE ALONG SAID NORTH LINE SOUTH 72 DEGREES 33 MINUTES 08 SECONDS WEST 47.68 FEET TO A POINT ON A CURVE TO THE LEFT WITH A RADIUS OF 330.00 FEET AND A CHORD THAT BEARS SOUTH 57 DEGREES 12 MINUTES 13 SECONDS WEST 174.70 FEET; THENCE ALONG SAID CURVE 176.80 FEET TO A POINT ON THE EAST LINE OF INTERSTATE HIGHWAY 129, A PUBLIC ROAD OF VARIABLE WIDTH; THENCE NORTH 78 DEGREES 42 MINUTES 47 SECONDS WEST 44.58 FEET; THENCE NORTH 11 DEGREES 43 MINUTES 45 SECONDS EAST 142.68 FEET; THENCE NORTH 00 DEGREES 59 MINUTES 30 SECONDS EAST 285.24 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF NW BARRY ROAD; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 00 MINUTES 30 SECONDS EAST 197.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 75,576 SQUARE FEET, OR 1.735 ACRES, ACCORDING TO CALCULATIONS MADE BY COCHRAN ENGINEERING DURING APRIL, 2025.



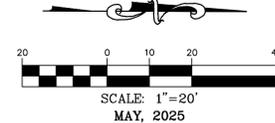
LOCATION MAP
SECTION 07-T51N-R33W
NO SCALE

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (i.e. Trenching, Blasting, etc.)

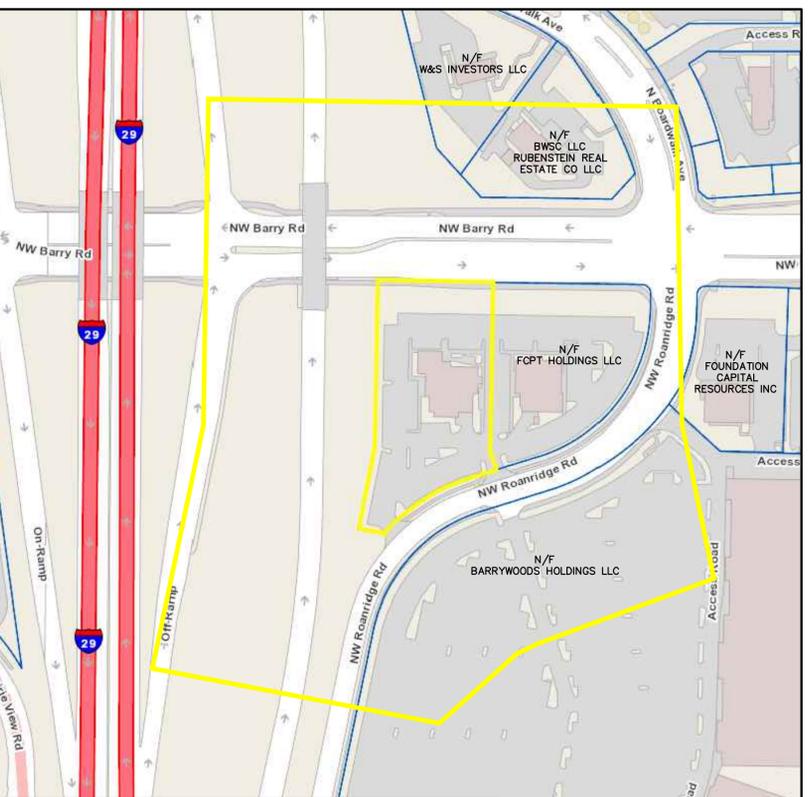
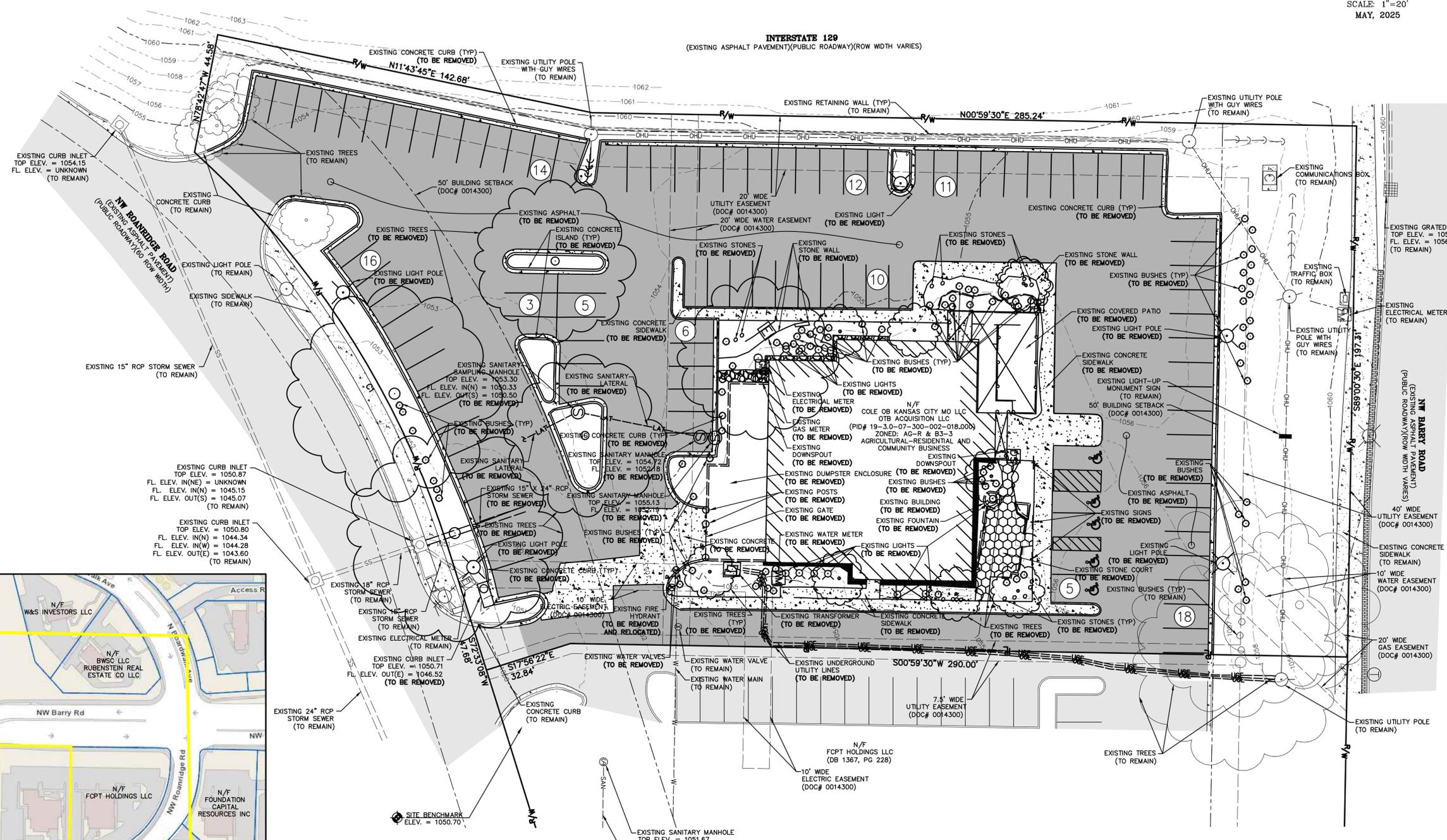
CALL OR CLICK 3 DAYS BEFORE YOU DIG!
 MISSOURI ONECALL SYSTEM
1-800-DIG-RITE OR 811
www.mo1call.com

DATE
 Eric S. Kirchner No. E-2001004618
 Registered Professional Engineer
 State of Missouri
 for Cochran Engineering & Surveying

EXISTING CONDITIONS



C1
RADIUS=330.00'
ARC LENGTH=176.80'
CHORD BEARING= S57°12'13"W
CHORD LENGTH=174.70'



OWNER:
COLE OB KANSAS CITY MO LLC
OTB ACQUISITION LLC
6820 LBJ FREEWAY
DALLAS, TX 75240

DEVELOPER:
CLUB CARWASH OPERATIONS
1591 PRATHERSVILLE RD.
COLUMBIA, MO 65202

300 FT RADIUS PROPERTY MAP
1" = 150'

636-332-4574 (tel.)
636-327-0760 (fax)
www.motcall.com
Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning



Missouri State Certificate
of Authority Numbers:
201000046

Two working days prior to
the start of any excavation
work, the contractor shall
call 1-800-DIG-RITE for a
utility location information.

All OSHA rules & regulations
and all applicable local
ordinances shall be strictly followed
in all construction activities.
(i.e. trenching, blasting, etc.)



