

TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
JUNE 16, 2015
REGULAR SESSION NO. 5
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133

OPENING SESSION
7:00 P.M.

Invocation
Pledge of Allegiance
Roll Call

Proclamations

- ★ A Proclamation recognizing Raytown Amateur Radio Club

Public Comments

Communication from the Mayor

Communication from the City Administrator

Committee Reports

LEGISLATIVE SESSION

1. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. The Mayor or a member of the Board of Aldermen may request that any item be removed from the consent agenda. If there is no objection by the remaining members of the board, such item will be removed from the consent agenda and considered separately. If there is an objection, the item may only be removed by a motion and vote of the board.

Approval of the Regular June 2, 2015 Board of Aldermen meeting minutes.

REGULAR AGENDA

2. **R-2777-15: A RESOLUTION** AUTHORIZING AND APPROVING THE PURCHASE OF EQUIPMENT FROM K.C. BOBCAT UTILIZING THE STATE OF MISSOURI CONTRACT IN AN AMOUNT NOT TO EXCEED \$27,941.17 FOR FISCAL YEAR 2014-2015. Point of Contact: Jim Melvin, Interim Public Works Director.

- ★ Staff is requesting that this item be tabled.

3. **R-2785-15: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT FOR INMATE SECURITY HOUSING SERVICES BY AND BETWEEN JOHNSON COUNTY SHERIFF'S OFFICE AND THE CITY OF RAYTOWN, MISSOURI IN AN AMOUNT NOT TO EXCEED \$175,000.00 FOR FISCAL YEAR 2014-2015. Point of Contact: Jim Lynch, Chief of Police.

4. **R-2786-15: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT WITH TRUMAN HERITAGE HABITAT FOR HUMANITY FOR THE OPERATION OF A MINOR HOME REPAIR PROGRAM IN AN AMOUNT NOT TO EXCEED \$15,000.00. Point of Contact: John Benson, Development and Public Affairs Director.

5. Public Hearing: A public hearing to consider a Site Plan for property located at 9323 E. 350 Highway.

5a. **SECOND Reading: Bill No. 6384-15, Section XIII. AN ORDINANCE GRANTING APPROVAL OF THE SITE PLAN FOR A CONVENIENCE STORE ON LAND LOCATED AT 9323 EAST HIGHWAY 350 IN ACCORDANCE WITH THE PROVISIONS OF THE COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF RAYTOWN, MISSOURI.** Point of Contact: John Benson, Development & Public Affairs Director.

6. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 5902 Blue Ridge Boulevard.

6a. **SECOND Reading: Bill No. 6385-15, Section XIII. AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW A RESIDENTIAL USE IN THE NEIGHBORHOOD COMMERCIAL (NC) DISTRICT ON PROPERTY LOCATED AT 5902 BLUE RIDGE BOULEVARD IN RAYTOWN, MISSOURI.** Point of Contact: John Benson, Development & Public Affairs Director.

7. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 10200 E. 63rd Terrace.

7a. **SECOND Reading: Bill No. 6386-15, Section XIII. AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW A RESIDENTIAL USE IN THE NEIGHBORHOOD COMMERCIAL (NC) DISTRICT ON PROPERTY LOCATED AT 10200 E. 63RD TERRACE IN RAYTOWN, MISSOURI.** Point of Contact: John Benson, Development & Public Affairs Director.

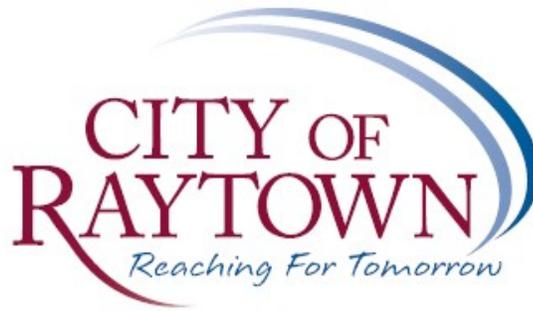
8. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 8830 Highway 350.

8a. **SECOND Reading: Bill No. 6387-15, Section XIII. AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW AN INDOOR SHOOTING RANGE ON PROPERTY LOCATED AT 8830 HIGHWAY 350 IN RAYTOWN, MISSOURI.** Point of Contact: John Benson, Development & Public Affairs Director.

9. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 8814 E. 67th Street.

