

**BILL NO. 20-06**

**ORDINANCE NO. 4.506**

**AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 6220 NORTH OAK TRAFFICWAY, COMMONLY KNOWN AS OLYMPIC CARWASH.**

**WHEREAS**, pursuant to Section 32-37 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for site plan approval at 6220 North Oak Trafficway; and

**WHEREAS**, public hearings have been held after the publishing of the required notices; and

**WHEREAS**, the City Council finds that the planned development does not materially injure the property and the uses of the properties immediately adjacent to the proposed development; and

**WHEREAS**, the City Council finds that the site plan presents a unified and organized arrangement of buildings and facilities which have a functional relationship to the property comprising the development; and

**WHEREAS**, the City Council finds it is in the best interest of the citizens of the City of Gladstone that the site plan submitted by the applicant be approved subject to the terms and conditions set forth herein;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:**

**SECTION 1. SITE PLAN APPROVAL.**

The Site Plan for 6220 North Oak Trafficway is hereby approved subject to the terms and conditions set forth herein;

1. Keep an active business license in perpetuity.
2. Any and all disturbed areas shall be sodded.
3. An added hedge line (landscaping) shall be added on the east side of the property adjacent to North Oak Trafficway.
4. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
5. All mechanical equipment located on the roof and the ground shall be screened from public view similar in design to the rest of the structure. All screening will be reviewed via the building permit process.
6. Signage compliant with the sign code shall be used. Signage shall be approved at the time of permitting.
7. All exterior lighting shall be LED.

8. The dumpster shall be enclosed with materials consistent with the primary building. Specific colors shall be submitted and approved as part of the building permit.
9. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
10. Tractor trailers, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.

**SECTION 2. SEVERABILITY CLAUSE.** The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 10th DAY OF FEBRUARY, 2020.**



\_\_\_\_\_  
Mayor Carol J. Suter

ATTEST:



\_\_\_\_\_  
Ruth Bocchino, City Clerk

First Reading: February 10, 2020

Second Reading: February 10, 2020

File #2020-001



## *Request for Council Action*

RES #

BILL # 20-06

ORD # 4.506

Date: 1/21/2020

Department: Community Development

Meeting Date Requested: 2/10/2020

Public Hearing: Yes  Date:

Subject: Olympic Car Wash – Site Plan Revision

Background:

\_\_\_The applicant is requesting a site plan revision for the purpose of adding a tunnel car wash with associated remodel improvements at 6220 N. Oak Trafficway, also known as Olympic Car Wash.

Primary additions to the property are as follows:

- A 90 foot tunnel car wash
- Three (3) individual pay kiosks
- Added landscaping and hedge line along N. Oak Trafficway
- Egress – added right turn only
- Added four (4) parking stalls for employees and short-term customers

The primary building material being used is block to match the existing car wash.

The proposed landscaping for this site will consist of trees, shrubs, rock and wood mulch as well as various types of grass. Regarding storm water detention, proposed conditions will increase impervious surface by less than 10% of the overall existing site. Therefore, detention and BMP requirements are not applicable. However, water is directed to the southwest where possible and a small portion drains to the north to storm inlets and the existing storm sewer system.

Budget Discussion: Funds are budgeted in the amount of \$ 0 from the . Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$0

Public/Staff Input/Commission:

- The Planning Commission voted unanimously in favor of this project 10-0.
- There were no comments from the public.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Austin Greer, Assistant To the City Manager/Planning Administrator

PC

SW

City Attorney

City Manager

RCA DUE TO CITY CLERK WEDNESDAY 12:00 PM

DEVELOPMENT APPLICATION



CITY OF GLADSTONE  
7010 N HOLMES STREET  
GLADSTONE, MISSOURI 64118  
PHONE: 436-4110 FAX: 436-2228

File #: 2020-001

Date: 11/15/19

PC 1/22/20  
CC 2/11/20

Application Type:

- Special Use Permit (\$500)
- Right-of-Way Vacation (\$200)
- Zoning Change (\$500)
- Variance - BZA (\$200)
- Site Plan Revision (\$500)
- Final Plat/Replat (\$75)

Address of Action: 6220 N. OAK ST.

Legal Description: (SEE DRAWINGS)  
*Attach under separate cover if needed.*

Proposed Change: TUNNEL CAR WASH ADDITION  
WITH ASSOCIATED IMPROVEMENTS

Applicant/Property Owner Information:

- Applicant(s) TOM MONROE / JAMIE MONROE  
Company OLYMPIC CAR WASH  
Address 6220 N. OAK ST.  
Phone 816 223-9845 Fax: \_\_\_\_\_ E-Mail: JMONROE@ATT.NET
- Property Owner (if different than applicant) \_\_\_\_\_  
Company SAME AS ABOVE  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_
- Architect/Engineer KATHLEEN WARMAN  
Company [K] WARMAN ARCHITECTURE + DESIGN  
Address 1735 SWIFT ST.  
Phone (816) 474-2233 Fax: \_\_\_\_\_ E-Mail: KATHY@KWARMAN.COM

Please indicate in one box above which person is to be the contact.

Applicant's Signature *Kathleen Warman* (APPLICANT'S AGENT) Date 11/15/19



December 11, 2019

City of Gladstone  
Community Development  
7010 N Holmes St.  
Gladstone, MO 64118

**Re: Stormwater Letter for Olympic Carwash**

To Whom It May Concern:

We are submitting this letter on behalf of Olympic Carwash for the proposed development of an existing carwash located at 6220 North Oak Trafficway. The purpose of this letter is to provide compliance with the city's storm water discharge criteria.

**Existing Drainage Conditions**

The existing site is approximately 1.80 ac (78,427 sf) with approximately 0.93 ac (40,702 sf) of the site containing impervious surface. An existing carwash and associated drives are located on the property. The existing site topography generally slopes to the southwest as water is directed to existing inlets and curb cuts on site. The existing site drainage conditions are summarized in the table below.

Table 1 – Existing Conditions Hydrologic Parameters

Drainage Area	Area (acres)	C	Tc (min)
Site	1.80	0.61	5

Table 2 – Summary of Existing Onsite Flows

Drainage Area	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>100</sub> (cfs)
Site	5.94	8.07	14.16

**Proposed Conditions**

The proposed overall development of the site will be an addition to the existing carwash. The impervious area of the overall proposed development will be 1.00 ac (43,992 sf). The proposed site topography will mimic the existing site and direct water to the southwest where possible and a small portion drains to the north to proposed storm inlets and be routed to the existing storm sewer system. The proposed site drainage conditions are summarized in the table below.

Table 3 – Proposed Overall Conditions Hydrologic Parameters

Drainage Area	Area (acres)	C	Tc (min)
Site	1.80	0.64	5

Table 4 – Summary of Proposed Onsite Flows

Drainage Area	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>100</sub> (cfs)
Site	6.23	8.47	14.86

#### Stormwater Detention and BMPs.

The proposed conditions will increase imperviousness by less than 10% of the overall existing imperviousness on a site of less than 2 acres. Therefore, detention and BMP requirements are not applicable per APWA 5601.A.3.

#### Conclusions

The proposed improvements shall be constructed in accordance with the City of Gladstone Municipal Code. The stormwater discharge from the proposed development will not exceed the design capacities of the adjacent public and private storm sewer systems.

Based on the information provided herein, we request your approval of this storm drainage study. If you have any questions or comments or need additional information, please do not hesitate to call me at (816) 442-6041 or via e-mail at [bheins@olsson.com](mailto:bheins@olsson.com).

Sincerely,  
**OLSSON**



Ben Heins, PE  
Project Engineer



## Community Development Department

### Staff Report

Date: January 21, 2020

File: #2020-001

Requested Action: Site Plan Revision

Date of PC Consideration: January 21, 2020

Date of Council Consideration: February 10, 2020

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Applicant: Tom Monroe / Jamie Monroe  
6220 N Oak Trafficway  
Gladstone, MO 64118

Owner: Tom Monroe / Jamie Monroe  
6220 N Oak Trafficway  
Gladstone, MO 64118

Architect/  
Engineer: Kathleen Warman  
[K] Warman Architecture + Design  
1735 Swift St  
North Kansas City, MO 64116

Address of Property: Parcel #13905001500201  
6220 N Oak Trafficway

### Planning Information

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- Current Zoning: CP-3 Planned District Commercial
- Planned Land Use: The Comprehensive Plan recommends future land use as commercial
- Surrounding Uses: North – Commercial C-2; South- R-1 Single Family Dwelling District (heavily wooded/ravine area); East –Village of Oakview; West – R-2 Single Family Residents
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

### Additional Information

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- Public Utility Availability: Existing
- Ingress/Egress: Will renovate ingress/egress on North Oak Trafficway. There will be an infrastructure installation of a “right turn only” heading south when leaving the property.
- Parking Provided: 1 Handicap and 3 Traditional
- Proposed On-Site Improvements: See site plans
- Proposed Landscaping: See site plans
- Proposed Signage: - Located on the building – See design plans

## **Analysis**

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The applicant is requesting a site plan revision for the purpose of adding a tunnel car wash with associated remodel improvements at 6220 N. Oak Trafficway, also known as Olympic Car Wash.

Primary additions to the property are as follows:

- A 90 foot tunnel car wash
- Three (3) individual pay kiosks
- Added landscaping and hedge line along N. Oak Trafficway
- Egress – added right turn only
- Added four (4) parking stalls for employees and short-term customers

The primary building material being used is cinderblock to match the existing car wash.

The proposed landscaping for this site will consist of trees, shrubs, rock and wood mulch as well as various types of grass.

Regarding storm water detention, proposed conditions will increase impervious surface by less than 10% of the overall existing site. Therefore, detention and BMP requirements are not applicable. However, water is directed to the southwest where possible and a small portion drains to the north to storm inlets and the existing storm sewer system.

## **Recommended Conditions**

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City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:

1. Keep an active business license in perpetuity.
2. Any and all disturbed areas shall be sodded.
3. An added hedge line (landscaping) shall be added on the east side of the property adjacent to N. Oak Trafficway.
4. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
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9. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.
10. Tractor trailers, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.



The Developers of this project have agreed to all conditions.

### **Recommendation**

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City Staff recommends that the request be **APPROVED** contingent upon the conditions listed above.

## GLADSTONE PLANNING COMMISSION MINUTES

Council Chambers January 21, 2020

1. **Meeting called to Order– Roll Call.** Chair McGee called the meeting to order at 7:00 p.m.