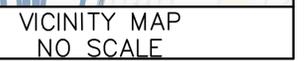
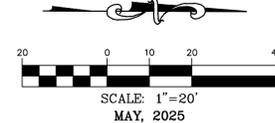
ERIC S. KIRCHNER
E-2001004618

DEVELOPMENT/PROJECT PLAN
CLUB CARWASH
KANSAS CITY MISSOURI

DATE	APP'D BY	DATE	APP'D BY
06/11/25	KAF	06/11/25	ESK
DATE: MAY, 2025			
SCALE: 1:20			
PROJ. NO: M24-8896A			
DRG. NO: 1 OF 6			

CALL OR CLICK 3 DAYS BEFORE YOU DIG!
MISSOURI
1-800-DIG-RITE OR 811
www.motcall.com

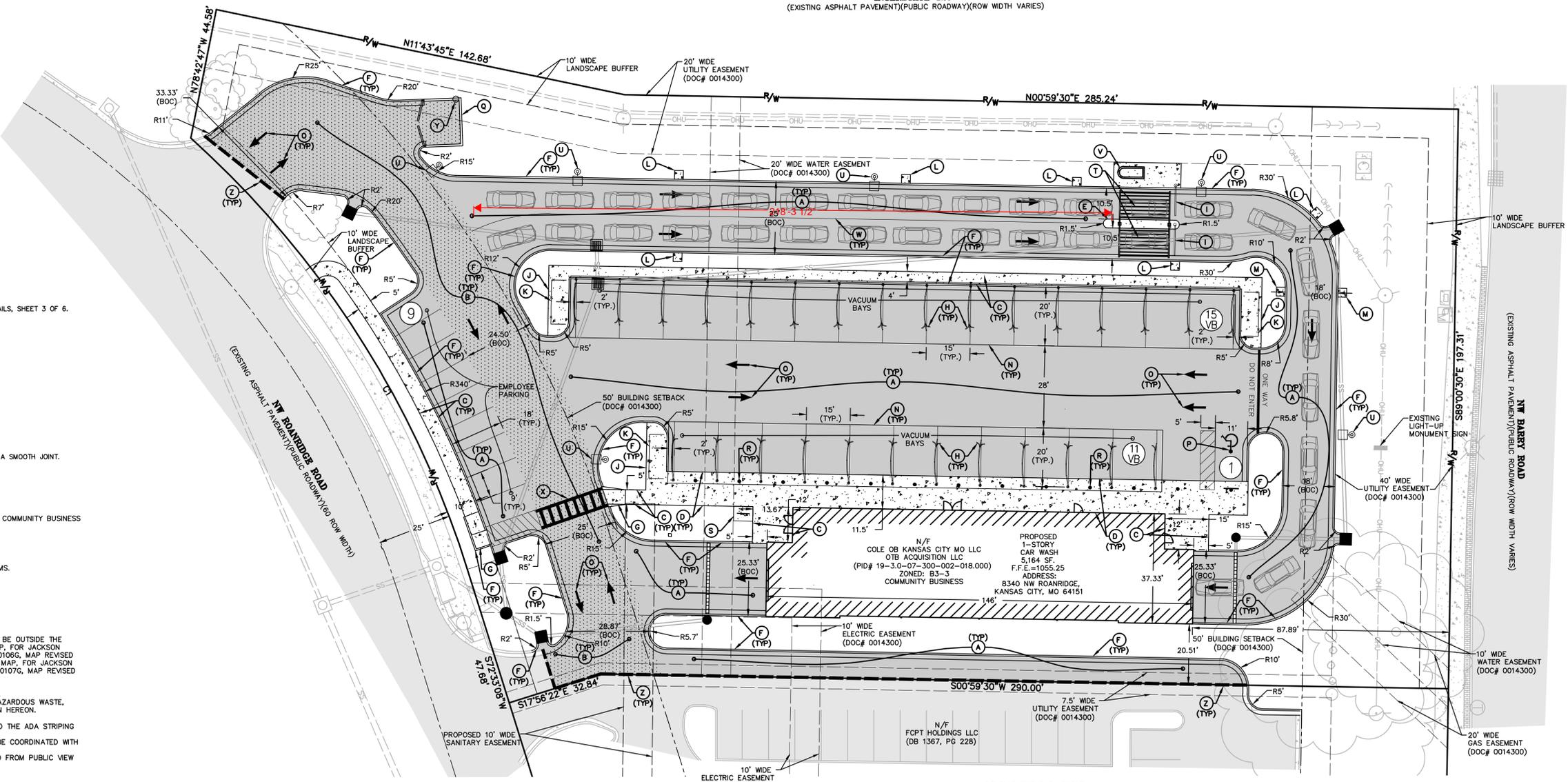
SITE PLAN



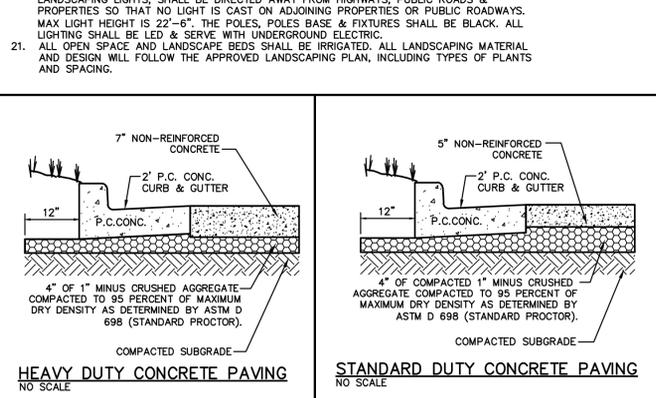
SITE LEGEND

- A NEW STANDARD DUTY CONCRETE PAVEMENT. SEE DETAIL, THIS SHEET.
- B NEW HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL, THIS SHEET.
- C NEW 4" THICK CONCRETE SIDEWALK. SEE DETAIL, SHEET 3 OF 6.
- D NEW 6" THICK CONCRETE SIDEWALK. SEE DETAIL, SHEET 3 OF 6.
- E NEW 3' WIDE CONCRETE ISLAND. SEE DETAIL, THIS SHEET.
- F NEW 6" VERTICAL CURB AND GUTTER. SEE DETAIL, THIS SHEET.
- G NEW ADA RAMP. PER KANSAS CITY REQUIREMENTS.
- H NEW VACUUM ARMS. BY OWNER.
- I NEW STOP ARMS. BY OWNER.
- J NEW 7'x17' CONCRETE PAD FOR VACUUM TURBINE. SEE MEP PLANS.
- K NEW METAL TURBINE SCREENING. SEE DETAIL, SHEET 4 OF 6.
- L NEW 3'x3'x4" CONCRETE PADS FOR SIGNS AND TRASH CANS.
- M NEW 3'x3'x6" CONCRETE PADS FOR CAMERA ARCH.
- N NEW TRELLIS STRUCTURE FOR VACUUM BAYS. BY OWNER
- O NEW TRAFFIC FLOW ARROWS. SEE DETAIL, SHEET 3 OF 6.
- P NEW ACCESSIBLE PARKING STALL WITH SIGNAGE AND STRIPING. SEE DETAILS, SHEET 3 OF 6.
- Q NEW TRASH ENCLOSURE. SEE DETAIL, SHEET 4 OF 6.
- R NEW BOLLARDS. SEE DETAIL, SHEET 3 OF 6.
- S NEW BIKE RACK. SEE DETAIL, SHEET 4 OF 6.
- T NEW PRE-FABRICATED STRUCTURE. BY OWNER.
- U NEW LIGHT STANDARD. SEE DETAIL, SHEET 5 OF 6.
- V NEW ATTENDANT KIOSK. BY OWNER.
- W NEW 12" BLACK STACKING LANE STRIPING WITH 4" RED CENTER STRIPE.
- X NEW CROSSWALK. SEE DETAIL, THIS SHEET.
- Y NEW CONVEX MIRROR IN TRASH ENCLOSURE.
- Z CONTRACTOR TO SAW CUT EXISTING PAVEMENT FULL DEPTH TO ENSURE A SMOOTH JOINT.