9a. **SECOND Reading: Bill No. 6388-15, Section XIII. AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW AN ANIMAL KENNEL ON PROPERTY LOCATED AT 8814 E. 67th STREET IN RAYTOWN, MISSOURI.** Point of Contact: John Benson, Development & Public Affairs Director.

ADJOURNMENT



PROCLAMATION

WHEREAS, in 1985 the Raytown Amateur Radio Club was founded by John Brown at the request of the Raytown Police Department; and

WHEREAS, the Raytown Amateur Radio Club, KOGQ, on June 27, 2015 will participate with other ham radio operators worldwide, by setting up their equipment for a 24 hour emergency drill field day to test radios and the skills of their operation; and

WHEREAS, the Raytown Amateur Radio Club operators provide emergency communication capabilities in times of disaster, both natural and man-made; and

WHEREAS, the Raytown Amateur Radio Club does a field day every year and has set up behind the Raytown City Hall for the past 24 years; and

WHEREAS, the Department of Homeland Defense has recognized this as a Homeland Defense Emergency Exercise.

NOW, THEREFORE, I, Michael McDonough, Mayor of the City of Raytown, Missouri, do hereby recognize and congratulate the:

RAYTOWN AMATEUR RADIO CLUB

And name June 27, 2015 as Amateur Radio Day in the City of Raytown, Missouri.

Signed this Sixteenth day of June, Two Thousand and Fifteen.

Michael McDonough, Mayor

DRAFT
RAYTOWN BOARD OF ALDERMEN
JUNE 2, 2015
REGULAR SESSION NO. 4
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133

OPENING SESSION
7:00 P.M.

Mayor Mike McDonough called the June 2, 2015 meeting to order at 7:03 p.m. Michael Stephens of Southwood United Church of Christ led the invocation and pledge of allegiance.

Roll Call

The roll was called and the attendance was as follows:

Present: Alderman Karen Black, Alderman Josh Greene, Alderman Jason Greene, Alderman Janet Emerson, Alderman Mark Moore, Alderman Steve Meyers, Alderman Bill Van Buskirk, Alderman Steve Mock

Absent: Alderman Aziere, Alderman Teeman

Proclamations/Presentations

Mayor Mike McDonough presented a proclamation recognizing Robert Riley.

Mayor McDonough announced David Bower as the 2015 Truman Heartland Citizen of the Year.

Teresa Henry, City Clerk gave the Oath of Office to Police Officer Abygail Shockley

Public Comments

Aylse Stoll spoke regarding Council on Aging events.

Communication from the Mayor

Mayor McDonough introduced County Legislator Teresa Gavin and thanked her for coming to the meeting.

Mayor McDonough reported that R&R Tire & Wheels on Hwy 350 had a ribbon cutting on June 2, 2015 and encouraged residents to visit the business.

Communication from the City Administrator

No comments.

Committee Reports

Alderman Black reported that she and other Aldermen attended Mid America Regional Council's Public Spaces & Buildings conference. The conference provided information that could assist the City with developing the green space and the downtown area.

Alderman Meyers congratulated the City for its Community of All Ages award. Alderman Meyer thanked Charlotte Melson, Mary Jane Van Buskirk and Alderman Mock for their work and commitment that went into serving on the committee.

Alderman Emerson reported that new members were selected for the Human Relations Committee and the group is moving forward to develop new ideas and events.

Alderman Emerson announced the Farmers Market Grand Opening was scheduled for June 13, 2015, 8:00 a.m. to 1:00 p.m.

Alderman Mock announced the BMX Nationals were scheduled for June 5-7, 2015 in Raytown. Residents may obtain more information about the event by contacting Raytown Parks & Recreation at 358-4100.

LEGISLATIVE SESSION

1. **CONSENT AGENDA**

All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. The Mayor or a member of the Board of Aldermen may request that any item be removed from the consent agenda. If there is no objection by the remaining members of the board, such item will be removed from the consent agenda and considered separately. If there is an objection, the item may only be removed by a motion and vote of the board.

Approval of the Regular May 19, 2015 Board of Aldermen meeting minutes.

Alderman Mock, seconded by Alderman Emerson, made a motion to approve the consent agenda. The motion was approved by a vote of 8-0-2.

Ayes: Aldermen Mock, Emerson, Van Buskirk, Meyers, Moore, Jason Greene, Josh Greene, Black

Nays: None

Absent: Aldermen Teeman, Aziere

REGULAR AGENDA

2. **R-2783-15: A RESOLUTION AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS TO THE WILSON GROUP, INC. RELATED TO LOWER LEVEL CITY HALL RENOVATIONS IN AN AMOUNT NOT TO EXCEED \$398,175.24.** Point of Contact: Jim Melvin, Interim Public Works Director.