Commissioners present were: Mike Ebenroth  
JN Hernandez  
Alicia Hommon  
Brenda Lowe  
Gary Markenson  
Jennifer McGee, Chair  
Katie Middleton  
Kim Murch  
James New  
Bill Turnage  
Larry Whitton

Not present: Chase Cookson

Also present: Jean Moore, Mayor Pro Tem  
Bob Baer, Asst City Manager  
Austin Greer, Asst to the City Manager/Planning Administrator  
Cheryl Lamb, Administrative Assistant

2. **Pledge of Allegiance to the United States of America.**
3. **Approval of Previous Meeting Minutes (November 4, 2019).** Chair McGee asked if there was a motion to approve the minutes from the November 4, 2019 meeting.

**Mr. Turnage moved to approve the minutes; Mr. Ebenroth seconded. The minutes were approved, 10-0. (Mr. New was not present for this motion.)**

4. **Welcome new commissioner– Brenda Lowe.** Chair McGee welcomed Ms. Lowe and asked if she would like to introduce herself.

Ms. Lowe said that was an honor to serve on the Planning Commission; it was always an honor to be involved with the City she loves. She thanked the Mayor and City Council. She said there are a lot of new faces and familiar faces; thank you.

5. **PUBLIC HEARING: Site Plan Revision for 6220 N Oak Trfwy. File #2020-001.** Mr. Greer presented his staff report.

*“The applicant is requesting a site plan revision for the purpose of adding a tunnel car wash with associated remodel improvements at 6220 N. Oak Trafficway, also known as Olympic Car Wash.*

*Primary additions to the property are as follows:*

- A 90 foot tunnel car wash*
- Three (3) individual pay kiosks*
- Added landscaping and hedge line along N. Oak Trafficway*
- Egress – added right turn only*
- Added four (4) parking stalls for employees and short-term customers*

*The primary building material being used is cinderblock to match the existing car wash.*

*The proposed landscaping for this site will consist of trees, shrubs, rock and wood mulch as well as various types of grass.*

*Regarding storm water detention, proposed conditions will increase impervious surface by less than 10% of the overall existing site. Therefore, detention and BMP requirements are not applicable. However, water is directed to the southwest where possible and a small portion drains to the north to storm inlets and the existing storm sewer system.*

*City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:*

- 1. Keep an active business license in perpetuity.*
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- 9. Trash service and commercial deliveries shall occur between the hours of 7:00 a.m. to 10:00 p.m.*
- 10. Tractor trailers, storage containers, and other commercial vehicles shall not be parked or stored overnight on the premises.*

*The Developers of this project have agreed to all conditions.*

*City Staff recommends that the request be APPROVED contingent upon the conditions listed above."*

Kathleen Warman, Warman Architect representing Tom and Jamie Monroe, the owners of Olympic Car Wash, took the podium. She said she appreciated staff's time in working with them and she was there to answer any questions they had. None.

Chair McGee asked if there were any members of the audience who wished to speak in favor of the application. None

Chair McGee asked if there were any members of the audience who wished to speak in opposition of the application. None.

Chair McGee closed the public hearing.

Mr. Greer shared that the architect could step up to the microphone to answer questions with City staff.

Mr. Markenson was curious about the three pay stations. He said there were usually just one and asked if they felt they would be burning them through fast enough to use three pay stations.

Tom Monroe, 6220 N Oak Trfwy, said yes they would be running the cars through that fast. The tunnel has the capability of washing approximately 100 cars per hour. It is important for them to have the people payed and queued. As soon as they go through the pay station they are funneled down into a single lane entering the tunnel. The other pay station is actually adjacent from the other two, which is for a brushless automatic. That is what they have now, but they are trying to offer the tunnel, the brushless automatic and the self-service bays.

Ms. Middleton asked if they were getting rid of anything that currently existed or just adding on the tunnel to the north end.

Ms. Warman, Warman Architect, 1735 Swift, North Kansas City, replied that there are two existing automatic bays at the north end. Those will be demolished and the tunnel will be built in that place, but a longer building, farther back.

Mr. Turnage asked Mr. Greer if there had been any communication from anyone who is for or against.

Mr. Greer shared that a resident who is directly behind them inquired about it, but didn't voice any concerns.

Mr. Monroe added that the hours of operation on the tunnel will be from 7:00 in the morning until 7–8:00 at night, and then it will be shut down for the evening.

**MOTION ON THE SITE PLAN REVISION:** By Ms. Middleton, seconded by Ms. Hommon, to approve the Site Plan Revision, 6220 N Oak Trfwy. File #2020–001. The motion carried 10–0. (Mr. New was not present for this motion.)

**6. ELECTION: of Officers.** Chair McGee opened nominations.

Mr. Turnage asked Chair McGee if she would be open to remaining Chair.

Ms. McGee said she was open to remaining as Chair; this would be her last year.

**Mr. Turnage nominated Jennifer McGee for Chair; seconded by Mr. Whitton.**

Mr. Greer said that the nominees should be present to accept the position. Mr. Cookson said in an email that he would accept his nomination again. He hadn't had any communication from Mr. New on remaining as Vice Chair.

**Mr. Turnage nominated Mr. Cookson for Secretary; seconded by Mr. Ebenroth.**

**Ms. Middleton said that she would be willing to hold the Vice Chair position; seconded by Mx. Hernandez.**

**Chair McGee asked for a motion to close nominations; so moved by Mr. Ebenroth.**

Mr. Markenson asked if the elections could be done by a voice vote.

Mr. Greer agreed.

**Chair McGee asked that all in favor of accepting the slate of officers, Jennifer McGee as Chair, Katie Middleton as Vice Chair, and Chase Cookson as Secretary, say aye. Approved 10–0. (Mr. New was not present for the elections.)**

**7. Communications from City Council.** Mayor Pro Tem Jean Moore welcomed them to a new year on the Planning Commission. She said they were appreciated and greatly valued for all of the service they perform.

Mayor Pro Tem Moore reminded them about the Boards and Commissions get together at Summit Grill on Thursday night. She hoped to see everyone there. It will be from 5:00–7:00pm.

8. **Communications from City Staff.** Mr. Greer gave an update on the Comprehensive Plan. He reminded them that last year they approved the City Staff to start pursuing a Comprehensive Plan Update. They have been working on the Request for Qualifications process and they are very close to finishing that. They are also putting together a list of planning firms and planning consultants that would eventually go after this type of project.

Mr. Greer shared that the City Council had approved the ETC contract which will be the beginning stages of a community-wide survey to see what the residents think about city services, what they would like to see them study, as they move forward with the Comprehensive Plan. Once he has more information on the Comprehensive Plan and where they are going to go with the planning consultants, he will provide an update.

Mr. Greer asked if the Commission would be interested in any type of Planning Commission training that would be put on by the City Counselors Chris Williams and Padriac Corcoran. If they are interested he will set that up over the next couple of months if they don't have projects coming up. He thinks it would be very valuable for everyone to get an update every year to two years. He knows there are a lot of veterans on the commission; they only have one new person. He recalled that she had served on the Planning Commission before.

Ms. Lowe confirmed that she had a couple of years ago.

Mr. Greer said if they are interested, by a nod of the head, he will try to get that scheduled over the next couple of months (all nodded approval). In the past, attendance had been weak, so he asked them to put a focus on this because it is important to know the roles of the Planning Commission as they move forward with some of the more difficult projects like they saw last year. They might not come up again, but they should always be prepared.

Ms. Middleton asked if it would be during their meeting time.

Mr. Greer shared that the attorneys are busy on Monday nights with other city council meetings throughout the metro. It would have to be a special session sometime on a Tuesday, Wednesday or Thursday, in the evening. He will communicate that well ahead of time so they can hopefully make it work.

Mr. Greer updated the Commission on the Wolf's project, which is the Doggy Day Care and Boarding facility that was approved off of Old Pike Road. They are finishing up their building plans right now and are hoping to start around March or April.

9. **Communications from Planning Commission members.** Mr. Markenson asked about the abandoned car wash by the library. He feels it is a real eye-sore but it is in a decent location for something. He asked if there were any moves to try to find something for that spot.

Mr. Greer said they are aware of how much they are asking for that property. He thinks that, from what they have heard, the purchase price and then renovation or demolish, the numbers don't quite work. They haven't heard a lot of buzz in the community about someone buying that property. They would like to see that redeveloped to a car wash because there is a lack of car washes on the Antioch side of town.

Mr. Ebenroth asked if there was an update on the hotel.

Mr. Greer shared that there is a small funding gap that they are trying to close right now. It's nothing too serious, but before they start the project they need to close that small funding gap. They are working on that as they speak. They told them they will have that solved in the next couple of weeks and then they will start to get to work.

10. **Adjournment.** Chair McGee asked if there was a motion to adjourn.

**Mr. Markenson motioned to adjourn; Mr. New seconded.**

**Chair McGee adjourned the meeting at 7:20 p.m.**

Respectfully submitted:

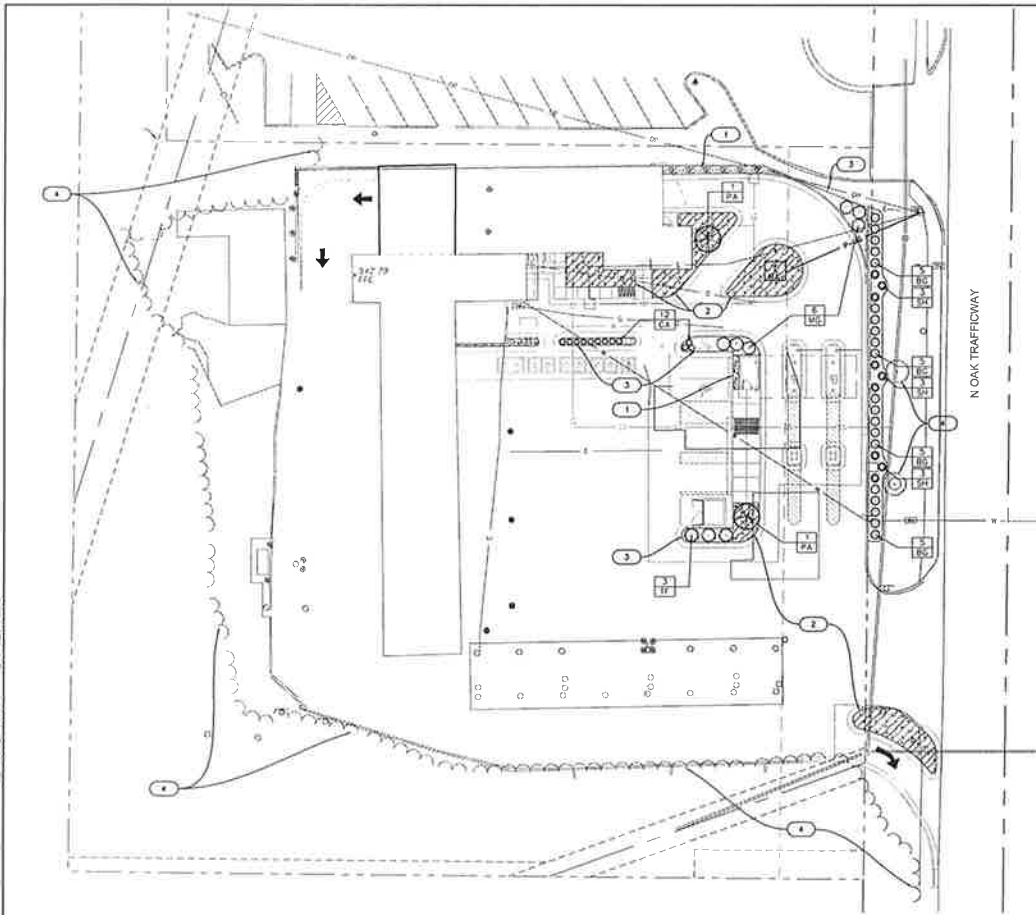
\_\_\_\_\_  
Jennifer McGee, Chair

Approved as corrected \_\_\_\_\_

\_\_\_\_\_  
Cheryl Lamb, Recording Secretary

Approved as submitted \_\_\_\_\_

DATE: 08.10.2018 2:10pm  
 DRAWN BY: J. VANDERKAM  
 CHECKED BY: J. VANDERKAM  
 PROJECT: 1500/018-2018-0005-01-Design/Architectural Plans/Sheet/OLYMPIC CAR WASH  
 C:\BASE\2018282 C:\BASE\2018282 C:\BASE\2018282  
 E:\MULTI\_018282 E:\MULTI\_018282