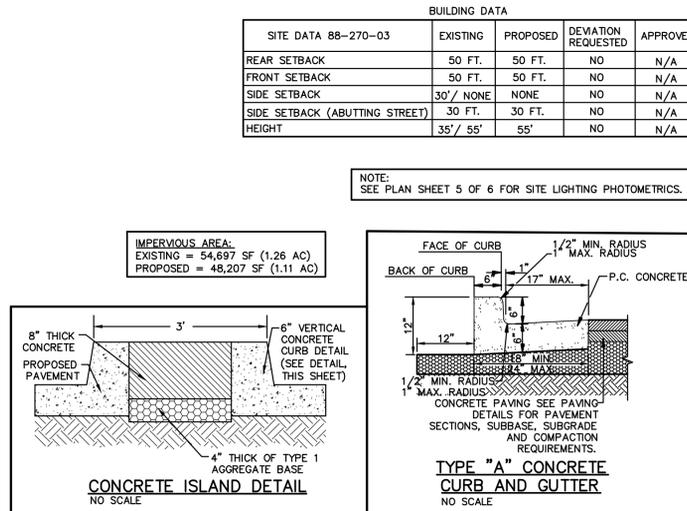
- NOTES:**
- TOTAL SITE ACREAGE: ±75,794 SQ. FT. OR ±1.74 ACRES
 - EXISTING ZONING: AG-R AND B3-3, AGRICULTURAL-RESIDENTIAL AND COMMUNITY BUSINESS
PROPOSED ZONING: B3-3 COMMUNITY BUSINESS
 - BUILDING SETBACKS
FRONT - 50'
REAR - 50'
SIDE - 0'
 - THE SITE LAND USE SHALL BE AN AUTOMATIC CARWASH WITH VACUUMS.
 - THIS SITE IS SERVED BY:
WATER - KC WATER
SEWER - KC WATER
TELEPHONE - AT&T DISTRIBUTION
ELECTRIC - WEST
GAS - SPIRE MO ENERGY
FIBEROPTIC - AT&T DISTRIBUTION
FIRE - KANSAS CITY FIRE DEPT STATION 44
 - THIS SITE FALLS WITHIN UNSHADED "ZONE X," AREAS DETERMINED TO BE OUTSIDE THE ANNUAL 0.2% CHANCE FLOOD. PER FIRM, FLOOD INSURANCE RATE MAP, FOR JACKSON COUNTY, MISSOURI, AND INCORPORATED AREAS, MAP NUMBER 2909501066, MAP REVISED DATE OF JANUARY 20, 2017 AND PER FIRM, FLOOD INSURANCE RATE MAP, FOR JACKSON COUNTY, MISSOURI, AND INCORPORATED AREAS, MAP NUMBER 2909501076, MAP REVISED DATE OF JANUARY 20, 2017.
 - ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
 - THE SITE SHALL CONFORM TO THE CITY OF KANSAS CITY STANDARDS.
 - NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
 - THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
 - ALL PAVEMENT STRIPING SHALL BE 4" WIDE PAINTED WHITE LINES AND THE ADA STRIPING SHALL BE BLUE.
 - LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
 - ALL MECHANICAL, HVAC, AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY REQUIREMENTS.
 - STORMWATER SHALL BE DIRECTED TO EXISTING STORMWATER SYSTEM.
 - ALL DISTURBED AREAS INTENDED FOR GRASS SHALL BE SODDED.
 - THE ADMINISTRATION OF THE LANDSCAPING PLAN FOR THIS PROJECT WILL BE ACCOMPLISHED VIA THE PROVIDED PLAN FOR LOCATION, TYPE, SIZE AND QUANTITY.
 - UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN. ALL SIGNAGE SHALL BE PERMITTED VIA A SEPARATE PERMIT APPLICATION.
 - ALL VACUUM STATIONS AND EQUIPMENT SHALL BE PAINTED BLACK.
 - A LIGHTING PLAN WILL BE PREPARED ACCORDING TO CITY REQUIREMENTS AND SUBMITTED TO THE CITY FOR REVIEW. ALL EXTERIOR LIGHTING, BUILDING AND PARKING LOT LIGHTS & LANDSCAPING LIGHTS, SHALL BE DIRECTED AWAY FROM HIGHWAYS, PUBLIC ROADS & PROPERTIES SO THAT NO LIGHT IS CAST ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. MAX LIGHT HEIGHT IS 22'-6". THE POLES, POLES BASE & FIXTURES SHALL BE BLACK. ALL LIGHTING SHALL BE LED & SERVE WITH UNDERGROUND ELECTRIC.
 - ALL OPEN SPACE AND LANDSCAPE BEDS SHALL BE IRRIGATED. ALL LANDSCAPING MATERIAL AND DESIGN WILL FOLLOW THE APPROVED LANDSCAPING PLAN, INCLUDING TYPES OF PLANTS AND SPACING.



EX. ZONING	PR. ZONING	GROSS AREA (AC.)	EXISTING R/W (AC.)	PROPOSED R/W (AC.)	NET AREA (AC.)	USE	NUMBER OF FLOORS	MAX. BUILDING HEIGHT (FT.)	GROSS BUILDING AREA (SF.)	BUILDING COVERAGE (SF.)	F.A.R. RATIO (REQUIRED)	PARKING STALLS REQUIRED (PROVIDED)	LONG-TERM BICYCLE STALLS REQUIRED (PROVIDED)	SHORT-TERM BICYCLE STALLS REQUIRED (PROVIDED)	10% OF VEHICULAR (MIN.3)	COMMENCEMENT DATE	COMPLETION DATE	
AG-R	B3-3	1.74	0.00	0.00	1.74	CAR WASH	1	55	5,164	5,164	0.07	0	9	14 PER 10,000 SF	2	2	OCTOBER 2025	APRIL 2026



- EXISTING DRAWING LEGEND**
- RIGHT-OF-WAY
 - PROPERTY LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING EASEMENT
 - EXISTING OVERHEAD UTILITIES
 - EXISTING WATER LINE
 - EXISTING STORM SEWER
 - EXISTING SANITARY LINE
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING SANITARY MANHOLE
 - EXISTING ELECTRICAL BOX
 - EXISTING DOWN SPOUT
 - EXISTING GAS METER
 - EXISTING TRANSFORMER
 - EXISTING CURB INLET
 - EXISTING ELECTRIC METER
 - EXISTING SIGN
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER METER
 - EXISTING UTILITY POLE
 - EXISTING LIGHT
 - BENCHMARK
 - EXISTING TREE
 - EXISTING BUSH
 - EXISTING PARKING SYMBOL
 - EXISTING BUILDING
 - EXISTING ASPHALT PAVEMENT
 - EXISTING CONCRETE PAVEMENT
- PROPOSED DRAWING LEGEND**
- NEW MAJOR CONTOUR
 - NEW MINOR CONTOUR
 - NEW SETBACK LINE
 - NEW FENCE
 - NEW STORM SEWER PIPE
 - NEW WATER LINE
 - NEW SANITARY LATERAL
 - NEW SANITARY MAIN
 - NEW GAS SERVICE
 - NEW SANITARY MANHOLE
 - NEW SANITARY SAMPLING MANHOLE
 - NEW SANITARY CLEAN OUT
 - NEW STORM MANHOLE
 - NEW STORM INLET
 - NEW GRATED INLET WITH SIDE INTAKE
 - NEW SIGN
 - NEW WATER METER
 - NEW BACKFLOW PREVENTER
 - NEW CONVEX MIRROR IN TRASH ENCLOSURE
 - NEW LIGHT
 - NEW ACCESSIBLE PARKING SYMBOL
 - NEW BUILDING
 - NEW HEAVY DUTY CONCRETE
 - NEW STANDARD DUTY CONCRETE
 - NEW CONCRETE SIDEWALK



BUILDING DATA

SITE DATA 88-270-03	EXISTING	PROPOSED	DEVIATION REQUESTED	APPROVED
REAR SETBACK	50 FT.	50 FT.	NO	N/A
FRONT SETBACK	50 FT.	50 FT.	NO	N/A
SIDE SETBACK	30' / NONE	NONE	NO	N/A
SIDE SETBACK (ABUTTING STREET)	30 FT.	30 FT.	NO	N/A
HEIGHT	35' / 55'	55'	NO	N/A

PARKING DATA

88-270-03	VEHICLE SPACES	BIKE SPACES	ALTERNATIVES PROPOSED?
PARKING	REQUIRED: 9 PROPOSED: 9	REQUIRED (LONG/SHORT): 2/3 PROPOSED (LONG/SHORT): 2/3	NO

NOTES:
EXISTING FRONT SETBACK PER DOC# 0014300.
MINIMUM PARKING DIMENSIONS:
REGULAR PARKING - 8.5'x18'
ADA VAN PARKING - 11'x18'
ADA ACCESSIBLE STRIPING - 5'x18'
PARKING DRIVE AISLES (TWO-WAY) - 24' MIN.
PARKING DRIVE AISLES (ONE-WAY) - 22' MIN.

PARKING REQUIREMENTS:
TOTAL SPACES PROVIDED: = 0 SPACES
TOTAL SPACES REQUIRED: = 10 SPACES
TOTAL STACKING SPACES REQUIRED: = 0 SPACES
TOTAL STACKING SPACES PROVIDED: = 34 SPACES
ADA TOTAL SPACES REQUIRED: = 1 SPACES
ADA TOTAL SPACES PROVIDED: = 1 SPACES

VACUUM STATIONS:
PROVIDED = 26 VACUUM STATIONS

OWNER:
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OTB ACQUISITION LLC
6820 LBJ FREEWAY
DALLAS, TX 75240

DEVELOPER:
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COLUMBIA, MO 65202

COCHRAN
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Master Planning

North Office
8 East Main Street
Wentzville, Missouri 63385
636-332-4574 (tel.)
636-327-0760 (fax)
www.cochraneng.com
cochrane@cochrane.com

Missouri State Certificate of Authority Number: 2010000046

Two working days prior to the start of any excavation work, the contractor shall call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations and all applicable codes of practice shall be strictly followed (i.e. trenching, blasting, etc.)