The resolution was read by title only by Teresa Henry, City Clerk.

Jim Melvin, Interim Public Works Director, provided the Staff Report and remained available for discussion.

Discussion included clarification regarding the amount budgeted for the remodel, cost for HVAC and sewer fixes alone, if budgeted amount for remodel was for current fiscal year, if staff considered doing remodeling in phases, potential disruption of daily police functions due to the remodeling project, estimated time frame for the remodel, amount of square footage that would be impacted by the remodel, if police ever considered being permanently housed in a separate location.

Alderman Josh Greene, seconded by Alderman Emerson made a motion to adopt. The motion was approved by a vote of 8-0-2.

Ayes: Aldermen Josh Greene, Emerson, Jason Greene, Moore, Van Buskirk, Black, Meyers, Mock

Nays: None

Absent: Aldermen Aziere, Teeman

3. **R-2784-15: A RESOLUTION AUTHORIZING AND APPROVING A 6-MONTH LEASE WITH BPS PROPERTIES L.L.C. FOR TEMPORARY HOUSING OF THE RAYTOWN POLICE DEPARTMENT AT 7001 BLUE RIDGE BOULEVARD.** Point of Contact: Jim Melvin, Interim Public Works Director.

The resolution was read by title only by Teresa Henry, City Clerk.

Jim Melvin, Interim Public Works Director, provided the Staff Report and remained available for discussion.

Discussion included estimate of monthly utilities, responsibility of paying taxes for the property, square footage of the rental building, number of police staff moving to the rental space, why so much square footage is needed, if agreement with contractors includes a provision to get money back if they do not finish on time, moving expenses, possibility of countering the proposed lease agreement, if staff had looked at mobile units, and if there was a time limit for signing the contract.

Alderman Emerson made a motion to amend the resolution to add an amount not to exceed \$52,000.00 to the budget. Motion failed due lack of a second.

Alderman Josh Greene, seconded by Alderman Van Buskirk made a motion to adopt. The motion failed by a vote of 2-5-1-2.

Ayes: Aldermen Josh Greene, Van Buskirk
Nays: Aldermen Jason Greene, Meyers, Mock, Black, Moore
Abstain: Alderman Emerson
Absent: Alderman Teeman, Aziere

4. Public Hearing: A public hearing to consider a Site Plan for property located at 9323 E. 350 Highway.

4a. FIRST Reading: Bill No. 6384-15, Section XIII. AN ORDINANCE GRANTING APPROVAL OF THE SITE PLAN FOR A CONVENIENCE STORE ON LAND LOCATED AT 9323 EAST HIGHWAY 350 IN ACCORDANCE WITH THE PROVISIONS OF THE COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF RAYTOWN, MISSOURI. Point of Contact: John Benson, Development & Public Affairs Director.

The bill was read by title only by Teresa Henry, City Clerk.

Mayor McDonough opened the public hearing and called for any ex parte' discussion(s); none was noted.

John Benson, Development & Public Affairs Director, provided the Staff Report and remained available for discussion.

Mayor McDonough opened the floor for public comment;

Matt Brooks, Quik Trip representative, addressed the Board regarding design of the new store, demolition plans, grading, water retention plans and drive way construction plans.

Without further comments; Mayor McDonough closed the floor for public comment.

Discussion included if Quik Trip would be partially responsible for paying for the pedestrian and bike trails that pass in front of the property.

Alderman Black, seconded by Alderman Mock made a motion to continue to a date certain of June 16, 2014. The motion was approved by a vote of 8-0-2.

Ayes: Aldermen Black, Mock, Van Buskirk, Josh Greene, Jason Greene, Moore, Meyers, Emerson
Nays: None
Absent: Alderman Aziere, Teeman

5. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 5902 Blue Ridge Boulevard.

5a. FIRST Reading: Bill No. 6385-15, Section XIII. AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW A RESIDENTIAL USE IN THE NEIGHBORHOOD COMMERCIAL (NC) DISTRICT ON PROPERTY LOCATED AT 5902 BLUE RIDGE BOULEVARD IN RAYTOWN, MISSOURI. Point of Contact: John Benson, Development & Public Affairs Director.

The bill was read by title only by Teresa Henry, City Clerk.

Mayor McDonough opened the public hearing and called for any ex parte' discussion(s); Alderman Van Buskirk stated that he had communication regarding this issue, but would weigh all facts before making a decision.

John Benson, Development & Public Affairs Director, provided the Staff Report and remained available for discussion.

Mayor McDonough opened the floor for public comment.

Wanda Mullins, Applicant, addressed the Board regarding design plans for the bakery and why a residential area would be needed.

Without further comments; Mayor McDonough closed the floor for public comment.

Discussion included support from various Aldermen, property owner's previous experience owning a bakery and catering business, future landscape designs and parking availability.

Alderman Van Buskirk, seconded by Alderman Jason Greene made a motion to continue to a date certain of June 16, 2015. The motion was approved by a vote of 8-0-2.

Ayes: Aldermen Jason Greene, Van Buskirk, Emerson, Moore, Black, Meyers, Josh Greene, Mock

Nays: None

Absent: Aldermen Aziere, Teeman

6. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 10200 E. 63rd Terrace.

6a. FIRST Reading: Bill No. 6386-15, Section XIII. AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW A RESIDENTIAL USE IN THE NEIGHBORHOOD COMMERCIAL (NC) DISTRICT ON PROPERTY LOCATED AT 10200 E. 63RD TERRACE IN RAYTOWN, MISSOURI. Point of Contact: John Benson, Development & Public Affairs Director.

The bill was read by title only by Teresa Henry, City Clerk.

Mayor McDonough opened the public hearing and called for any ex parte' discussion(s); Alderman Van Buskirk stated that he had communication regarding this issue, but would weigh all facts before making a decision.

John Benson, Development & Public Affairs Director, provided the Staff Report and remained available for discussion.

Mayor McDonough opened the floor for public comment;

John Smith, Applicant and Business Owner, addressed the Board regarding the type of business operating from the property and why he needs residential space in the property.

Without further comments; Mayor McDonough closed the floor for public comment.

Discussion included whether or not applicant leases or owns the property, how long has business owner occupied the property, how long someone had been living in the property, if the 353 tax abatement would be legal if owner has residential space in his business, requesting a copy of the tax abatement contract, clarification when tax abatement contract ends for the property owner and fencing repair work needed on the property.

Alderman Jason Greene, seconded by Alderman Moore made a motion to continue to a date certain of June 16, 2015. The motion was approved by a vote of 8-0-2.

Ayes: Aldermen Jason Greene, Moore, Meyers, Van Buskirk, Emerson, Josh Greene, Mock, Black
Nays: None
Absent: Aldermen Aziere, Teeman

7. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 8830 Highway 350.

7a. FIRST Reading: Bill No. 6387-15, Section XIII. AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW AN INDOOR SHOOTING RANGE ON PROPERTY LOCATED AT 8830 HIGHWAY 350 IN RAYTOWN, MISSOURI. Point of Contact: John Benson, Development & Public Affairs Director.

The bill was read by title only by Teresa Henry, City Clerk.

Mayor McDonough opened the public hearing and called for any ex parte' discussion(s); Alderman Van Buskirk stated that he had communication regarding this issue, but would weigh all facts before making a decision.

John Benson, Development & Public Affairs Director, provided the Staff Report and remained available for discussion.

Mayor McDonough opened the floor for public comment;

Steve Brackeen, Applicant and Business Owner, addressed the Board regarding design plans for the range and possible contractors qualified to build the range.

Without further comments; Mayor McDonough closed the floor for public comment.

Discussion included Aldermen support for the shooting range and an explanation why Jim Bloomquist's name was on the original permit application form.

Alderman Black, seconded by Alderman Meyers made a motion to continue to a date certain of June 16, 2015. The motion was approved by a vote of 8-0-2.

Ayes: Aldermen Black, Meyers, Mock, Josh Greene, Moore, Jason Greene, Van Buskirk, Emerson
Nays: None
Absent: Aldermen Teeman, Aziere

8. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 8814 E. 67th Street.

8a. FIRST Reading: Bill No. 6388-15, Section XIII. AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW AN ANIMAL KENNEL ON PROPERTY LOCATED AT 8814 E. 67th STREET IN RAYTOWN, MISSOURI. Point of Contact: John Benson, Development & Public Affairs Director.

The bill was read by title only by Teresa Henry, City Clerk.

Mayor McDonough opened the public hearing and called for any ex parte' discussion(s); Aldermen Van Buskirk and Josh Green stated that they had communication regarding this issue, but would weigh all facts before making a decision.

John Benson, Development & Public Affairs Director, provided the Staff Report and remained available for discussion.

Mayor McDonough opened the floor for public comment;

Susan Jones, Applicant, addressed the Board regarding the history of the shelter and services the shelter provides.

Without further comments; Mayor McDonough closed the floor for public comment.

Discussion included support for the shelter by Aldermen, Department of Agriculture regulations for the number of dogs allowed, sound proofing the building and support from neighboring property owners.

Alderman Jason Greene, seconded by Alderman Mock made a motion to continue to a date certain of June 16, 2015. The motion was approved by a vote of 8-0-2.

Ayes: Aldermen Jason Greene, Mock, Moore, Josh Greene, Van Buskirk, Black, Meyers, Emerson

Nays: None

Absent: Aldermen Teeman, Aziere

ADJOURNMENT

Alderman Josh Greene, seconded by Alderman Moore made a motion to adjourn. The motion was approved by a majority of those present.

The meeting adjourned at 9:41 p.m.

Teresa M. Henry, MRCC
City Clerk

**CITY OF RAYTOWN
Request for Board Action**

Date: June 10, 2015
To: Mayor and Board of Aldermen
From: Captain Michelle Rogers

Resolution No.: R-2785-15

Department Head Approval: _____

Finance Director Approval: _____ (only if funding requested)

City Administrator Approval: _____



Action Requested: Approve Johnson County Missouri Sheriff's Department as the contract provider for our inmate housing facility

Recommendation: Approve the Resolution.

Analysis: In 2013, the City of Raytown entered into a two-year agreement with the Johnson County Missouri Sheriff's office to provide inmate housing for the City of Raytown. This year, an invitation to bid was distributed to solicit proposals for inmate housing. Johnson County Missouri Sheriff's Office and Henry County Sheriff's Office responded to the bid. Johnson County Missouri was the low-cost and best bid. The cost of housing has increased from \$34.50 to \$40.00 a day per inmate and a round trip transportation fee of \$20.00 was added. The contract will begin on July 1, 2015 and terminate on June 30, 2017.

Alternatives: Not approve the contract and search for another alternative.

Budgetary Impact:

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

Amount Requested: \$175,000.00

Additional Reports Attached: Copy of bids from Johnson County Sheriff's Office and Henry County Sheriff's Office.

A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT FOR INMATE SECURITY HOUSING SERVICES BY AND BETWEEN JOHNSON COUNTY SHERIFF'S OFFICE AND THE CITY OF RAYTOWN, MISSOURI IN AN AMOUNT NOT TO EXCEED \$175,000.00 FOR FISCAL YEAR 2014-2015

WHEREAS, the Raytown Police Department issued an invitation to bid for Inmate Security Housing Services for the proper inmate housing of prisoners; and

WHEREAS, the Raytown Police Department received two (2) bids in response to the invitation and has determined that the bid submitted by Johnson County Missouri Sheriff's Office was the most advantageous bid received; and

WHEREAS, in order to provide for such inmate housing, the Raytown Police Department desires to enter into an agreement with Johnson County Missouri Sheriff's Office for fiscal year 2014-2015; and

WHEREAS, the Board of Aldermen find it is in the best interests of the City to enter into such agreement in an amount not to exceed \$175,000.00 for fiscal year 2014-2015;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

THAT the Agreement for Inmate Security Housing Services, in an amount not to exceed \$175,000.00, by and between Johnson County Missouri Sheriff's Office and the City of Raytown, Missouri in substantially the same form as attached hereto, marked Exhibit "A" and incorporated herein by reference is hereby authorized and approved; and.

FURTHER THAT the City Administrator and/or Chief of Police is hereby authorized to execute any and all documents necessary and to take any and all actions necessary to effectuate the terms of the Agreement.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 16th day of June, 2015.

Michael McDonough

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Joe Willerth, City Attorney

State of Missouri
Johnson County Sheriff's Office



Scott W. Munsterman
Sheriff

To: Chief James Lynch
From: Sheriff Scott W. Munsterman
Reference: 2015 Inmate Housing Contract

Dear Chief Lynch

My name is Scott W. Munsterman and I am the current Johnson County Sheriff as of December 1, 2014. When I assumed the responsibilities of Sheriff, I have addressed several areas of concern within our Department. Many of the issues I had to deal with involved some of the vendors, business and Agencies our Department regularly does business with. Although many of the issues were quickly corrected by a simple phone call or a modification to a contract or agreement. I am telling you this because there are some issues that we need to address pertaining to the expired housing contract we have between our Agencies.

One thing came to our attention rather quickly was the housing of prisoners from other agencies. We have had to increase our housing fee to all of our contracted agencies to help offset the higher cost of incarcerating inmates. Our current fee is now \$40.00 per inmate per day. Although the increase may seem excessive, it is still lower than any agency in our area. Saline County is the only agency that is lower fee than, however they informed me they would not accept prisoners from outside Saline County. There have been a couple times in the recent past where we exceeded our maximum capacity of prisoners. Once we reached the housing limits, we had to send our Johnson County prisoners to other facilities to make room for inmates from our Contracted Agencies. Because of the number of inmates varies so much from day to day, we felt that we should restructure our housing procedures and place a inmate limit to each of the agencies we have contracts with. In talking to our Jail Administrator, it was decided, based on the average number of inmates from your agency, we came up with the number seventeen (17). Based on the average number of inmates from your agency we will guarantee your agency a total of seventeen beds per day, 365 days per year. That is not to say we would not take more inmates than seventeen inmate, it is a simple guarantee to your Agency. If more beds are available, then we would gladly accommodate your extra prisoners with

the understanding that if our facility is completely full, then any inmates over the guaranteed limit will be returned to your agency for housing at some other facility.

An additional problem we were confronted with was the cost to this agency for the transportation of inmates to and from your agency to ours. Last year alone, Johnson County spent over \$90,000.00 in fuel just to transport the prisoners to and from our facility to the contracted agency. That figure was for fuel only and does not include the manpower cost or the wear and tear of the transport vehicle. For that reason, it was decided to charge all contracted agencies a twenty dollar, \$20.00 round trip fee. If our agency is picking up more than one prisoner from your facility, you will only be charged \$20.00. The trip charge will begin when our transport vehicle leaves our facility, picks up your inmate and will end when the transport vehicle returns to our facility.

I know increases are not welcome to the agencies who it affects, but I can assure you, they are necessary for our Agency to offset the higher cost of running a detention facility.

I have attached a map of the surrounding counties and what they are currently charging their contract agencies. Most if not all of the surrounding facilities are not taking outside prisoners with the exception of the DeKalb County facility. They also charge a trip fee for the transportation of prisoners and their daily housing fee is in excess of our \$40.00 daily charge.

Our agencies have always worked well with each other. I am in hopes you see and understand the need for our increases. Running a detention facility is much like running any business. If you know something is broken or not functioning as it should, you must make changes to your business practices to make it work for you and your business partners.

Please feel free to give me a call if you have any questions or concerns.

Respectfully,

A handwritten signature in black ink, appearing to read "Scott W. Munsterman". The signature is fluid and cursive, with a large initial "S" and "M".

Scott W. Munsterman, Sheriff

AGREEMENT FOR DETENTION SERVICES

This AGREEMENT is made by and between the City of Raytown, Missouri (hereinafter called "City") and Johnson County Sheriff's Office (hereinafter called "Contractor").

WHEREAS, the City requires services for the housing of prisoners on a short and long term basis; and

WHEREAS, Contractor is prepared to provide these services;

NOW, THEREFORE, in consideration for the mutual covenants contained in this Agreement, the City and the Contractor agree as follows:

SECTION 1

Contractor agrees to furnish secure facilities and personnel twenty four hours a day, seven days a week for confinement of both male and female City prisoners being held from one day up to the one hundred eighty day maximum sentences that can be imposed by a municipal judge.

A. All facilities shall meet the following requirements:

1. Facility must be secured for the prevention of escape and confinement of prisoners at all times.
2. The facility shall separate male and female inmates such that they are not in sight or sound of each other (normal voice level).
3. The facility shall meet the requirements of the ACA (American Corrections Association) standards for Adult Local Detention Facilities, except when non-conformance has been approved by the City.

B. All facilities must be operated in accordance with the following requirements:

1. All operations shall comply with ACA (American Corrections Association) standards for Adult Local Detention Facilities, except when non-conformance has been approved by the City. Policies, where required, shall be available for review by City.
2. Contractor shall not allow employees with prior felony convictions or non-traffic related misdemeanor convictions to have direct contact with or supervision of City prisoners.
3. Programs, activities and services shall be provided equally to male and female prisoners.
4. Contractor shall be responsible for transporting prisoners from the City to the detention facility and other destinations (court, medical and dental treatment), as required. The cost associated with the transporting of prisoners will be as a cost of (20.00) per trip, however, when multiple prisoners from the contracted agency are transported, only one charge will be assessed for that trip.

The Contractor will provide two pick-up or deliveries per day and those will be at 0800 hrs and 2000 hrs. unless an agreement is made between the City and the Contractor. If additional pickup and deliveries are requested by the City, it is understood the \$20.00 trip charge will apply.

The Contractor has the rights to cancel or postpone any pickup or delivery of prisoners due to inclement weather or when conditions exist that would make said delivery or pickup dangerous to the public, prisoner or the Contractor's employee.

Paperwork associated with the pickup and delivery of the Cities prisoners MUST be received by the Contractor by 0500 hours for the morning transport and 1800 hrs for the evening transport. This is necessary to maintain consistency within the process.

Prisoners shall be picked up daily from the City's facility for transfer to Contractor's facility. When transporting an opposite sex prisoner, Contractor will ensure there are other prisoners on board or a minimum of two drivers unless the transport vehicle is equipped with a working in car video. Transport vehicles shall be secure, handicap accessible and shall have at minimum, cages, restraint equipment, emergency equipment (first aid and fire extinguisher), and communications equipment (radio or phone). The transport vehicle must be equipped with working heat and air conditioning in the prisoner compartment. The Contractor may charge the City a total of twenty dollars (\$20.00) per round trip from the Contractor's facility to pickup or to deliver the prisoner back to the City's Facility or their respective Courts. This twenty dollar fee will be charged per trip regardless of the number of prisoners being transported in the transport vehicle.

5. Only essential personal or medical property taken from a prisoner by the Raytown Police Department Detention Unit will be released to the Contractor personnel in a property bag after the contents are verified. The property will be in a bag that will then be sealed and a copy of the Raytown Detention Unit property slip attached. All other property belonging to the prisoner will be stored by the Cities Detention Unit to be released to an agreed upon person or stored until the prisoner is returned to their facility for final disposition.
6. All prisoners shall be provided an onsite health care professional for non emergency health care needs at no cost to the City. Prisoners requiring medical treatment at a hospital emergency room are to be taken to the nearest appropriate medical facility. Anytime a prisoner is taken for medical treatment, contractor will contact the City's Detention Unit and notify the on-duty staff of the nature of the illness/injury. Emergency treatment may be authorized by the Contractor; however, the City may not accept responsibility for the associated cost. Prisoners are personally responsible for any routine medicine, medical or dental expenses. Medications shall not be purchased for more than seven (7) days at a time.
7. All prisoners are to be released through the City's Police Department Detention Unit. When a prisoner has reached the day prior to his/her scheduled release date, Contractor will transport him/her to the City's Detention Unit. Prisoners who have had their fine or bond posted will also be transported back to the Cities Detention Unit for

release.

Whenever a prisoner has reached his or hers release date, they will, **without exception** be returned to the Cities Detention Unit.

This procedure will be followed regardless of any warrant that is outstanding from another agency. The prisoner will be taken back to the Cities Detention Unit and will be released to them. It will be the Cities responsibility to contact the Agency which has the outstanding warrant for the subject.

Contractor shall provide the following reports, in writing:

- 1 Incidents involving any City prisoner, whether as victim or suspect, shall be immediately reported to the City with a copy to the Detention Administrator. Reportable incidents include, but are not limited to: injuries, fights, assaults, claims of harassment, loss of personal property, escape, or attempted escape or conduct that results in loss of prisoner privileges.
1. A detailed report for housing, medical services, dental and medicine will be submitted to the Chief of Police or his designee once per month for all prisoners housed during the previous calendar month. This report shall include the prisoner's name, dates of housing, total number of days housed during the reporting period, and any other expenses.

- C. The City reserves the right to make unscheduled visits at the Contractor's facility and full access will be required at that time or the Agreement may be canceled.

SECTION 2

The Contractor agrees to guarantee the City a total of seventeen (17) beds per day for their prisoners. This does not prohibit the Contractor from exceeding that amount provided there are vacant beds available at the time additional housing is requested by the City. If at any time the Contractor is housing prisoners for the City in excess of the guaranteed seventeen prisoners, and it becomes necessary, due to other contractual commitments to other agencies or in an emergency situation, the City will be required to make arrangements to house their prisoners, over the guaranteed limit, at another facility or returned them back to the City for disposition.

City agrees to pay Contractor for the housing of both male and female prisoners for the agreed sum of \$40.00 per day. The fee of \$40.00 only pertains to the housing of the prisoners and does not include the transportation fees associated with the transporting of said prisoners to the required locations such as to and from the City, Contractors facility and Court.

SECTION 3

Either party may request changes within the general scope of this Agreement. If a requested change causes an increase or decrease in the cost or time required to perform this Agreement, City and Contractor will agree to an equitable adjustment of the Agreement price, period of service, or both, and will reflect such adjustment in a change order.

SECTION 4

Having considered the potential liabilities that may exist during the performance of this Agreement and the Contractor's fee, and in consideration of the mutual covenants contained in the Agreement, City and Contractor agree to allocate and limit such liabilities in accordance with this Section.

The Contractor agrees to indemnify and hold harmless the City, its agents, officials and employees and to assume all risk, responsibility for death of or injury to, any persons and for loss, damage or injury to any property (together with all expenses, including attorney fees, in defense or prosecution of any action involving any such death, injury or damage), arising from, growing out of, or in any manner or degree directly or indirectly related to the performance of this work, including patent and copyright infringements.

Contractor shall indemnify City against legal liability for damages arising out of claims by Contractor's employees.

SECTION 5

During the performance of the Services under this AGREEMENT, CONTRACTOR shall maintain the following insurance:

- A. Workers' Compensation Insurance in accordance with statutory requirements and Employer's Liability Insurance, with a limit of \$500,000 for each occurrence.
- B. Professional Liability Insurance, with a limit of \$1,000,000 annual aggregate.
- C. General Liability Insurance, with bodily injury limits of \$1,000,000 for each occurrence and \$2,000,000 aggregate, and with property damage limits of \$1,000,000 for each occurrence and \$1,000,000 aggregate.
- D. Automobile Liability Insurance, with bodily injury limits of \$1,000,000 for each person and \$1,000,000 for each accident, and with property damage limits of \$1,000,000 for each accident.

Contractor shall furnish City certificates of insurance, which shall include a provision that such insurance shall not be canceled without at least thirty days' written notice to City. All subcontractors shall be required to include City and Contractor as additional insured on their General Liability insurance policies, and shall be required to indemnify City and Contractor to the same extent.

SECTION 6

City may terminate or suspend performance of this Agreement for City's convenience upon sixty (60) days' written notice to Contractor. Contractor shall terminate or suspend performance of the services on a schedule acceptable to City. If termination or suspension is for City's convenience, City shall pay Contractor for all the services performed till the date of the termination by the City or suspension expenses. Upon restart, and equitable adjustment shall be made to Contractor's compensation.

This Agreement may be terminated by either party upon written notice in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement. The non-performing party shall have fifteen calendar days from the date of the termination notice to cure or to submit a plan for cure acceptable to the other party.

In the event that funding for the contract is discontinued, City shall have the right to terminate this contract immediately upon written notice to Contractor.

SECTION 7

A waiver by either City or Contractor of any breach of this Agreement shall be in writing. Such a waiver shall not affect the waiving party's rights with respect to any other or further breach.

SECTION 8

The invalidity, illegality, or unenforceability of any provision of this Agreement or the occurrence of any event rendering any portion or provision of this Agreement void shall in no way affect the validity or enforceability of any other portion or provision of this Agreement. Any void provision shall be deemed severed from this Agreement, and the balance of this Agreement shall be construed and enforced as if this Agreement did not contain the particular portion or provision held to be void. The parties further agree to amend this Agreement to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this Section shall not prevent this entire Agreement from being void should a provision which is of the essence of this Agreement be determined.

SECTION 9

City and Contractor each binds itself and its directors, officers, partners, successors, executors, administrators, assigns, and legal representatives to the other party to the Agreement and to the directors, officers, partners, successors, executors, administrators, assigns, and legal representatives of such other party in respect to all provisions of this Agreement.

SECTION 10

Neither City nor Contractor shall assign any rights or duties under this Agreement without the prior written consent of the other party. Unless otherwise stated in the written consent to an assignment, no assignment will release or discharge the assignor from any obligation under this Agreement.

SECTION 11

Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than City and Contractor.

SECTION 12

Each party shall perform its activities and duties hereunder only as an independent contractor. The parties and their personnel shall not be considered to be employees or agents of the other party. