



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2025-081
File Name	SPECIAL USE PERMIT for car wash with outdoor facilities – Charlie's Car Wash
Applicant	Charlie's Car Wash, LLC
Property Address	950 NW Chipman Rd
Planning Commission Date	June 12, 2025
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: April 3, 2025
Neighborhood meeting conducted: May 6, 2025
Newspaper notification published on: May 24, 2025
Radius notices mailed to properties within 300 feet on: May 23, 2025
Site posted notice on: May 21, 2025

Table of Contents

1. Project Data and Facts	2
2. Land Use	3
3. Project Proposal	5
4. Unified Development Ordinance (UDO)	7
5. Comprehensive Plan	7
6. Analysis	7
7. Recommended Conditions of Approval	8

Attachments

Car Wash Operations Narrative, dated May 12, 2025
SUP Time Period Narrative, dated May 12, 2025
Site Plan, dated May 12, 2025 – 2 pages
Vacuum Building and Equipment Drawing, uploaded May 13, 2025 – 6 pages
Vacuum Station Elevations, dated May 9, 2025

Vacuum Equipment System Summary, dated May 12, 2025

Sound Level (Decibel) Meter Readings, uploaded May 13, 2025

Photos of surrounding area – 4 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Charlie's Car Wash, LLC /Developer
Applicant's Representative	Donald Boos
Location of Property	950 NW Chipman Rd
Size of Property	1.90 acres (82,566 sq. ft.) total
Number of Lots	1
Existing Building Area	13,321 sq. ft.
Existing Floor Area Ratio (FAR)	0.15 (0.55 max. in the CP-2 zoning district)
Zoning	CP-2 (Planned Community Commercial)
Comprehensive Plan Designation	Activity Center -- Summit
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the proposed special use permit and the City Council takes final action on the special use permit.</p> <p>Duration of Validity: A Special Use Permit shall be valid for a specific period of time identified in the permit.</p>

Current Land Use
The subject 1.90-acre property is the site of the existing full-service, indoor, automated, 13,321 sq. ft. Charlie's Car Wash located at the northeast corner of the intersection of NW Chipman Rd and US 50 Hwy.

Description of Applicant's Request
<p>The applicant requests a special use permit (SUP) to allow for the addition of outdoor, self-service, vacuum stations to the existing car wash facility. A full-service car wash where all activity is conducted inside a building, as is the case with the existing Charlie's Car Wash facility, is a use permitted by right in the CP-2 zoning district and therefore requires no SUP. In contrast, a car wash with outdoor facilities is a use that is only permitted with approval of an SUP. The proposed addition of the outdoor, self-serve, vacuum stations now triggers the requirement for an SUP to allow the proposed expansion of services outside the confines of the building. The applicant requests a 20-year time period for the SUP.</p> <p>No expansion of the existing tunnel car wash building is proposed with this application. If the SUP is approved, the scope of work is limited to the conversion of 22 existing parking spaces to 16 vacuum stations; construction of a 12' x 12' vacuum equipment shelter; and minor parking lot alterations. The applicant will enter into a shared parking agreement to use 29 parking spaces for overflow employee parking on the Spira Care site to the north. The proposed scope of site work does not rise to the level of requiring preliminary development plan approval and thus only requires staff review and approval of a</p>

final development plan. The scope of the SUP application is limited to the change in land use from an indoor, full-service, car wash to a car wash with outdoor facilities.

2. Land Use

Description and Character of Surrounding Area

The subject property abuts the Summit Fair Shopping Center that anchors the northeast corner of the intersection of NW Chipman Rd and US 50 Hwy. The adjacent outparcels to the north are developed with a sit-down restaurant and a medical office. The adjacent outparcels to the east are developed with two (2) sit-down restaurants and a drive-through restaurant.



Figure 1 - Existing car wash site (outlined in red). Proposed vacuum station area (outlined in blue).

Adjacent Land Uses and Zoning

North:	Shopping Center / CP-2
South (across NW Chipman Rd):	Auto Dealership / CP-2
East:	Commercial Pad Sites / CP-2

West:

US 50 Hwy

Site Characteristics

The site is developed with a full-service tunnel car wash facility. Access to the site is provided from NW Blue Pkwy and NW Chipman Rd via the internal network serving the Summit Fair Shopping Center.

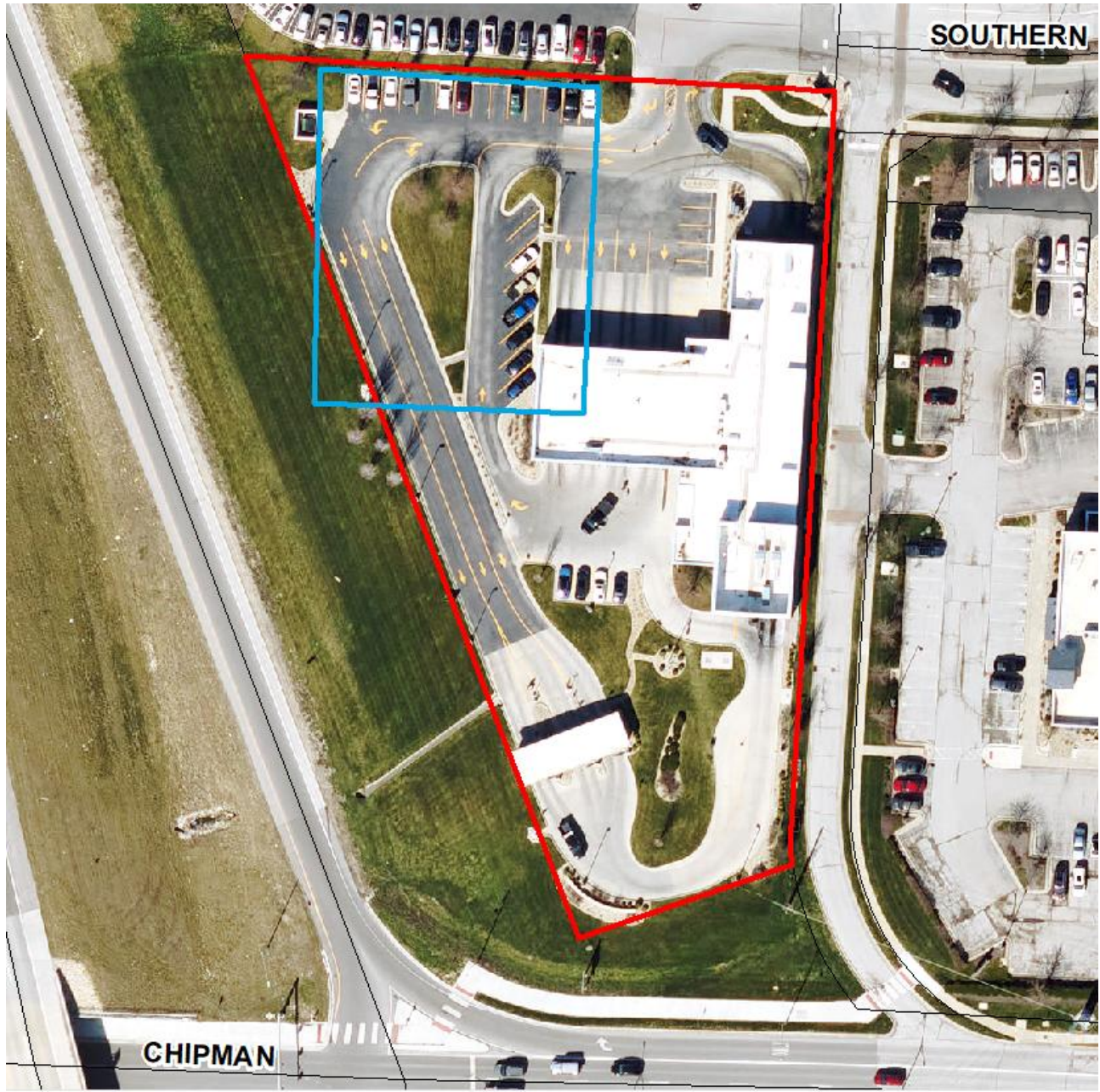


Figure 2 - Existing car wash site (outlined in red). Proposed vacuum station area (outlined in blue).

Special Considerations

N/A

3. Project Proposal

The applicant proposes expansion of the existing car wash service offerings to include outdoor, self-serve, vacuum stations. More specifically, the applicant proposes to convert 22 existing parking spaces on the northwest side of the existing car wash building to 16 self-serve vacuum stations. Vacuum services are currently only performed inside the existing building as part of their full-service vehicle interior cleaning options. As a fully indoor service facility, the existing car wash operates without the need for an SUP. The proposal to expand service offerings outside the confines of the existing building with outdoor self-serve vacuum stations triggers the requirement for SUP approval.

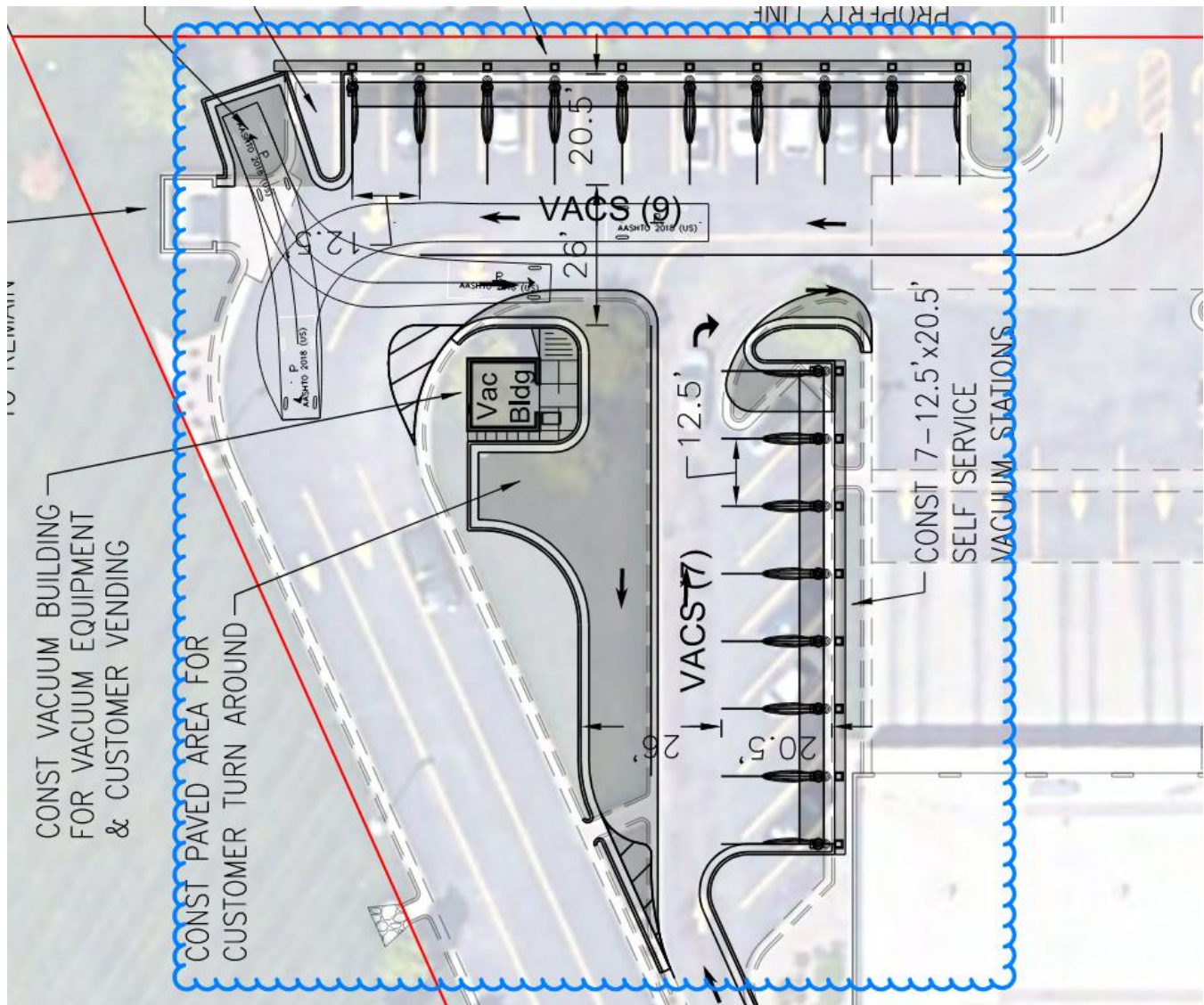


Figure 3 - Site plan showing proposed vacuum stations overlaid onto existing parking lot configuration.

Parking

Proposed		Required	
Parking spaces proposed:	11 total on-site spaces 29 <u>off-site</u> spaces 40 total spaces	Total parking spaces required:	20 (1 space per employee on max. shift)
Accessible spaces provided:	2 on-site	Accessible spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	Yes

A total of 33 on-site parking spaces currently serve the existing car wash facility. The conversion of 22 of those parking spaces to vacuum stalls results in 11 on-site parking spaces remaining. The applicant is entering into a shared parking agreement for Charlie's Car Wash use of 29 parking spaces on the Spira Care site to the north to offset the loss of on-site dedicated parking spaces. The Spira Care site requires a minimum of 31 parking spaces to serve the 6,500 sq. ft. medical office building. The Spira Care site has a total of 139 parking spaces. Charlie's Car Wash use of 29 parking spaces on the Spira Care site leaves 110 parking spaces to serve Spira Care. There is an existing sidewalk path to provide a pedestrian connection between the location of the 29 off-site parking spaces and the Charlie's Car Wash site.

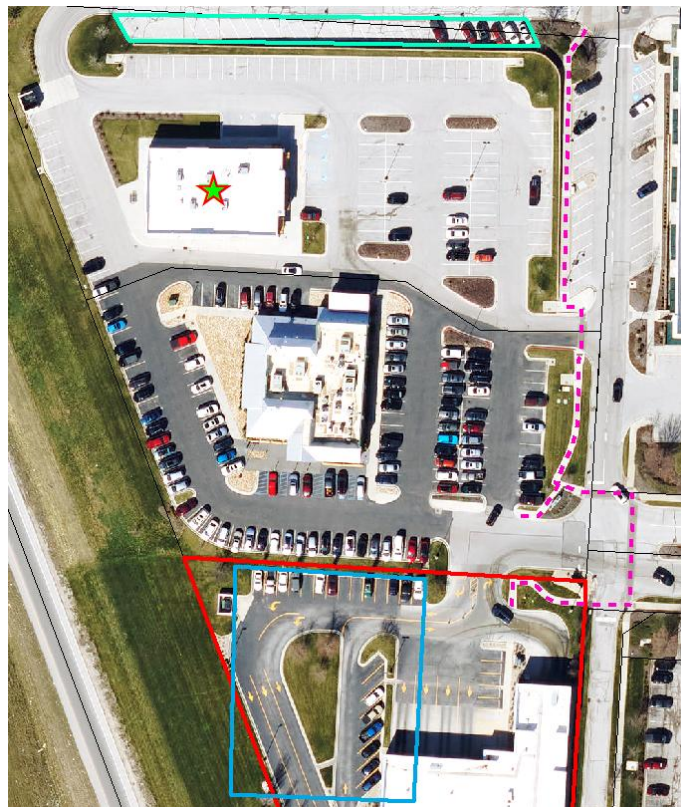


Figure 4 - Site overview of Charlie's Car Wash (in red), Spira Care (green star), off-site parking (in teal), and pedestrian path (dashed pink line) between off-site parking and car wash.

4. Unified Development Ordinance (UDO)

Section	Description
4.190	CP-2 Planned Community Commercial District
6.020	Permitted, conditional and special use tables

A car wash with outdoor self-service bays/stalls is a use permitted in the CP-2 zoning district with approval of an SUP.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	<p>Goal 3.3A: Build an adaptable framework for continued growth in a changing environment.</p> <p>Objective: Diversify the Lee's Summit economy.</p> <p>Objective: Increase business retention and grow business activity.</p> <p>Objective: Maintain a diverse and valuable tax base.</p>

The Ignite! Comprehensive Plan promotes various strategies to build long-term economic prosperity and resiliency in the City's economy. One objective established in the Comprehensive Plan is to stimulate continued economic development investment and reinvestment by the private sector. According to a narrative provided by the applicant, the applicant's reinvestment in the site associated with the vacuum station improvements and other associated site improvements are estimated in excess of \$1.5 million dollars. The proposed self-serve vacuum stations broaden the menu of service offerings to the public in response to consumer demand.

6. Analysis

Background and History

- April 3, 2014 – The City Council approved a preliminary development plan (Appl. #PL2014-005) for Green Lantern Car Wash (now known as Charlie's Car Wash) by Ordinance No. 7446. The preliminary development plan was composed of a 13,321 sq. ft. tunnel car wash with no outdoor service facilities.
- July 18, 2014 – Staff administratively approved the final development plan (Appl. #PL2021-049) for Green Lantern Car Wash (now Charlie's Car Wash).

Compatibility

The subject property is bounded by US 50 Hwy to the west, NW Chipman Rd to the south, and a major retail shopping center with office and restaurant pad sites to the north and east. The existing car wash facility has been in operation for approximately 10 years and has no history of any zoning or property maintenance violations. The introduction of outdoor, self-serve, vacuum stations to the subject site is consistent with identical vacuum station offerings at car washes throughout the city. The fact that the subject Charlie's Car Wash does not currently offer outdoor vacuum stations is an outlier for existing car washes in the city.

Adverse Impacts

The proposed improvements will not detrimentally impact the surrounding area. The abutting shopping center and associated commercial pad sites are fully built out and have co-existed with the existing car wash

facility since its opening in 2025. The applicant has provided sound level (i.e., decibel) meter reading information indicating that decibel levels outside the vacuum turbine shelter will range from 60 dB-A at a 3' distance to 44 db-A at a 30' distance. The City's noise ordinance places a maximum allowable decibel level of 65 dB-A at the property line between adjacent commercial properties. The 60 dB-A sound level generated by the proposed vacuum equipment is below the maximum allowable 65 dB-A at the property line. For reference, normal conversation has a decibel level between 60 and 70 dB-A.

The proposed improvements will not create an excessive amount of stormwater runoff. Any increase in the amount of impervious surface on the site, if any, is negligible. The proposed vacuum stalls will convert existing parking spaces whose impervious coverage is already accounted for by the existing stormwater management system.

Public Services

The proposed vacuum station improvements impose no greater demand on the water, sanitary sewer, or private and public street system that already serves the existing car wash facility. No extension, expansion or other alteration of the existing water and sanitary sewer system serving the site is required as part of the proposed vacuum station improvements.

Time Period

The applicant requests the SUP be granted for a 20-year time period based on the previously cited financial reinvestment in the existing car wash facility with the proposed vacuum station and associated site improvements. The applicant has provided a narrative providing their justification for the requested 20-year time period, which is included as an attachment to the staff report.

SUPs were not required for car washes in any zoning district prior to enactment of the UDO in 2001. Under the UDO, SUPs are now required for car washes with outdoor facilities in the CP-1 (Planned Neighborhood Commercial) and CP-2 zoning districts. A total of five (5) SUPs have been granted for new construction car wash facilities since 2001. Each of the approved SUPs was granted for a period of 20 years. The existing car wash has been operation for approximately 10 years. Staff believes the requested 20-year time period to be reasonable given the additional investment to be made in the existing facility with the proposed improvements and therefore recommends approval of the requested 20-year SUP time period.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO.

7. Recommended Conditions of Approval

Site Specific

1. The special use permit shall be granted for a period of twenty (20) years from the date of approval.