ERIC SCOTT KIRCHNER
E-2001004618

ERIC S. KIRCHNER
E-2001004618

DEVELOPMENT/PROJECT PLAN
CLUB CARWASH
KANSAS CITY MISSOURI

DATE: 06/11/25
PER CITY COMMENTS

DATE: MAY, 2025
SCALE: 1:20

PROJ NO: M24-8896A
DRG NO: 2 OF 6

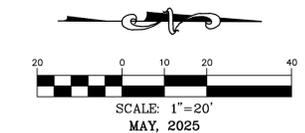
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MISSOURI DIG-RITE
1-800-DIG-RITE OR 811
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UTILITY LEGEND

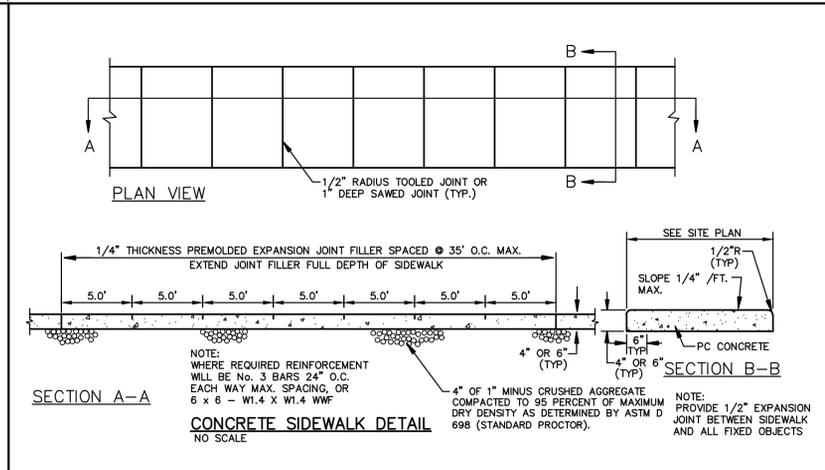
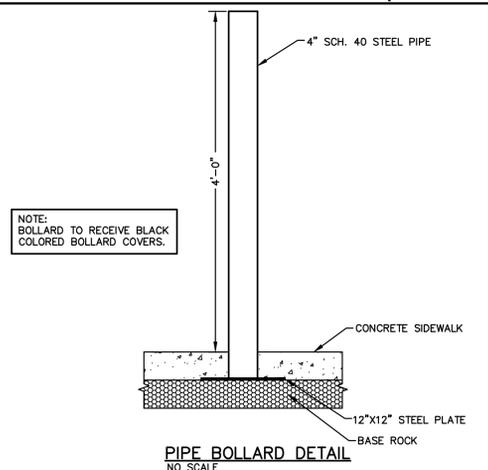
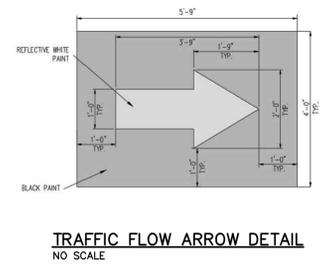
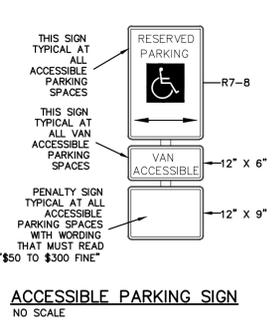
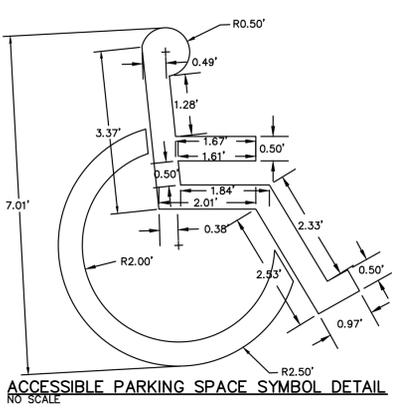
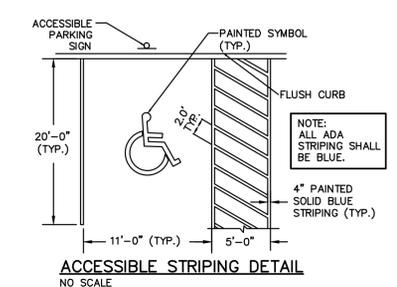
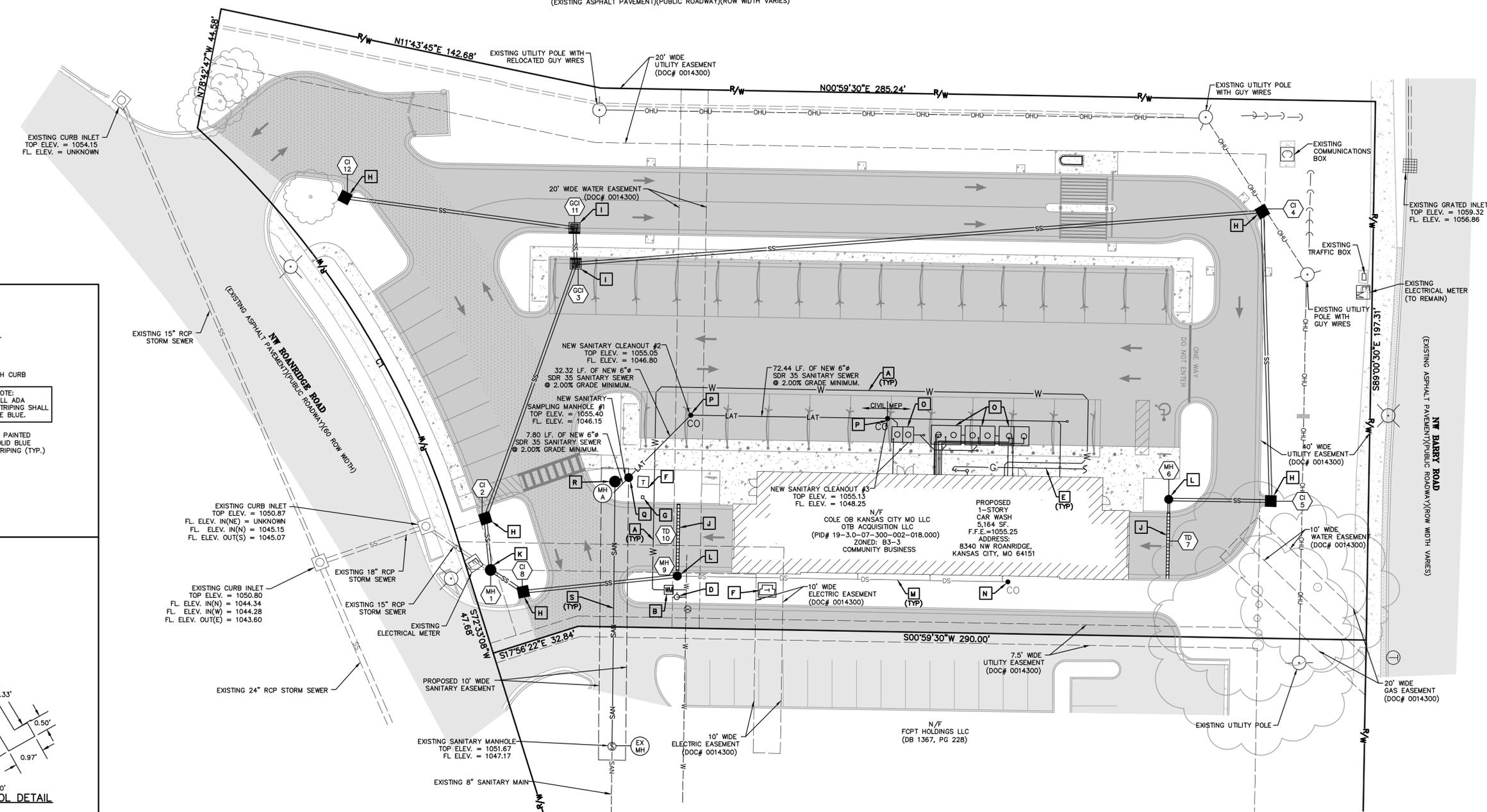
- A NEW 4" DUCTILE IRON WATER SERVICE LINE.
- B NEW 4" WATER METER.
- C NOT USED.
- D RELOCATED FIRE HYDRANT.
- E NEW GAS LINE.
- F NEW TRANSFORMER PAD.
- G NEW TELEPHONE PEDESTAL.
- H NEW CURB INLET.
- I NEW GRATED INLET WITH SIDE INTAKE.
- J NEW TRENCH DRAIN.
- K NEW STORM MANHOLE.
- L NEW NYLOPLAST 30" DRAIN STRUCTURE.
- M NEW 8" SDR 35 PVC DOWNSPOUT COLLECTOR.
- N NEW DOWNSPOUT CLEAN-OUT.
- O NEW SAND AND GREASE INTERCEPTORS.
- P NEW SANITARY CLEAN-OUT.
- Q NEW SANITARY SAMPLING MANHOLE.
- R NEW SANITARY MANHOLE.
- S NEW 8" SDR 26 PVC SANITARY MAIN.

C1
RADIUS=330.00'
ARC LENGTH=176.80'
CHORD BEARING= S57°12'13"W
CHORD LENGTH=174.70'

UTILITY PLAN



INTERSTATE 129
(EXISTING ASPHALT PAVEMENT)(PUBLIC ROADWAY)(ROW WIDTH VARIES)



NOTE: IRRIGATION METER AND BACKFLOW PREVENTER LOCATED INSIDE THE BUILDING.

NOTE: PLUMBING CONTRACTOR TO MAKE CONNECTION FROM MEP SANITARY SEWER LINE TO SITE SANITARY SEWER LINE AT MEP/SITE POINT.

OWNER:
COLE OB KANSAS CITY MO LLC
OTB ACQUISITION LLC
6820 LBJ FREEWAY
DALLAS, TX 75240

DEVELOPER:
CLUB CARWASH OPERATIONS
1591 PRATHERSVILLE RD.
COLUMBIA, MO 65202

636-332-4574 (tel.)
636-327-0760 (fax)
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Missouri State Certificate of Authority Numbers:
2010000046

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STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
ERIC SCOTT KIRCHNER
E-2001004618
MAY 17 2025

ERIC S. KIRCHNER
E-2001004618

DEVELOPMENT/ PROJECT PLAN CLUB CARWASH KANSAS CITY MISSOURI

DATE	APP'D BY	DATE	APP'D BY
06/11/25	KAF	06/17/25	ESK
06/17/25	KAF		ESK

DATE: MAY, 2025
SCALE: 1:20
PROJECT NO: M24-8896A
DRAWING NO: 3 OF 6

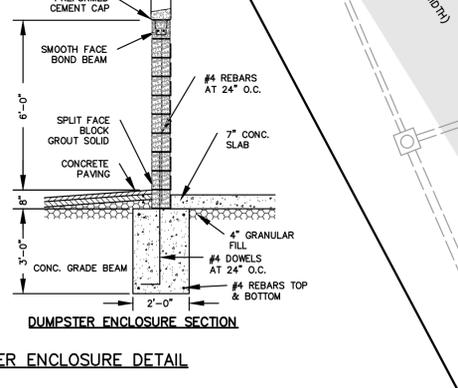
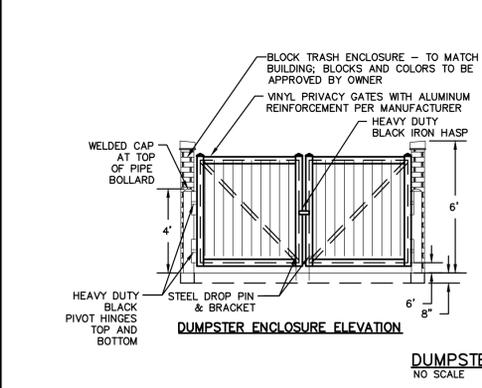
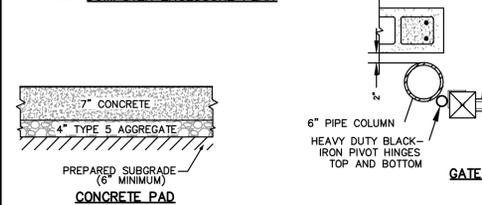
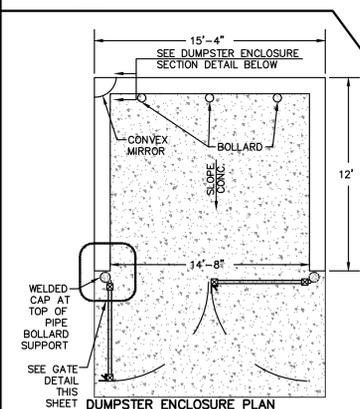
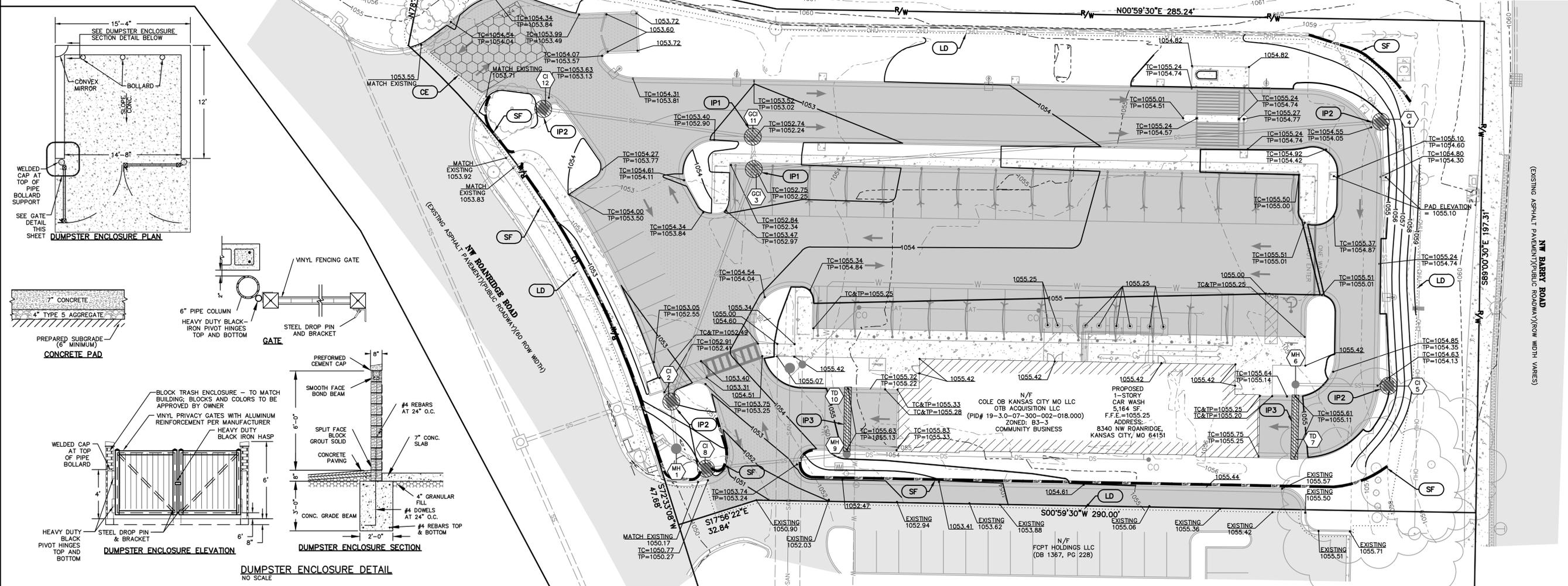
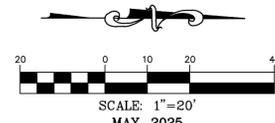
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GRADING PLAN

C1
RADIUS=330.00'
ARC LENGTH=176.80'
CHORD BEARING= S57°12'13"W
CHORD LENGTH=174.70'

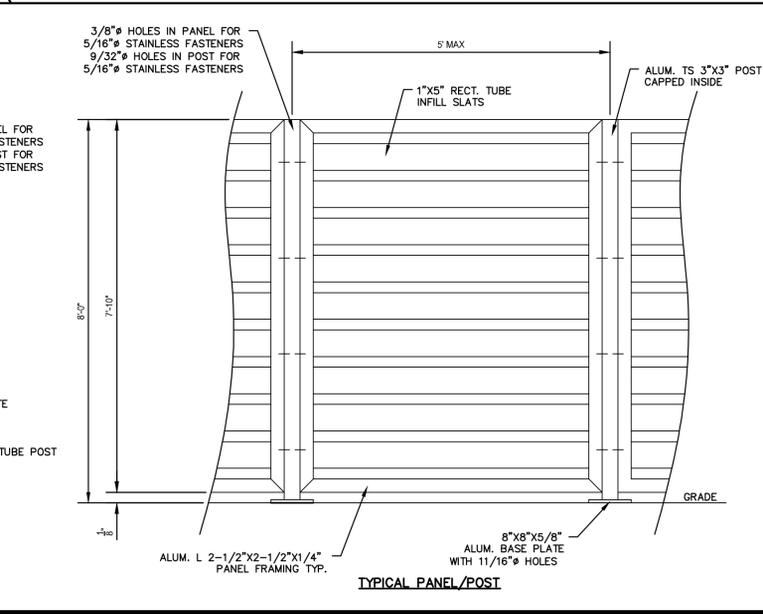
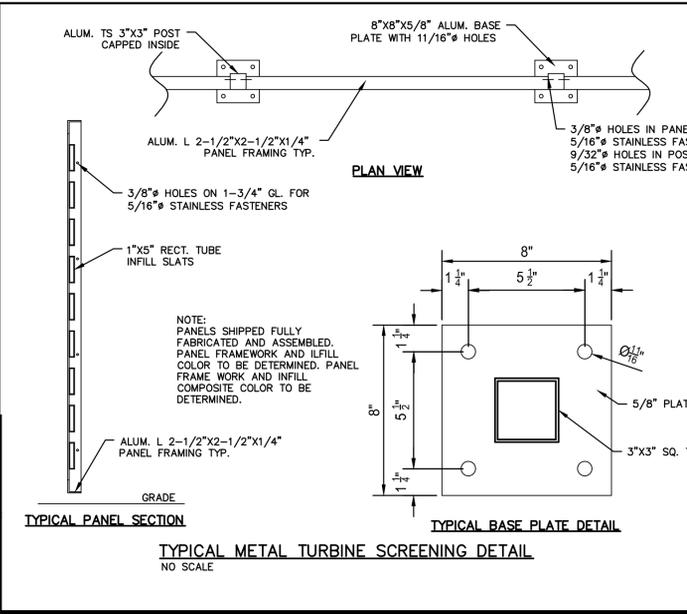
SWPPP LEGEND

- IP1 NEW DANDY CURB SACK GRATED CURB INLET PROTECTION.
- IP2 NEW DANDY CURB INLET PROTECTION.
- IP3 NEW FILTREXX INLET PROTECTION.
- SF NEW SILT FENCE.
- CE TEMPORARY CONSTRUCTION ENTRANCE.
- LD LIMITS OF DISTURBANCE.



OWNER:
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OTB ACQUISITION LLC
6820 LBJ FREEWAY
DALLAS, TX 75240

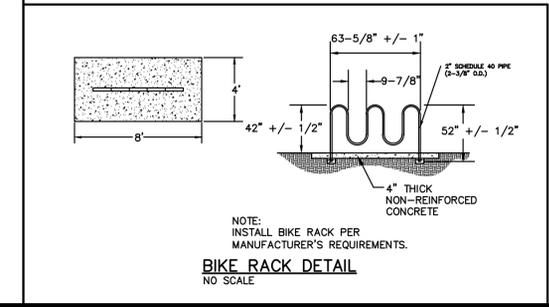
DEVELOPER:
CLUB CARWASH OPERATIONS
1591 PRATHERSVILLE RD.
COLUMBIA, MO 65202



SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE.

CONSTRUCTION SEQUENCE	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	SEP.
TEMPORARY CONTROL MEASURES												
ROUGH GRADE / SEDIMENT CONTROL												
PERMANENT CONTROL MEASURES												
SEED AND FINAL STABILIZATION												



NOTE: ALL TRUCKS SHOULD BE WASHED DOWN BEFORE LEAVING SITE.

NOTE: PROVIDE CITY WITH A COPY OF GRADING COMPACTION TEST RESULTS.

NOTE: ALL SPOT ELEVATIONS SHOWN ON THIS PLAN ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

SITE DISTURBANCE
TOTAL SITE AREA = 1.74 AC.
DISTURBED AREA = 1.53 AC.

GRADING QUANTITY:

CUT - 1,191 CY.
FILL - 578 CY.

NOTE: THESE QUANTITIES ARE RAW NUMBERS. THE CONTRACTOR SHALL NOT USE THESE NUMBERS AS THEIR BID QUANTITIES. THE CONTRACTOR SHALL DETERMINE THEIR OWN QUANTITIES.

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North Office
8 East Main Street
Wentzville, Missouri 63385
636-332-4574 (tel.)
636-327-0760 (fax)
www.choran.com

Missouri State Certificate of Authority Number: 201000046

Eric Scott Kirchner
E-201004618

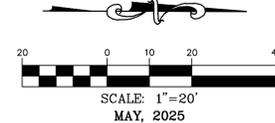
Eric S. Kirchner
E-201004618

DEVELOPMENT/PROJECT PLAN
CLUB CARWASH
KANSAS CITY MISSOURI

DATE: 06/11/25
APP'D BY: KAF
CHK'D BY: ESK

DATE: MAY, 2025
SCALE: 1:20
PROJ NO: M24-8896A
DRWG NO: 4 OF 6

PHOTOMETRICS PLAN



C1
RADIUS=330.00'
ARC LENGTH=176.80'
CHORD BEARING=S57°12'13"W
CHORD LENGTH=174.70'

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MOHRAN

North Office
8 East Main Street
Wentzville, Missouri 63385

Missouri State Certificate of Authority Numbers:
201000046

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ERIC SCOTT KIRCHNER
E-201004618

ERIC S. KIRCHNER
E-201004618

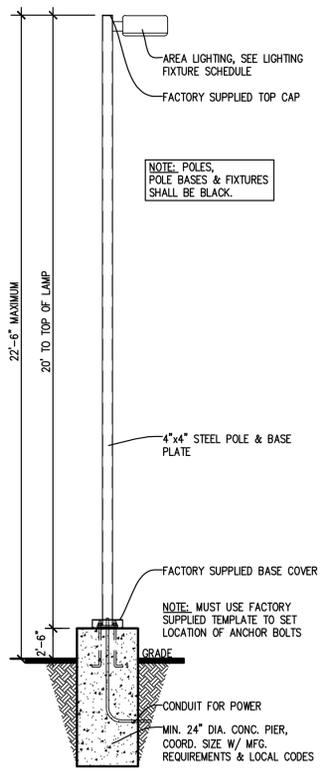
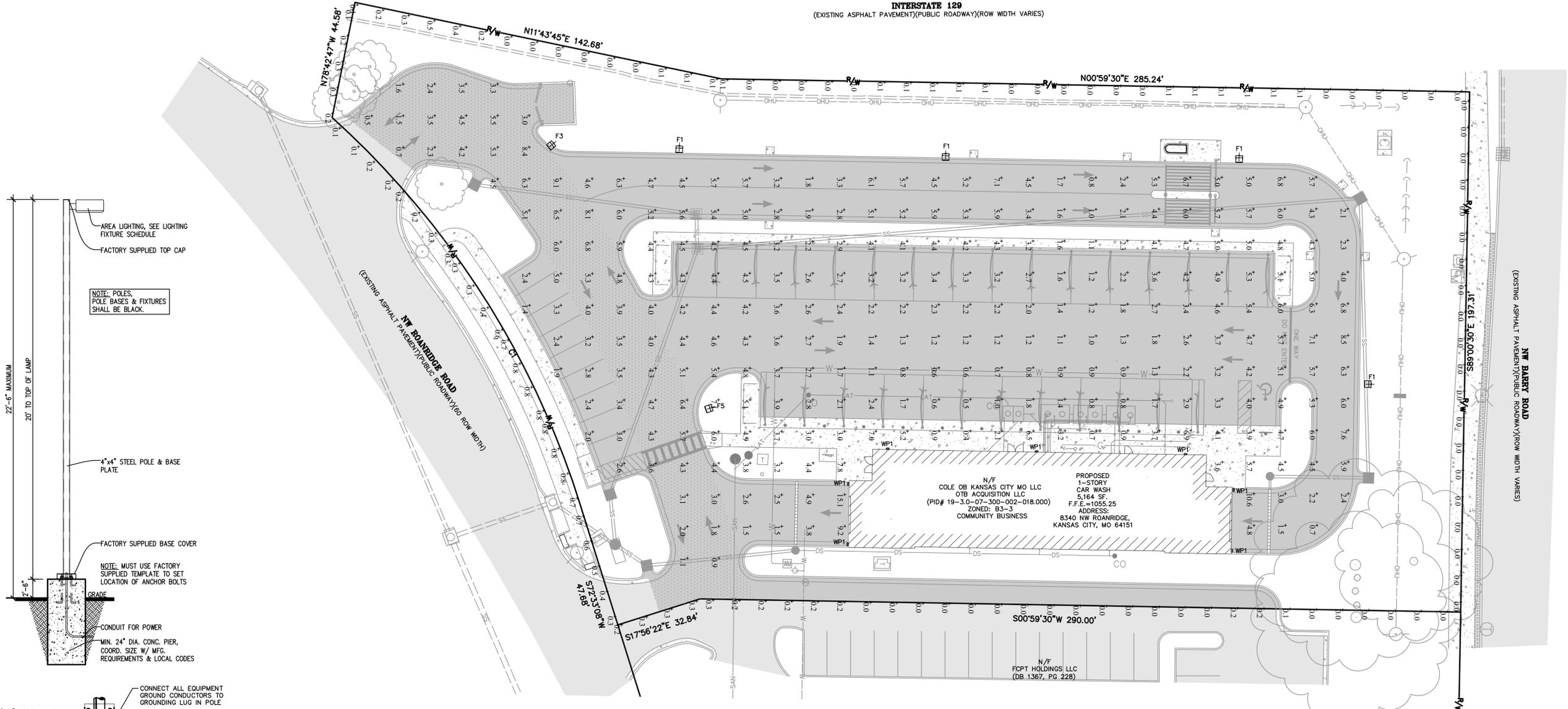
DEVELOPMENT/ PROJECT PLAN CLUB CARWASH KANSAS CITY MISSOURI

PHOTOMETRICS PLAN

DATE:	06/11/25	PER CITY COMMENTS:
DATE:	MAY, 2025	
SCALE:	1:20	
PROJ. NO.:	M24-8896A	
DWG. NO.:	5 OF 6	

INTERSTATE 120
(EXISTING ASPHALT PAVEMENT)(PUBLIC ROADWAY)(ROW WIDTH VARIES)

NW BARRY ROAD
(EXISTING ASPHALT PAVEMENT)(PUBLIC ROADWAY)(ROW WIDTH VARIES)



- NOTES:
- 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
 - IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
 - FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
 - FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
 - FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
 - FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF.
 - UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS."
 - EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.
 - DETAIL FOR 20" POLE AND 22'-6" MOUNTING HEIGHT WITH MAX. FIXTURE EPA 4.6 SQ.FT.

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DEVELOPER:
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LANDSCAPE PLAN

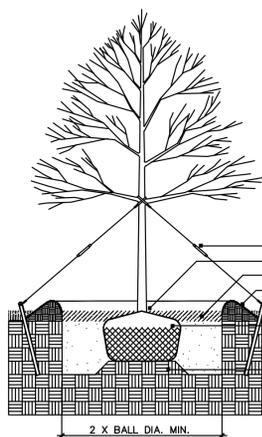
C1
RADIUS=330.00'
ARC LENGTH=176.80'
CHORD BEARING= S57°12'13"W
CHORD LENGTH=174.70'

LANDSCAPE LEGEND

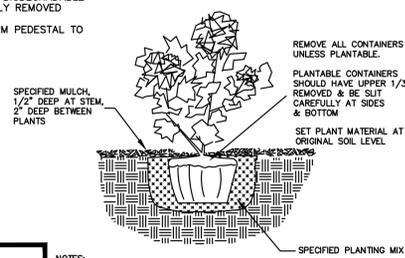
- RED MAPLE "ACE"
- EASTERN REDBUD "CER"
- DOGWOOD "COR"
- PINYON PINE "PIN"
- ARROWWOOD VIBURNUM "VIB"
- VIRGINIA SWEETSPIRE "ITE"
- RED SPRITE WINTERBERRY "RS"
- MALE WINTERBERRY "JD"
- GOLDMOUND SPIREA "GMSP"
- SEA GREEN JUNIPER "JUN"
- HEAVY METAL SWITCH GRASS "PAN"
- AREAS TO BE SODDED
- LANDSCAPE ROCK

NOTES:

- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. PLANT QUANTITIES ON PLANS PREVAIL OVER THOSE LISTED IN PLANT LIST.
- CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING UNDERGROUND UTILITIES PRIOR TO START OF WORK. REPORT TO OWNER'S REPRESENTATIVE ANY CONDITION THAT MAY AFFECT CONTRACT. CONTRACTOR SHALL REPAIR ANY DAMAGE TO SITE ELEMENTS DUE TO CONTRACTOR'S ACTIVITY AT NO EXTRA COST TO OWNER.
- CONTRACTOR SHALL COORDINATE SCHEDULE AND INSTALLATION OF LANDSCAPING WITH THE OWNER'S REPRESENTATIVE.
- MULCH ENTIRE SHRUB PLANTING AREAS WITH 3" DEPTH OF SHREDDED BARK MULCH. ALL SHRUBS BEDS IN LAWN AREAS TO HAVE SPADE CUT EDGE. PROVIDE 4" DIA. MULCH RING AROUND ALL NEW TREES WITH MIN. 3" DEPTH OF SHREDDED BARK MULCH. GROUND COVER BEDS TO RECEIVE MIN. 2" DEPTH OF SHREDDED BARK MULCH.
- FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE SHALL BE MATCHED FOR SIZE AND FORM.
- CONTRACTOR SHALL COORDINATE SCHEDULE AND STAKING/LOCATION OF BED EDGES WITH IRRIGATION CONTRACTOR.
- ALL DISTURBED AREAS SHALL BE SODDED.
- ALL SEEDED AREAS ON SLOPES OF 3:1 OR GREATER SHALL HAVE EROSION CONTROL BLANKETS AS SPECIFIED.



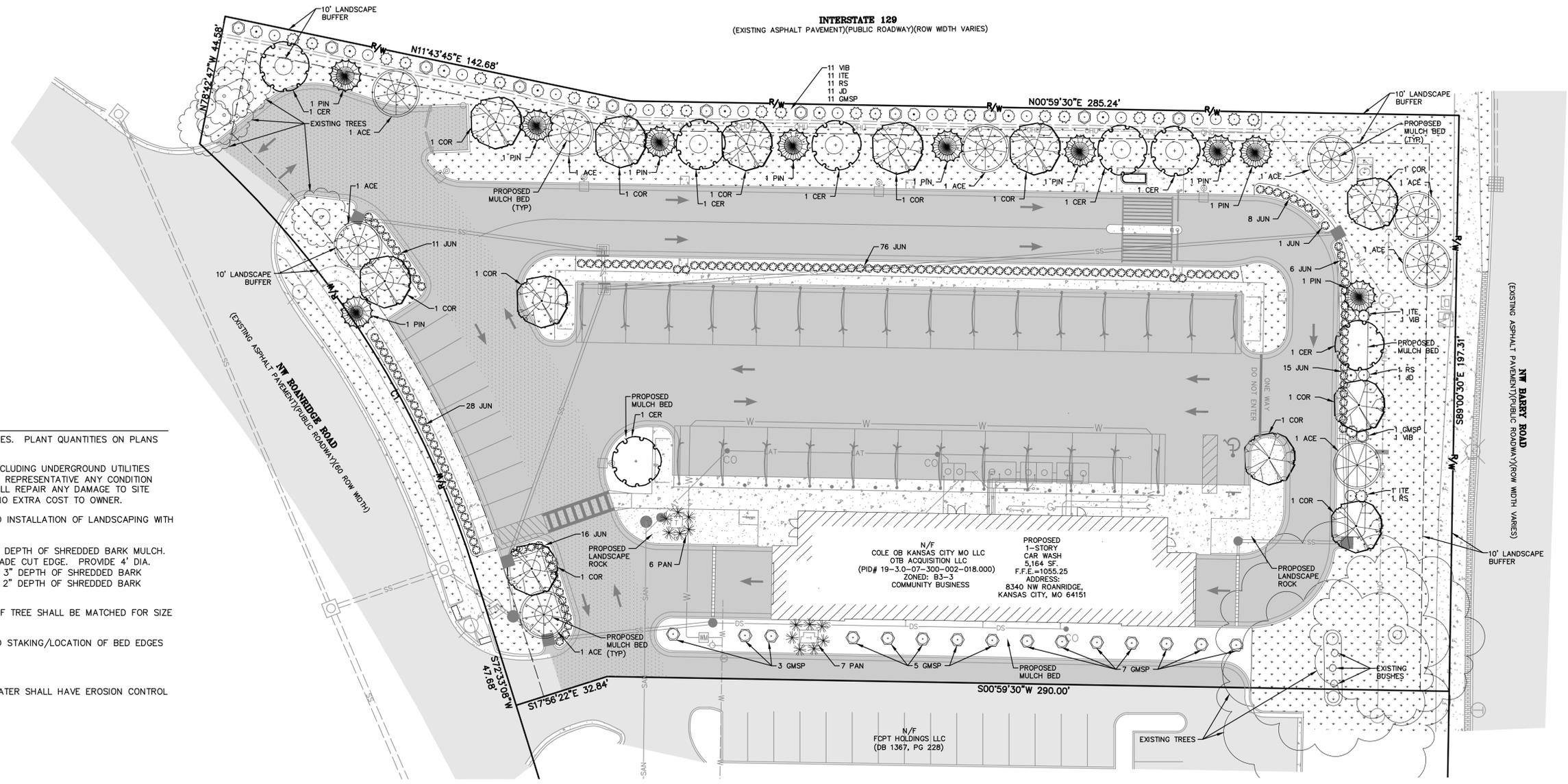
DECIDUOUS TREE PLANTING



- NOTES:
- WATER THOROUGHLY FOLLOWING PLANTING.
 - SIZE OF HOLE REQUIRED VARIES WITH CONTAINER SIZE, BUT MUST BE LARGER THAN CONTAINER ON ALL SIDES AND BOTTOM.
 - AVOID DAMAGE TO ROOT STRUCTURE IN HANDLING & PLANTING.

OWNER:
COLE OB KANSAS CITY MO LLC
OTB ACQUISITION LLC
6820 LBJ FREEWAY
DALLAS, TX 75240

DEVELOPER:
CLUB CARWASH OPERATIONS
1591 PRATHERSVILLE RD.
COLUMBIA, MO 65202



LANDSCAPE CALCULATIONS

REQUIREMENT	EX. ZONING	PR. ZONING	GROSS AREA (AC.)	BUILDING SF	TOTAL # OF PARKING SPACES	LONG-TERM BICYCLE STALLS REQUIRED RATIO	SHORT-TERM BICYCLE STALLS REQUIRED RATIO	VEHICULAR PARKING FRONTING STREET R/W (LF)	(1) STREET TREES FOR PERIMETER LANDSCAPING	(2) VEHICULAR USE PERIMETER LANDSCAPING ADJACENT TO PUBLIC STREET	(2) PROVIDED VEHICULAR USE SCREENING SHRUBS	(3A) PARKING LOT INTERIOR LANDSCAPING AREA SF	(3B) PARKING LOT INTERIOR TREES	(3C) PARKING LOT INTERIOR SHRUBS	(4) GENERAL LANDSCAPING TREES
AG-R B3-3	B3-3	B3-3	1.74	5,164	10	1+1 PER 10,000 SF	2	893	REQUIRED PROVIDED	SEE TABLE BELOW SEE TABLE BELOW	160	350 3,047	2 2	11 15	1

PUBLIC STREET R/W CALCULATIONS FOR STREET TREES

LF	REQUIRED	EXISTING	PROVIDED
893	30	7	35

LANDSCAPE REQUIREMENTS

88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	30	35	NO	N/A
88-425-04 GENERAL	1	1	NO	N/A
88-425-05 PERIMETER VEHICULAR USE AREA - ADJACENT TO STREETS				
BUFFER WIDTH	10'+	10'+	NO	N/A
TREES	30	35 (STREET TREES)	NO	N/A
SHRUBS/WALL/BERM	YES	YES	NO	N/A
- ADJACENT TO RES. ZONES				
BUFFER WIDTH	N/A	N/A	NO	N/A
SHRUBS/WALL/BERM/FENCE	N/A	N/A	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	350 SF	3,047 SF	NO	N/A
TREES	2	2	NO	N/A
SHRUBS	11	15	NO	N/A
88-425-07 PARKING GARAGE SCREENING	N/A	N/A	NO	N/A
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	YES	YES	NO	N/A
88-425-08 OUTDOOR USE SCREENING	NO	NO	NO	N/A

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	TYPE
TREES					
9	Acer Rubrum	Red Maple	2.0 IN	AS SHOWN	B&B
7	Cercis canadensis	Eastern Red Bud	2.0 IN	AS SHOWN	B&B
12	Cornus Sanguinea	Dogwood	2.0 IN	AS SHOWN	B&B
10	Pinus Edulis	Pinyon Pine	1.5 IN	AS SHOWN	B&B
SHRUBS					
160	Juniperus chinensis "Sea Green"	Sea Green Juniper	7 GAL	AS SHOWN	CONT
27	Spirea Japonica	Goldmound Spirea	5 GAL	AS SHOWN	CONT
12	Ilex Verticillata "Jim Dandy"	Male Winterberry	5 GAL	AS SHOWN	CONT
13	Ilex Verticillata "Red Sprite"	Red Sprite Winterberry	5 GAL	AS SHOWN	CONT
13	Itea Virginica	Virginia Sweetspire	5 GAL	AS SHOWN	CONT
12	Virburnum Dentatum	Arrowwood Viburnum	5 GAL	AS SHOWN	CONT
13	Panicum Virgatum "Heavy Metal"	Heavy Metal Switch Grass	1 GAL	AS SHOWN	CONT

- NOTE: ALL DISTURBED AREAS TO BE SODDED.
- NOTE: ALL LANDSCAPING AND SCREENING MATERIAL MUST MEET OR EXCEED QUALITY STANDARDS OF AMERICAN ASSOCIATION OF NURSERYMEN AND THE KANSAS CITY NURSERY AND LANDSCAPE ASSOCIATION.
- NOTE: ROCK MULCH SHALL BE 2" TO 3" RIVER ROCK AND SHALL HAVE A WEED BARRIER FABRIC INSTALLED UNDER THE ROCK.
- NOTE: ALL MULCH SHALL BE BLACK IN COLOR.
- NOTE: ALL MULCH SHALL BE SINGLE SHRED (COURSE) MULCH. DOUBLE SHRED MULCH WILL NOT BE ACCEPTED.
- NOTE: ALL SOD TO BE TALL FESCUE.
- NOTE: THE SEA GREEN JUNIPER EVERGREENS SHALL BE PLANTED IN A MANNER TO CREATE A HEDGEROW. LANDSCAPE INSTALLER SHALL INSURE THESE SHRUBS CREATE A HEDGEROW AND SHALL BE 36" IN HEIGHT AT THE TIME OF INSTALLATION.
- LANDSCAPE REQUIREMENTS DESCRIPTIONS
- VEHICULAR USES ADJACENT PUBLIC R/W SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET FRONTAGE.
 - VEHICULAR USES ADJACENT PUBLIC R/W, A MINIMUM WIDTH OF 10' PLANTED BUFFER WITH AN EVERGREEN CONTINUOUS VISUAL SCREEN 3' HT. MINIMUM AFTER FIRST GROWING SEASON.
 - 35 SF OF LANDSCAPE AREA PER PARKING SPACE.
 - 1 TREE PER 5 PARKING.
 - 1 SHRUB PER PARKING SPACE.
 - 1 TREE PER 5,000 SF OF BUILDING.
 - ALL PUBLIC STREETS SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET, FINAL PLACEMENT TO BE APPROVED BY DIRECTOR OF PARKS AND RECREATION.

CALL OR CLICK 3 DAYS BEFORE YOU DIG!
1-800-DIG-RITE OR 811
MISSOURI ONECALL SYSTEM
www.motcall.com

636-332-4574 (tel.)
636-327-0760 (fax)
www.motcall.com
Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning

North Office
8 East Main Street
Wentzville, Missouri 63385

MISSOURI STATE CERTIFICATE OF AUTHORITY NUMBERS:
201000046

Two working days prior to the start of any excavation work, call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations apply to all construction projects. All construction plans shall be strictly followed (i.e. trenching, blasting, etc.).

ERIC SCOTT KIRCHNER
E-2001004618

ERIC S. KIRCHNER
E-2001004618

DEVELOPMENT/PROJECT PLAN
CLUB CARWASH
KANSAS CITY MISSOURI

DATE: 06/11/25
PER CITY COMMENTS

DATE: MAY, 2025
SCALE: 1:20

PROJ. NO: M24-8896A
DRG. NO: 6 OF 6



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2025-00066

Meeting Date: 06-12-2025

Meeting Location: Mid-Continent Public Library - Green Hills Location

Meeting Time (include start and end time): 2:00pm to 3:00pm

Additional Comments (optional):

Public Meeting Notice

Please join Cochran Engineering

for a meeting about a Development Plan regarding a car wash

case number CD-CPC-2025-00066

proposed for the following address: 8340 NW Roanridge Rd.

Kansas City, MO 64151

Meeting Date: June 12th

Meeting Time: 2:00 pm

Meeting Location: Mid-Continent Public Library - Green Hills Library Center
8581 N Green Hills Rd., Kansas City, MO 64154

Project Description:

Proposed development of a 5,395 sf tunnel car wash, parking and associated utilities including 29 vacuum stalls.

If you have any questions, please contact:

Name: Toby Williams

Phone: 816-207-5771

Email: twilliams@cochraneng.com

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

A handwritten signature in black ink, appearing to read 'Toby Williams', written over a horizontal line.

Toby Williams, KC Regional Manager

CHECKLIST SUMMARY – 8340 NW Roanridge Road (CD-CPC-2025-00066)

Area Plan Alignment: **Medium**

KC Spirit Playbook Alignment: **High**

Complete table below using the following abbreviated Goal Supporting Criteria. Do not include N/A responses from the Checklist. Notes section to include concise bullet points of what criteria is met or is not met by the project.

- CC- Connected City
- DO - Diversity & Opportunity
- HAC- History, Arts & Culture
- HE - Healthy Environment
- PAA - People of All Ages
- POS - Parks & Open Spaces
- SAN - Strong & Accessible Neighborhoods
- SC - Smart City
- SEG - Sustainable & Equitable Growth
- WDC - Well Designed City

Evaluation	Goal	Notes
High	HE, SEG HAC WDC	HE – Second submittal increases landscaping and overall green space on the property. Use of appropriate landscaping, streetscaping. HAC – The proposal fits in with the surrounding context of the area. WDC – Project integrates with the surrounding area and applicant adjusted circulation to have less conflict with neighboring properties
Medium	DO	DO – Improves access to car washes in the area.
Low		

Alignment Comments:

2-4 sentences providing justification for the alignment.

The project advances long range plans by reusing an already existing lot that is supported by 100+ year infrastructure. The applicant reversed the site circulation, which will minimize potential traffic issues with the neighboring property. The applicant has used high-quality material and has integrated the project within the character of the surrounding neighborhood. Landscape plans have been updated to include more plantings on the site overall, providing more screening for NW Barry and the neighboring property.