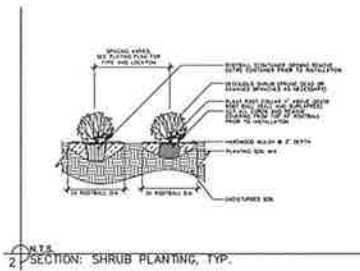
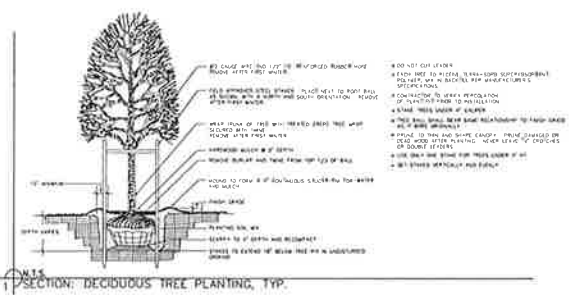


**PLANT SCHEDULE**

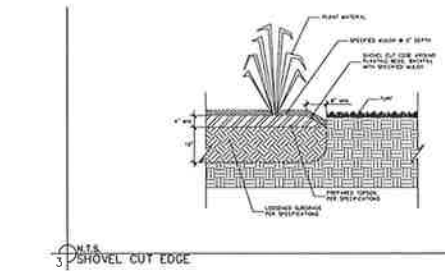
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	HEIGHT
	PA	2	PICEA ABIES 'CUPRESSINA' / NORWAY SPRUCE	N/A	BAR	6' HT
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE		
	BG	20	BUXUS X 'GREEN MOUND' / GREEN MOUND BOXWOOD	3 GAL		
	TF	3	THEJA DECURTATA 'YASUDATA' / PYRAMIDAL ARBORVITAE	CONT. 3" - 4" HT.		
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE		
	CA	12	CALAMAGROSTIS X ACUTIFLORA 'KARL FOENSTER' / FEATHER REED GRASS	1 GAL		
	VG	6	MISCANTHUS SINENSIS 'ORACULUS' / MAIDEN GRASS	3 GAL		
	SH	9	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL		
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME			
	RM	176 SF	ROCK MULCH / WASHED RIVER ROCK			
	TS	1,300 SF	TURF SOD / DROUGHT TOLERANT FESCUE BLEND			
	WM	1,042 SF	WOOD MULCH / SHREDDED HARD WOOD			

- NOTES:**
- QUANTITIES LISTED IN THE PLANT LIST SCHEDULE ARE FOR ESTIMATES ONLY. TREES, SHRUBS, AND GROUND COVER OF CONTRACT QUANTITIES SHALL BE THE NUMBER OF ITEMS LISTED ON THE DRAWINGS.
  - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
  - ALL DISTURBED AREA NOT OTHERWISE SPECIFIED WITH GROUND COVER SHALL BE PLANTED WITH DROUGHT TOLERANT FESCUE BLEND TURF SOD.
  - CONTRACTOR TO REFER TO ENGINEERING DRAWINGS FOR ANY AND ALL EXISTING AND/OR PROPOSED UTILITIES. IF THERE ARE ANY DISCREPANCIES, CONFLICTS, AND/OR DEVIATIONS BETWEEN THE LANDSCAPE DRAWINGS AND THE EXISTING OR PROPOSED CONDITIONS, THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
  - ALL UNDERGROUND UTILITIES ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK.
  - TREES SHALL RECEIVE A BROWN HARDWOOD MULCH SURFACE.
  - ALL HARDWOOD AND ROCK MULCH AREAS SHALL RECEIVE A SHOVEL-CUT EDGE AT THEIR BORDERS.

- CONSTRUCTION NOTES**
- WASHED RIVER ROCK MULCH
  - DROUGHT TOLERANT FESCUE BLEND SOD
  - SHREDDED HARDWOOD MULCH
  - EXISTING VEGETATION TO REMAIN



- CONSTRUCTION NOTES:**
1. EACH SHRUB TO RECEIVE 18\"/>



OLSSON  
 Olsson Civil Engineering, Inc.  
 1015 S. Orange Street  
 North Jordan, UT 84058  
 TEL: 801.201.1177 www.ollson.com

REV.	NO.	DATE	DESCRIPTION

LANDSCAPE PLAN  
 OLYMPIC CAR WASH  
 6220 NORTH OAK TRAFFICWAY  
 GLADSTONE, MO

2019

SHEET  
 L1.0





# Olympic Carwash

## Tunnel Carwash Addition

### 6220 N. Oak Trafficway Gladstone, MO, 64118

#### DEVELOPMENT APPLICATION SITE PLAN REVISION SUBMITTAL

##### VICINITY MAP



##### DIRECTORY

**OWNER:**  
Olympic Carwash  
6220 N. Oak Trafficway  
Gladstone, MO, 64118  
TEL: (813) 772-7137

**ARCHITECT:**  
Warman Design Group Architects, PC  
1735 Swift Ave.  
North Kansas City, MO, 64116  
TEL: (816) 474-2233, FAX: (816) 474-1051  
REP: Kathleen Warman

**CIVIL ENGINEER:**  
Olsson - Civil Engineering  
1301 Burlington St., North Kansas City, MO 64116  
TEL: (816) 361-1177, FAX: (816) 362-1888  
REP: Jon Erpelding

##### DRAWING INDEX

TITLE	SHEET NO	REV
<b>CIVIL</b>		
TITLE SHEET	C0.0	
EXISTING CONDITIONS & DEMOLITION PLAN	C1.1	
SITE PLAN	C3.1	
DIMENSION PLAN	C4.1	
GRADING PLAN	C5.1	
CONSTRUCTION DETAILS	C6.1	
<b>LANDSCAPE</b>		
LANDSCAPE PLAN	L1.0	
<b>ARCHITECTURAL</b>		
ARCHITECTURAL SITE PLAN	A5-101	
TRASH ENCLOSURE PLAN & DETAILS	A5-110	
FLOOR PLANS	A-101	
EQUIPMENT PLAN	A-110	
PAY KIOSK PLAN & ELEVATIONS	A-120	
EXTERIOR ELEVATIONS (EAST & SOUTH)	A-201	
EXTERIOR ELEVATIONS (WEST & NORTH)	A-202	

WARMAN ARCHITECTURE DESIGN  
1735 SWIFT AVE.  
NORTH KANSAS CITY, MISSOURI 64116  
V. 816.474.2233 F. 816.474.1051



DEVELOPMENT APPLICATION  
SITE PLAN REVISION  
Nov. 14, 2019

Olympic Carwash - Tunnel Addition - 6220 N. Oak Trafficway Gladstone, MO, 64118 - KWA+D 5412-19

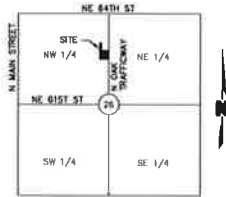


WARMAN ARCHITECTURE DESIGN  
1735 SWIFT AVE.  
NORTH KANSAS CITY, MISSOURI 64116  
V. 816.474.2233 F. 816.474.1051

KWA+D 5412-19

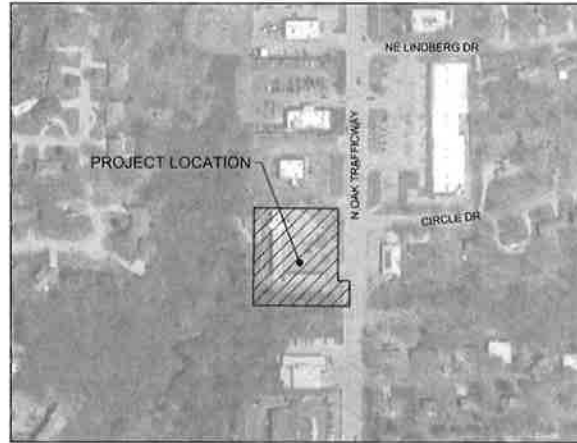
# OLYMPIC CAR WASH OF GLADSTONE, MO

NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 51 N, RANGE 33 W  
IN THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI



**VICINITY MAP**  
S 26, T 51 N, R 33 W  
NOT TO SCALE

PROJECT TEAM & UTILITY CONTACT LIST	
<b>OWNER / DEVELOPER</b>  	<b>UTILITY SERVICE NUMBERS</b> NAME: PHONE: NAME: PHONE: NAME: PHONE: NAME: PHONE: NAME: PHONE:
<b>ENGINEER</b> OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64110 CONTACT: BEN HEINS, P.E. PHONE: 816 361.1177 EMAIL: BHEINS@OLSSON.COM	NAME: PHONE: NAME: PHONE: NAME: PHONE: NAME: PHONE:



SHEET INDEX	
Sheet Number	Sheet Title
CO.0	TITLE SHEET
CI.1	EXISTING CONDITIONS & DEMOLITION PLAN
CS.1	SITE PLAN
CS.1	DIMENSION PLAN
CS.1	GRADING PLAN
CS.1	CONSTRUCTION DETAILS
LI.0	LANDSCAPE PLAN

**PROPERTY DESCRIPTION:**  
AS PROVIDED BY INDIAN TITLE CORPORATION:  
TRACT B, HENRY CREEK PLAZA, A SUBDIVISION IN THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI.

**BENCHMARK**  
BM#: CHISELED X ON THE EAST FLANGE BOLT OF A LIGHT POLE IN THE ISLAND JUST SW THE SOUTH ENTRANCE TO HARDEES CURB LINE.  
ELEV: 958.49

**NOTES:**  
ANY QUANTITIES SHOWN WITHIN THESE PLANS HAVE BEEN PROVIDED FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR USE IN PREPARATION OF CONTRACT DOCUMENTS. QUANTITIES INTENDED FOR, BUT NOT LIMITED TO, THE PREPARATION OF PROPOSALS AND BID DOCUMENTS SHALL BE INDEPENDENTLY EVALUATED BY THE ESTIMATING PARTY BASED UPON THE CONTENTS OF THESE PLANS.

**CIVIL ENGINEER:**  
I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED, AND THESE PLANS PREPARED, TO MEET OR EXCEED THE DESIGN CRITERIA OF GLADSTONE, MISSOURI, IN CURRENT USAGE, EXCEPT AS INDICATED BELOW.

BEN HEINS \_\_\_\_\_ DATE \_\_\_\_\_  
CIVIL ENGINEER  
MO# 2011000884

olsson

Olsson - Civil Engineering, Inc.  
1301 Burlington Street  
North Kansas City, MO 64116  
TEL: 816.361.1177 www.olsson.com

NO.	DATE	REVISION DESCRIPTION	BY

TITLE SHEET

OLYMPIC CAR WASH  
6220 NORTH OAK TRAFFICWAY

GLADSTONE, MO

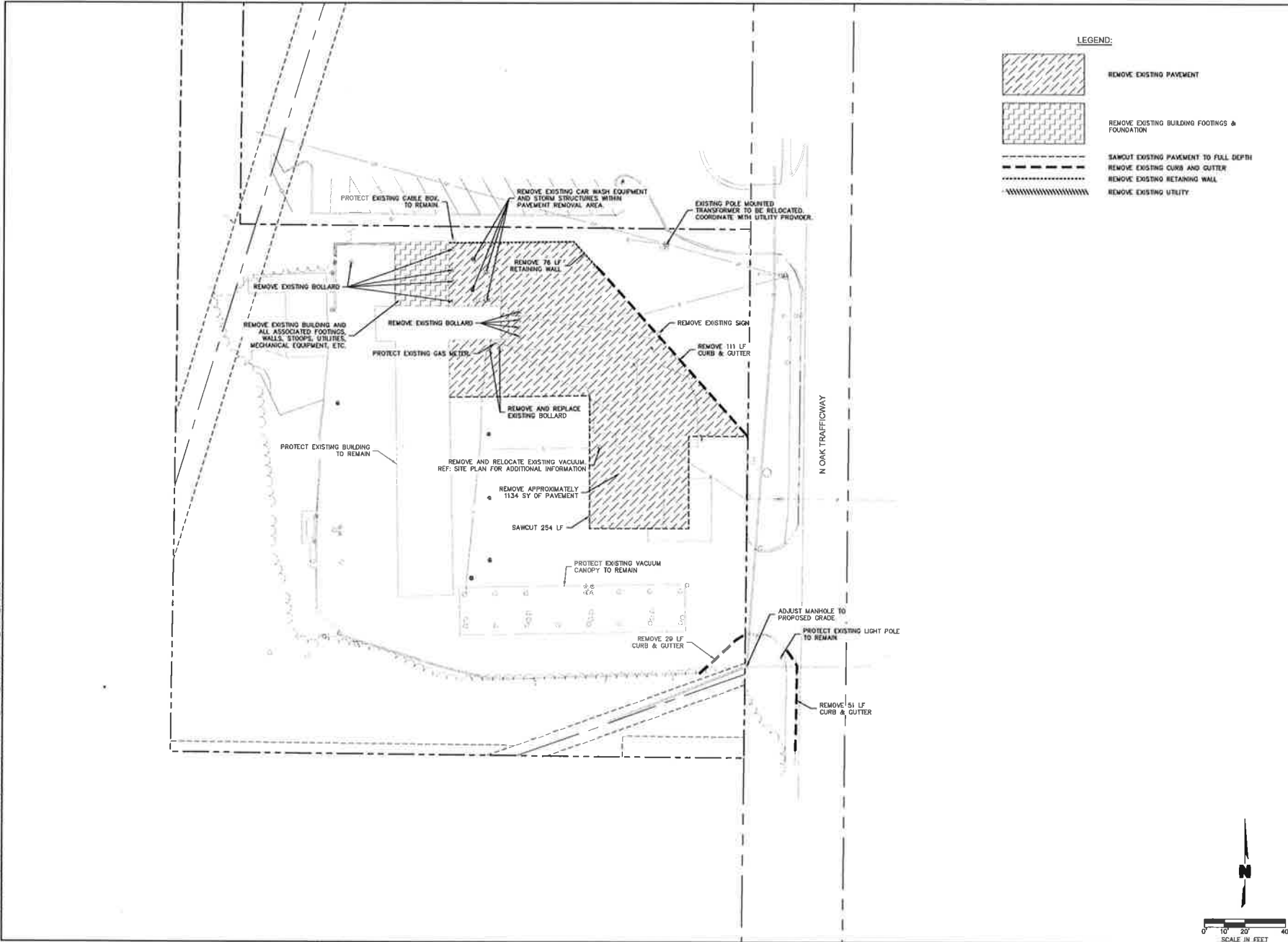
2019

Drawn by \_\_\_\_\_ 5/26  
Checked by \_\_\_\_\_ 5/21  
Approved by \_\_\_\_\_ 5/21  
GAC/CC by \_\_\_\_\_  
Project No. 616-008  
Drawing No. C-773-01-039226  
Date 5/13/2019

**SHEET**  
CO.0

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DATE: May 14, 2019 4:46pm  
USER: cmcp

DWG: 2130181000-2000(01)-2000(01)-2000(01) 6220 N OAK TRAFFICWAY (SHEET) SHEET C1.1 DATE: 01/18/2019 USER: cmr/p



**LEGEND:**

- REMOVE EXISTING PAVEMENT
- REMOVE EXISTING BUILDING FOOTINGS & FOUNDATION
- SAWCUT EXISTING PAVEMENT TO FULL DEPTH
- REMOVE EXISTING CURB AND GUTTER
- REMOVE EXISTING RETAINING WALL
- REMOVE EXISTING UTILITY

Olsson  
 Olsson & Associates, Inc.  
 1201 Southview Street  
 North Haven, CT 06457  
 TEL: 813.261.1177 www.olsson.com

REV.	DATE	REVISION DESCRIPTION

**EXISTING CONDITIONS & DEMOLITION PLAN**

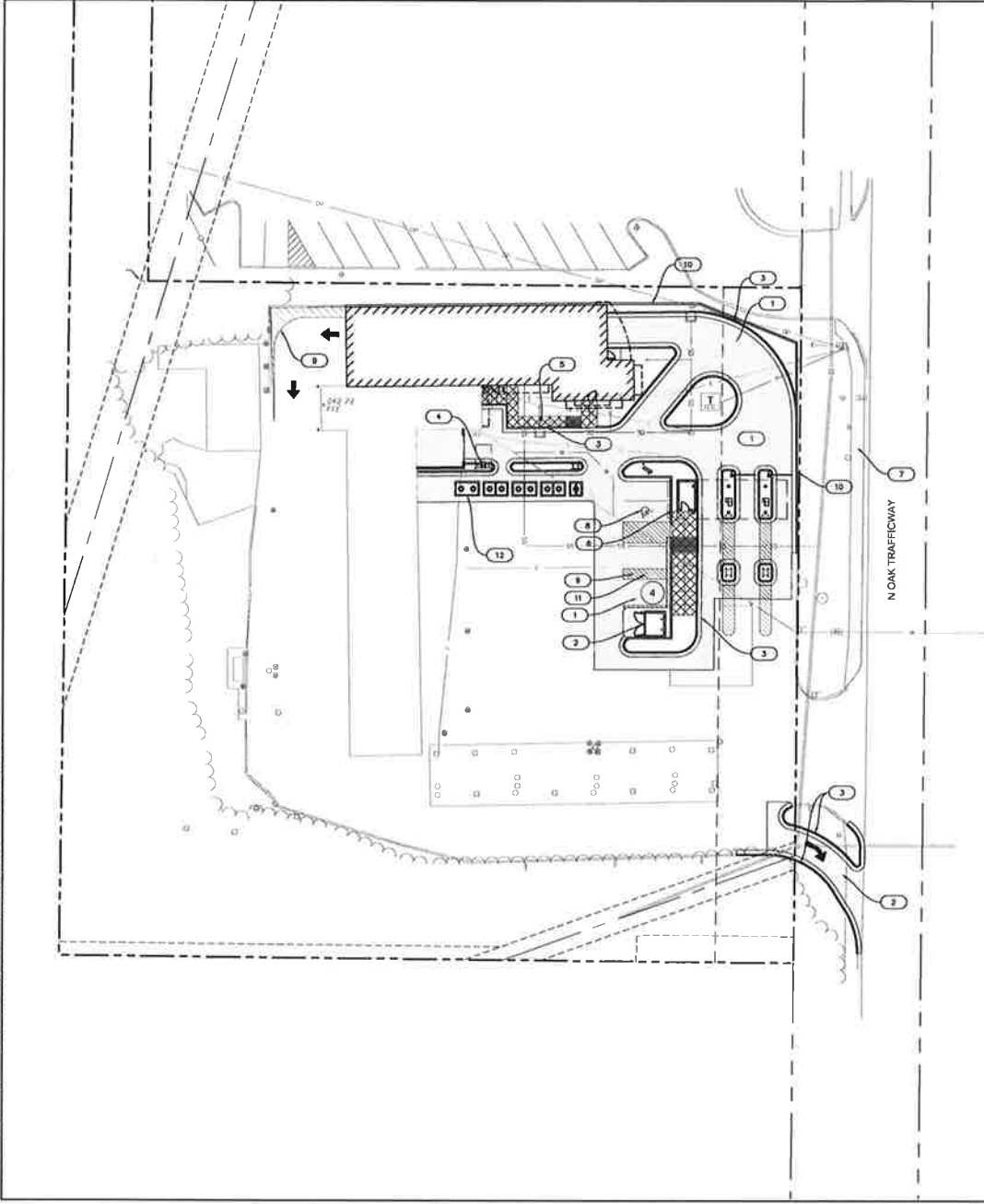
**OLYMPIC CAR WASH**  
**6220 NORTH OAK TRAFFICWAY**

**GLADSTONE, MO**

DRAWN BY	CSM
CHECKED BY	CS
DESIGNED BY	CS
PROJECT NO.	1138200
DRAWING NO.	C-EXIST-DEMOLITION
DATE	11/18/2019

SCALE IN FEET

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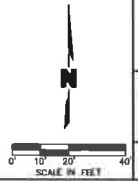


**CONSTRUCTION NOTES**

- |  |   |
|--|---|
| 1 CONSTRUCT STANDARD DUTY CONCRETE PAVEMENT (SEE LEGEND) | 7 EXISTING PUBLIC SIDEWALK                                  |
| 2 CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT (SEE LEGEND)    | 8 PROPOSED ACCESSIBLE STRIPING (TYP.) (SEE DETAIL SHEET)    |
| 3 TYPE CO-1 CONCRETE CURB AND GUTTER (SEE LEGEND)        | 9 PROPOSED PAVEMENT STRIPING (TYP.)                         |
| 4 TYPE CO-1 DRY CONCRETE CURB AND GUTTER (SEE LEGEND)    | 10 PROPOSED RETAINING WALL                                  |
| 5 CONSTRUCT PRIVATE SIDEWALK                             | 11 VACUUM ISLAND RELOCATION                                 |
| 6 PROPOSED ACCESSIBLE PARKING SIGN                       | 12 4-COMPARTMENT SEDIMENT TANK, REF: ARCHITECTURAL DRAWINGS |

**LEGEND**

	CONCRETE SIDEWALK (See Detail Sheet)		CG-1 CURB & GUTTER (See Detail Sheet)
	STANDARD DUTY CONCRETE PAVEMENT (See Detail Sheet)		CG-1 CURB & GUTTER (DRY) (See Detail Sheet)
	HEAVY DUTY CONCRETE PAVEMENT (See Detail Sheet)		CG-2 CURB & GUTTER (See Detail Sheet)
	# OF PARKING STALLS		



Olsson Civil Engineering  
1301 Burlington Street  
North Kansas City, MO 64116 TEL: 816.351.1177 www.olson.com

NO.	DATE	REVISIONS DESCRIPTION	BY

**SITE PLAN**  
**OLYMPIC CAR WASH**  
**6220 NORTH OAK TRAFFICWAY**

GLADSTONE, MD

Drawn by: \_\_\_\_\_  
 Checked by: \_\_\_\_\_  
 Approved by: \_\_\_\_\_  
 Date: \_\_\_\_\_

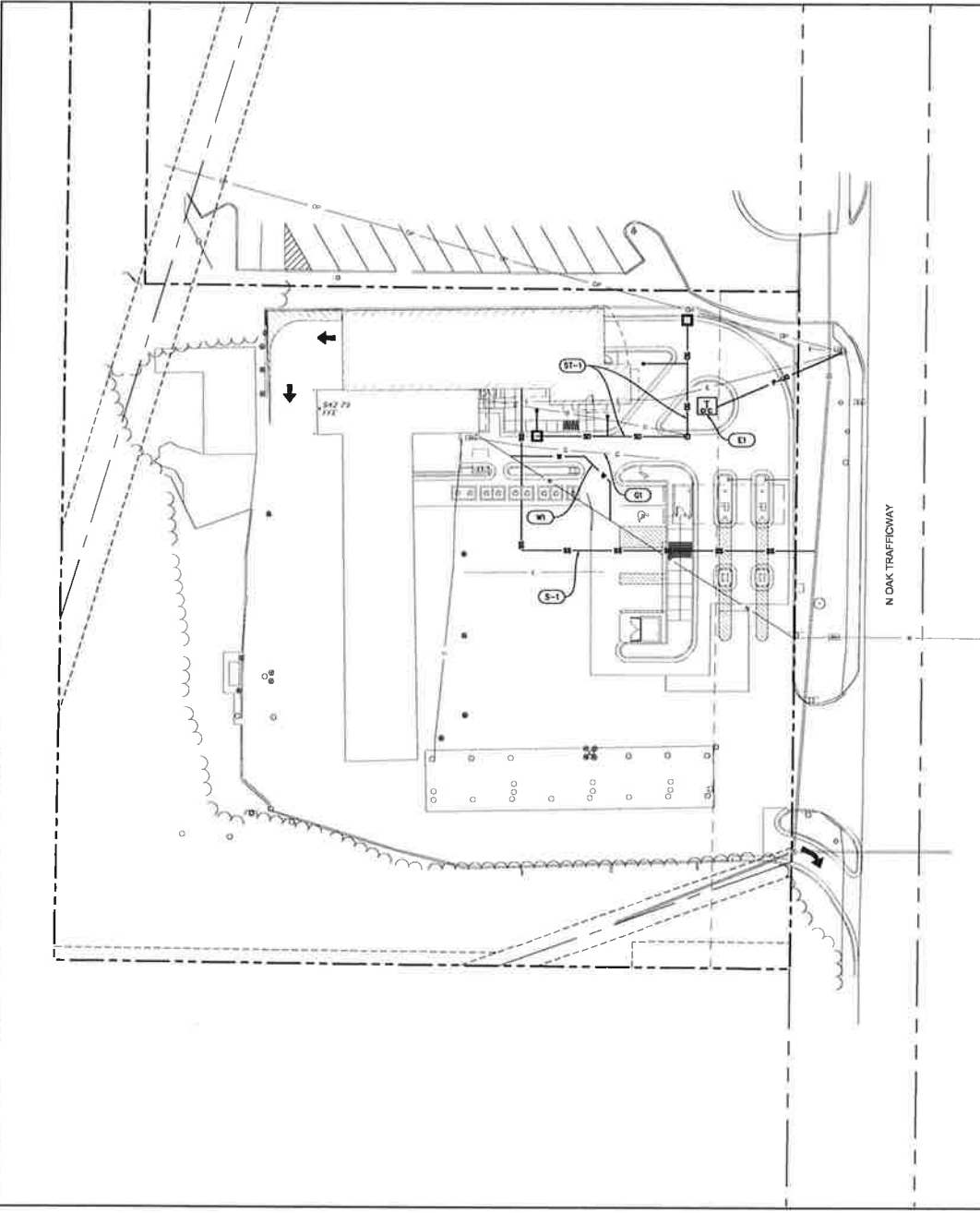
2019

**SHEET**  
C2-1

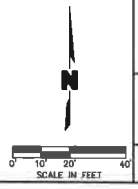




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 DATE: Nov 14, 2019 4:10pm XREFS: C:\UTIL\_0182266 C:\BASE\_0182266  
 USER: cmop



- SANITARY SEWER**  
 (S-1) INSTALL 173 LF 4" PVC (SDR-26) AT 1% MIN.
- STORM SEWER**  
 (ST-1) PROPOSED STORM SEWER
- WATER**  
 (W-1) INSTALL 53 LF 4" SERVICE LINE TYPE K COPPER FOR WATER SERVICE
- GAS**  
 (G-1) PROTECT EXISTING GAS SERVICE LINE.
- ELECTRIC**  
 (E-1) PROPOSED TRANSFORMER LOCATION.



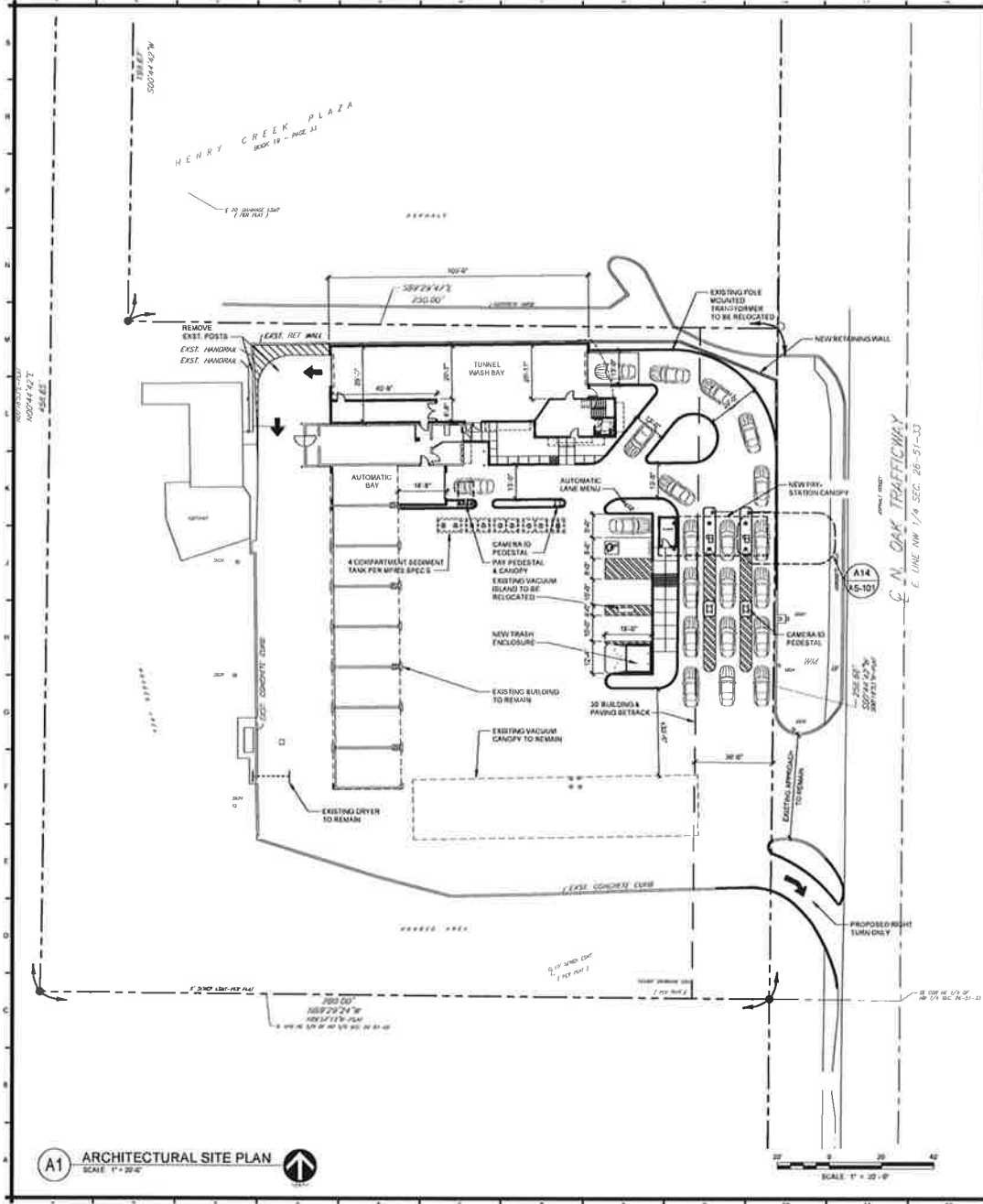
		BY	
		REV.	DATE
UTILITY PLAN OLYMPIC CAR WASH 6220 NORTH OAK TRAFFICWAY GLADSTONE, MO		REVISIONS	
		2019	
drawn by: CM checked by: SJ approved by: DA-OC in charge: C-18-208 drawing no.: 0182266 date: 11/13/2019	SHEET C5.1		





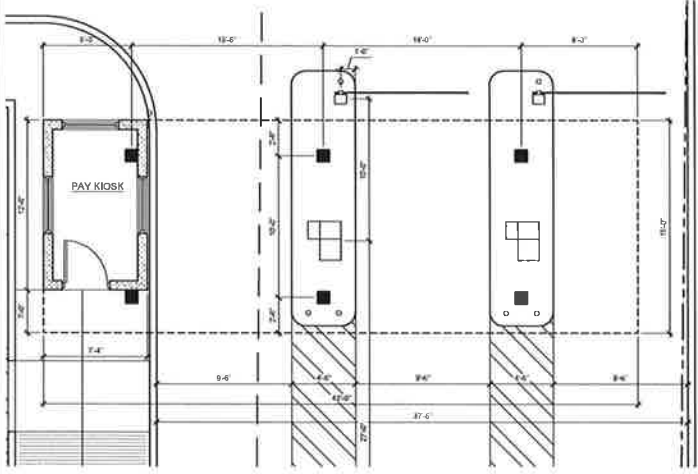


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**A1 ARCHITECTURAL SITE PLAN**  
SCALE: 1" = 20'-0"

**A14 PAY BOOTH ENLARGED PLAN**  
SCALE: 1/4" = 1'-0"



**WARNAM ARCHITECTURE - DESIGN**  
1828 SWIFT SUITE 101  
NORTH KANSAS CITY, MISSOURI 64116  
V. 816.474.2233 F. 816.474.1051

MISSOURI STATE CERTIFICATE OF AUTHORITY MARC 000745

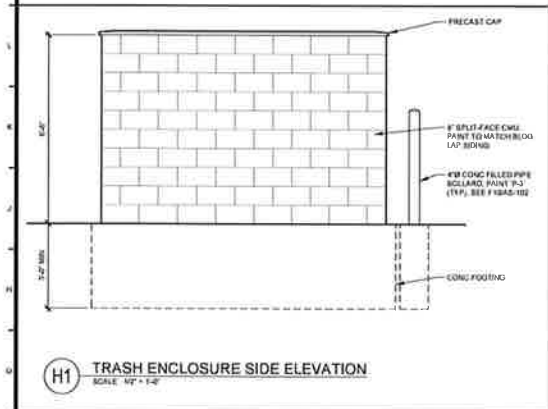
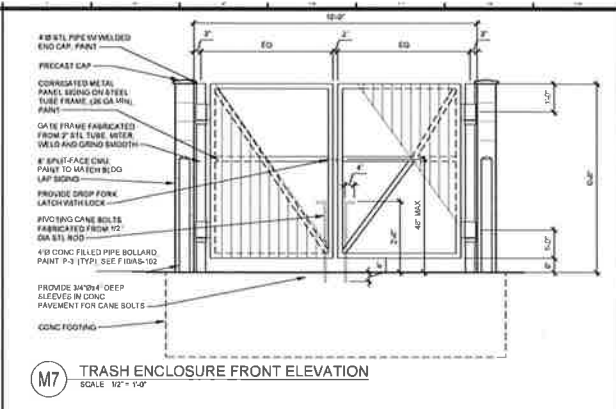
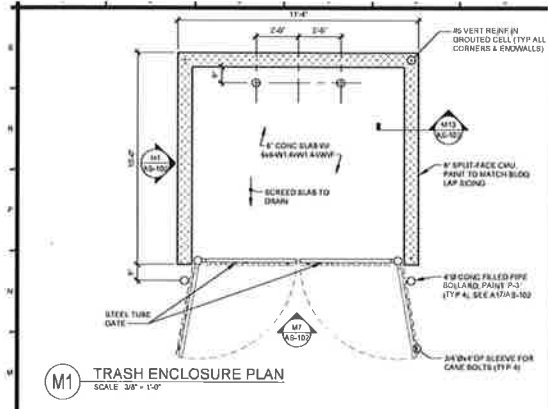
**Olympic Carwash Tunnel Addition**  
6220 N. Oak Trafficway  
Clatsone, MO. 64118

**Olympic Carwash**  
6220 N. Oak Trafficway  
Clatsone, MO. 64118

BY	DATE	REVISION

SHEET NUMBER  
**A15-101**  
JOB NUMBER  
**5412-19**

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MACRAN ARCHITECTURE - DESIGN  
1808 SW 17TH SUITE 101  
NORTH KANSAS CITY, MISSOURI 64116  
V. 916.476.2233 F. 916.476.1051

PROJECT: 2103 OLYMPIC CAR WASH - TUNNEL ADDITION  
SHEET: AS-110

Olympic Carwash  
Tunnel Addition  
6220 N. Oak Trafficway  
Gladstone, MO, 64118

Olympic Carwash  
6220 N. Oak Trafficway  
Gladstone, MO, 64118

NO.	DATE	REVISION	SOURCE

DATE: 10-22-13  
DESIGNED BY: JAC  
DRAWN BY: JAC  
APPROVED BY: KAZJ

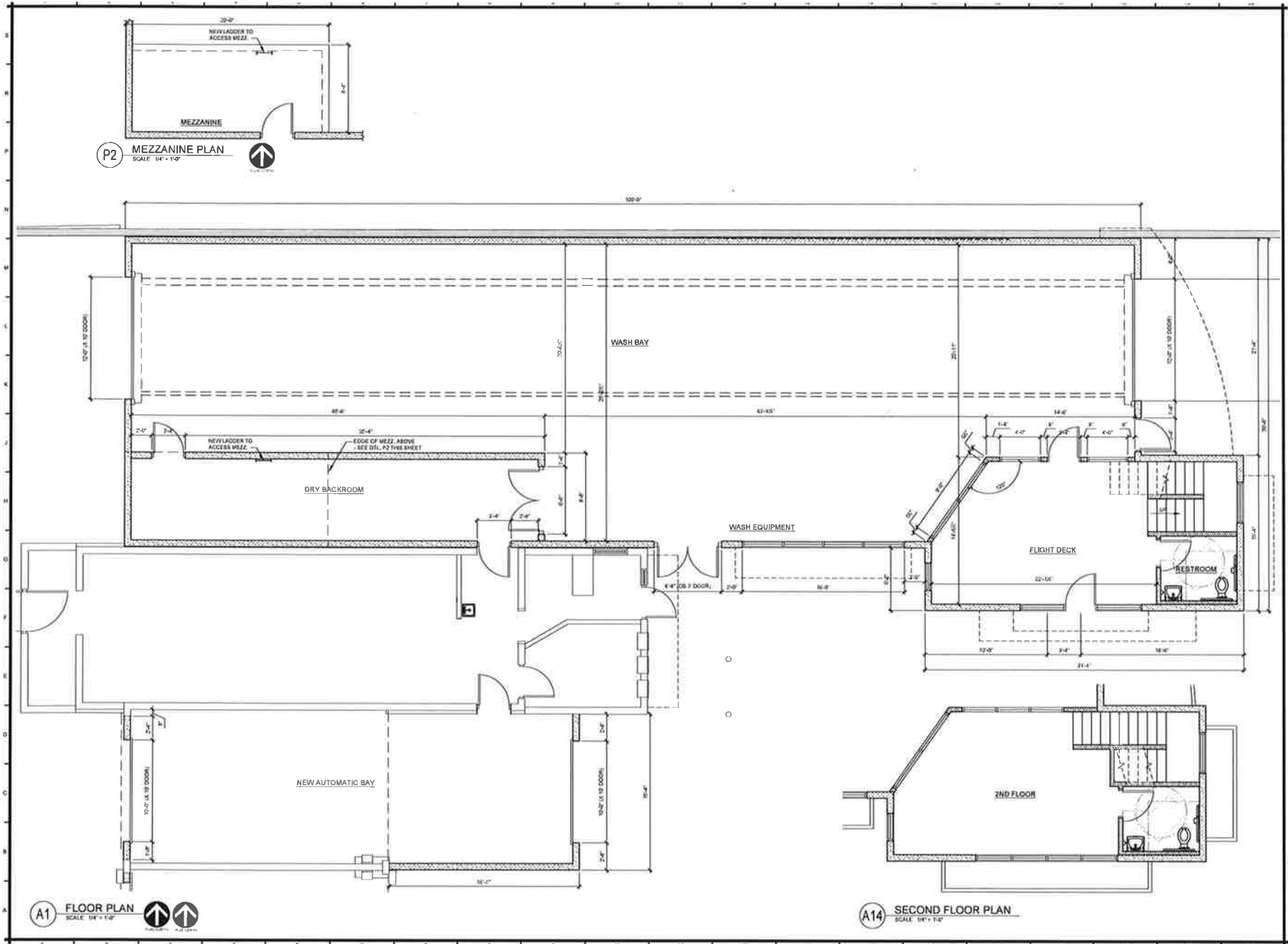
SHEET NUMBER  
**AS-110**

JOB NUMBER  
**5412-19**

Missouri State Certificate of Authority #ARC 000745

PAY BOOTH KIOSK

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**P2 MEZZANINE PLAN**  
SCALE: 1/4" = 1'-0"

**A1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**A14 SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**WASMAN ARCHITECTURE / DESIGN**  
 1533 SWIFT SUITE C  
 NORTH KANSAS CITY, MISSOURI 64116  
 V. 816.474.2233 F. 816.474.1031  
 Missouri State Certificate of Authority #ARC 000745

**Olympic Carwash Tunnel Addition**  
 6220 N. Oak Trafficway  
 Gladstone, MO 64118

**Olympic Carwash**  
 6220 N. Oak Trafficway  
 Gladstone, MO 64118

REV.	DATE	REVISIONS

DATE: 10-23-18  
 DESIGNED BY: cjt  
 DRAWN BY: cjt  
 APPROVED BY: KAW

SHEET NUMBER

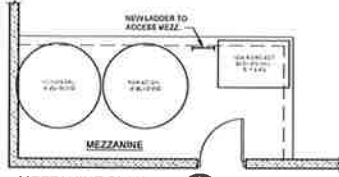
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JOB NUMBER

**5412-19**

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P2 MEZZANINE PLAN  
SCALE: 1/4" = 1'-0"



TUNNEL WASH BAY

NEW LADDER TO ACCESS MEZZ.

EDGE OF MEZZ ABOVE - SEE DIM. PT THIS SHEET

DRY BACKROOM

WASH EQUIPMENT

FLIGHT DECK

RESTROOM

NEW AUTOMATIC BAY

A1 EQUIPMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**WARMAN ARCHITECTURE DESIGN**  
330 WEST 10TH ST  
NORTH KANSAS CITY, MISSOURI 64116  
V. 816.476.2333 F. 816.476.1031  
Missouri State Certificate of Authority #ARC 000745



**Olympic Carwash  
Tunnel Addition**  
8220 N. Oak Trafficway  
Gladstone, MO, 64118

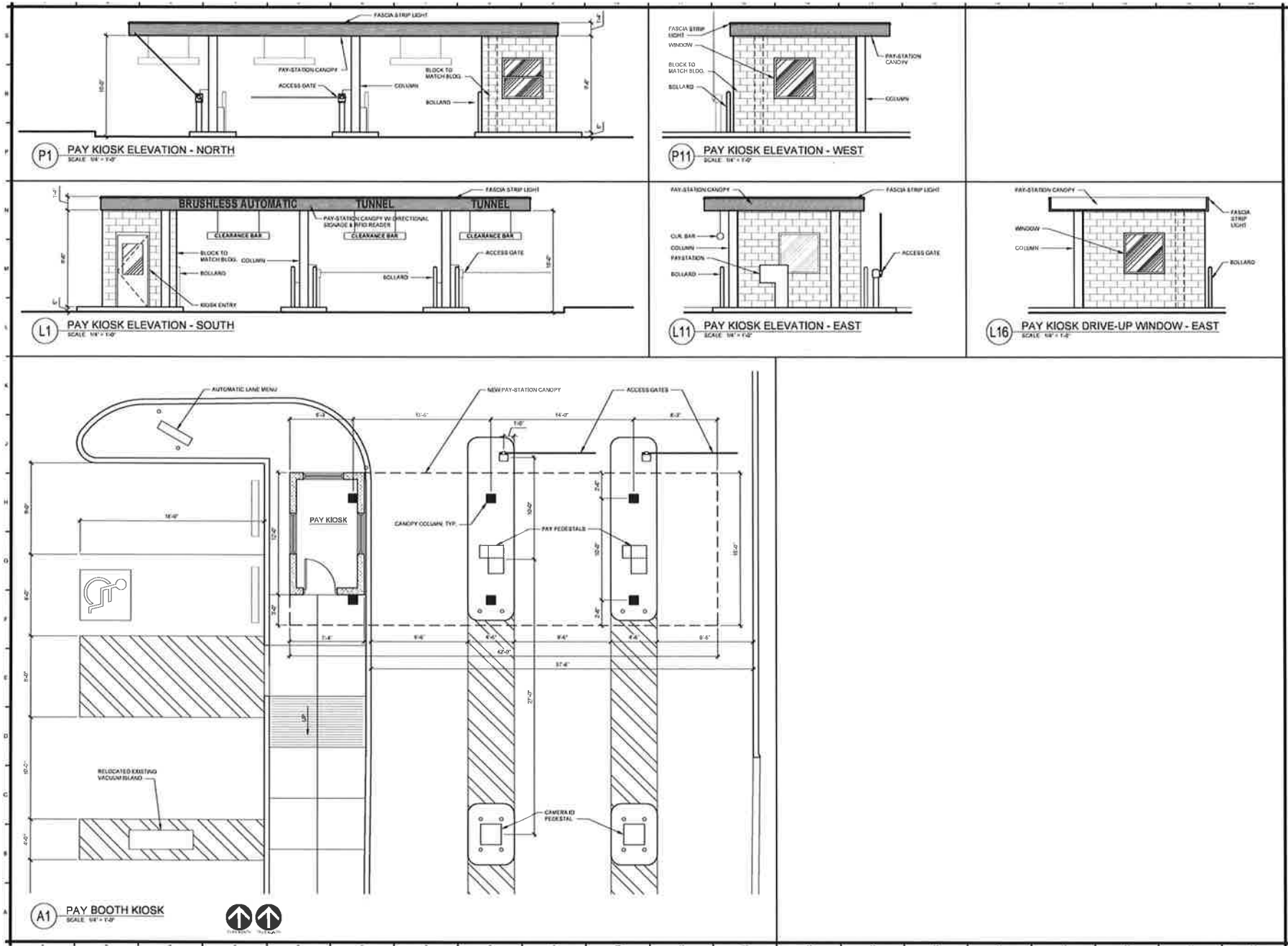
**Olympic Carwash**  
8220 N. Oak Trafficway  
Gladstone, MO, 64118

NO.	REV.	DATE	DESCRIPTION

DATE: 10-23-18  
DESIGNED BY: KAW  
DRAWN BY: KAW  
APPROVED BY: KAW

SHEET NUMBER  
**A-110**

JOB NUMBER  
**5412-19**



**WARMAN ARCHITECTURE-DESIGN**  
 3828 SWIFT SUITE 101  
 NORTH KANSAS CITY, MISSOURI 64116  
 V. 816.474.2233 F. 816.474.1051



MISSOURI STATE CERTIFICATE OF AUTHORITY #ARC 000745  
 MISSOURI ARCHITECTS BOARD

**Olympic Carwash**  
 Tunnel Addition  
 4220 N. Oak Trafficway  
 Gladstone, MO 64118

**Olympic Carwash**  
 4220 N. Oak Trafficway  
 Gladstone, MO 64118

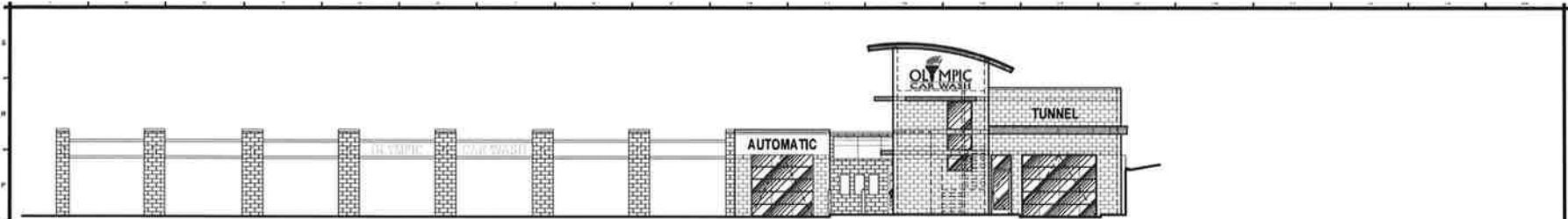
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DATE: 10-23-18  
 DESIGNED BY: JSE  
 DRAWN BY: COT  
 APPROVED BY: KAW

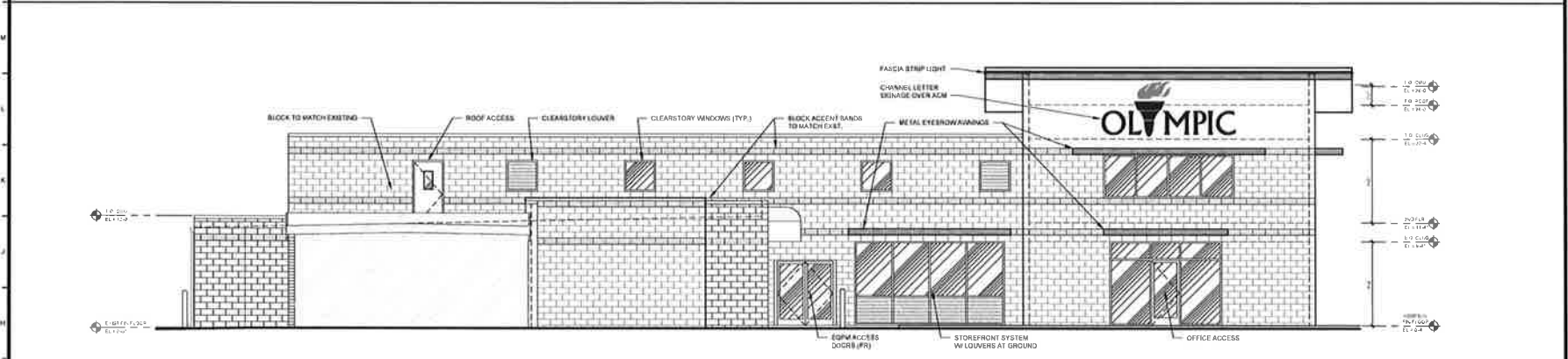
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JOB NUMBER  
**5412-19**

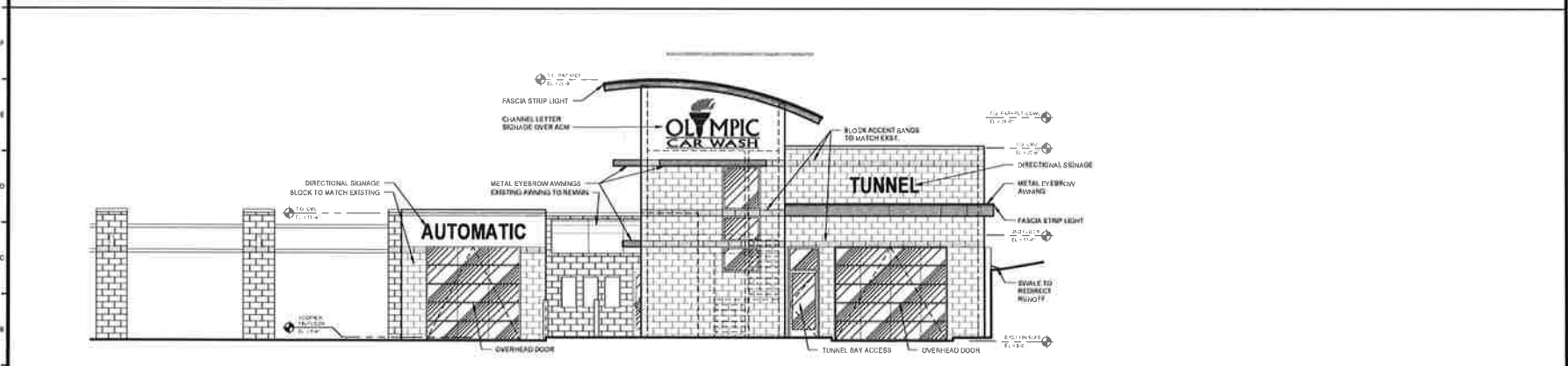
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**N1** EXTERIOR ELEVATION - EAST  
SCALE: 3/8" = 1'-0"



**G1** EXTERIOR ELEVATION - SOUTH  
SCALE: 3/8" = 1'-0"



**A1** ENLARGED EXTERIOR ELEVATION - EAST  
SCALE: 3/8" = 1'-0"

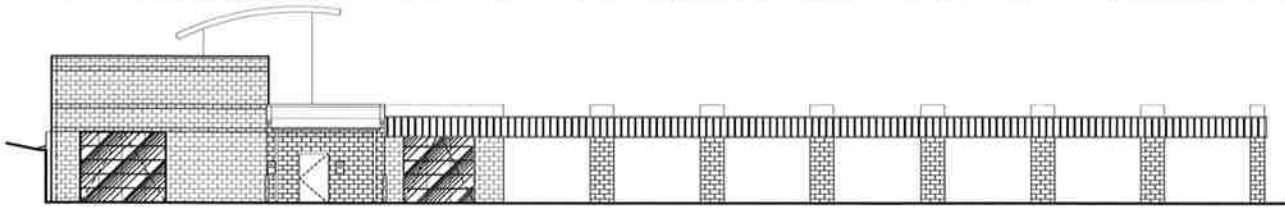
**WASMAN ARCHITECTURE / DESIGN**  
 3828 SWIFT SUITE 101  
 NORTH KANSAS CITY, MISSOURI 64116  
 V. 816.474.2339 F. 816.474.1051  
  
 Missouri State Certificate of Authority #ARC 000745

**Olympic Carwash**  
 Tunnel Addition  
 6220 N. Oak Trafficway  
 Gladstone, MO 64118  
**EXTERIOR ELEVATIONS**

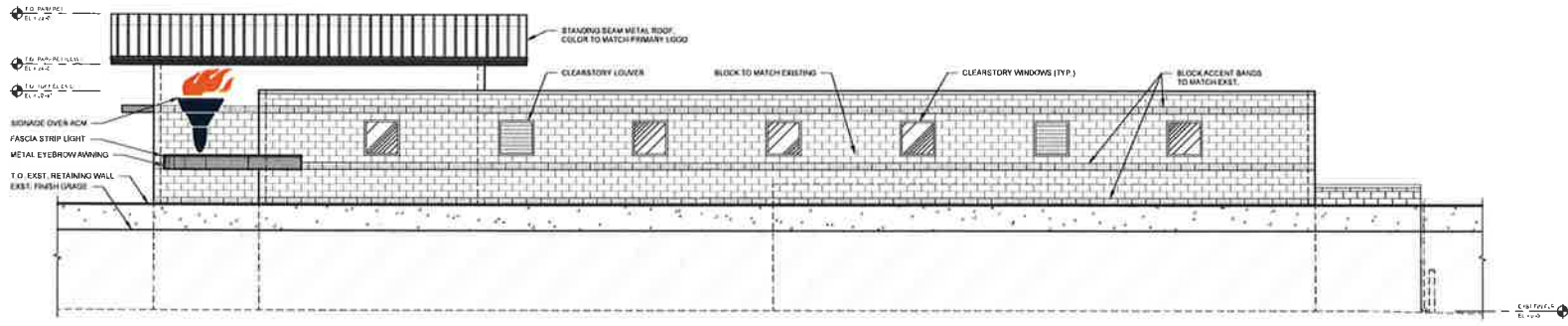
**Olympic Carwash**  
 6220 N. Oak Trafficway  
 Gladstone, MO 64118

REVISIONS	DATE	10-23-18
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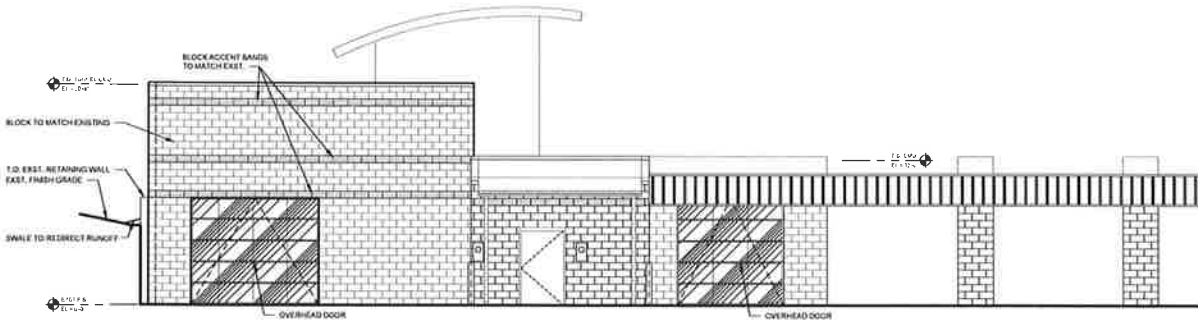
SHEET NUMBER  
**A-201**  
 JOB NUMBER  
**5412-19**



**N1** EXTERIOR ELEVATION - WEST  
SCALE 1/8" = 1'-0"



**G1** EXTERIOR ELEVATION - NORTH  
SCALE 3/16" = 1'-0"



**A1** ENLARGED EXTERIOR ELEVATION - WEST  
SCALE 3/16" = 1'-0"

V:\Projects\6412-19 Olympic Carwash\Drawings\6412-19-041-19-01.dwg, 02/23/2023 4:55:55 PM, Civil, AutoCAD PDF (General Documentation).pl

WARNOCK ARCHITECTURE - DESIGN  
1828 SWIFT SUITE 101  
NORTH KANSAS CITY, MISSOURI 64116  
V. 816.474.2233 F. 816.474.1051



Missouri State Certificate of Authority MARC 000745

ARCHITECTURAL MODEL  
REVISED

Olympic Carwash  
Tunnel Addition  
6220 N. Oak Trafficway  
Gladstone, MO, 64118

EXTERIOR ELEVATIONS

Olympic Carwash  
6220 N. Oak Trafficway  
Gladstone, MO, 64118

FINISHED SOURCE	
#	BT
DATE	

DATE	10-23-19
DESIGNED BY	KAW
DRAWN BY	LR
APPROVED BY:	KAW

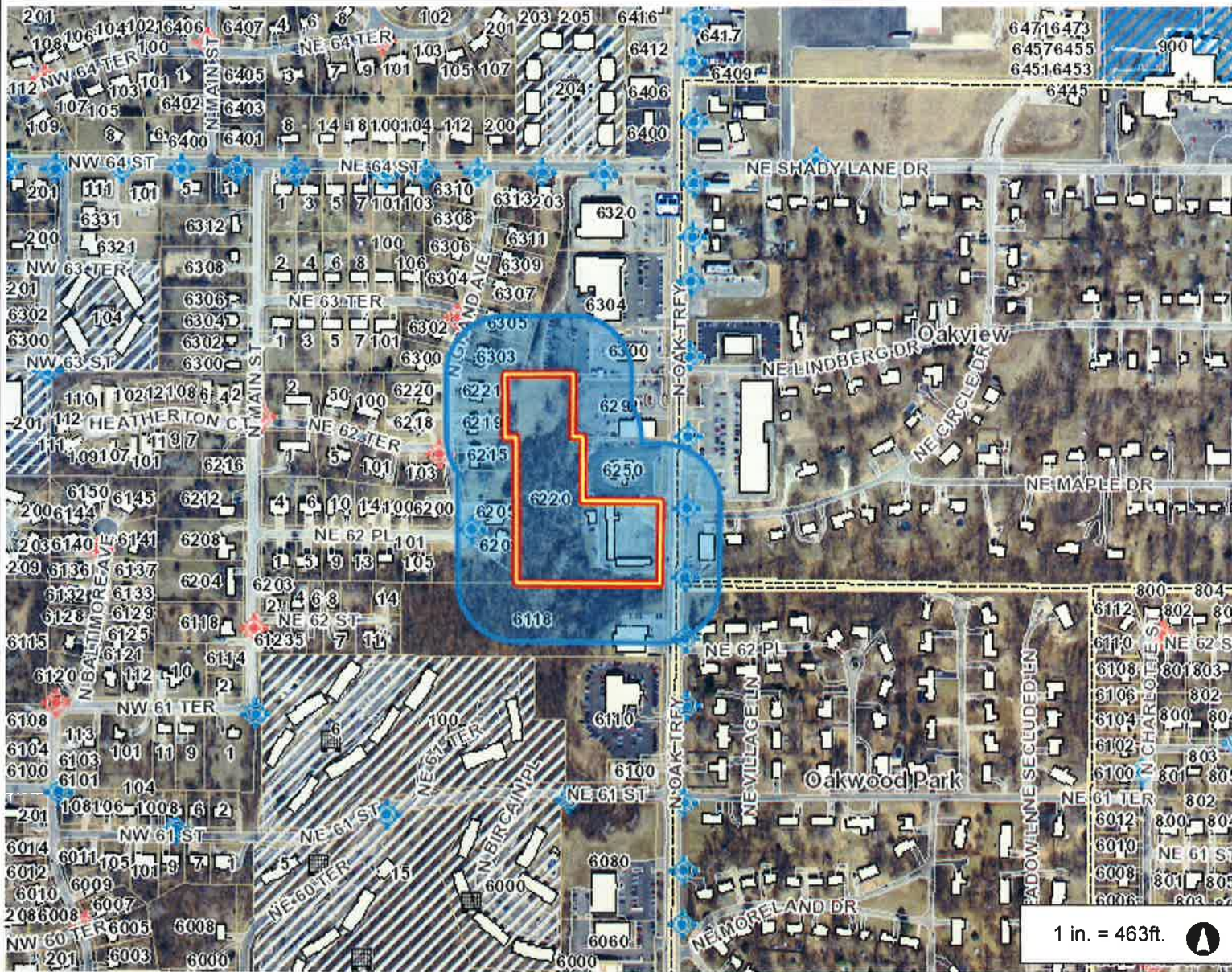
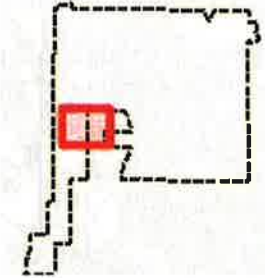
SHEET NUMBER  
**A-202**

JOB NUMBER  
5412-19





# Gladstone, MO



**Legend**

- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- Point of Interest
- Church
- Apartment Point
- Street Centerline
- Edge Of Pavement
- Driveway
- City Limits
- Parcel
- House Number
- Building Footprint
- School Polygon
- City Park
- Villages
- Apartment Polygon

1 in. = 463ft.

926.6                      0                      463.32                      926.6 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

**Notes**  
File #2020-001 Olympic Car Wash  
6220 N Oak Trfwy





EXTERIOR ELEVATION - EAST  
SCALE: N.T.S.

WARMAN ARCHITECTURE - DESIGN  
1828 SWIFT SUITE 101  
NORTH KANSAS CITY, MISSOURI 64116  
V. 816.474.2233 F. 816.474.1031



Missouri State Certificate of Authority #AARC 000745

Olympic Carwash  
Tunnel Addition  
6320 N. Oak Trafficway  
Gladstone, MO, 64116

EXTERIOR ELEVATION - EAST

Olympic Carwash  
6320 N. Oak Trafficway  
Gladstone, MO, 64116

REVISIONS

BY DATE

DATE

DATE: 08-23-19  
DESIGNED BY: KAN  
DRAWN BY: KAN  
APPROVED BY: KAN

SHEET NUMBER

**A-200**

JOB NUMBER  
5412-19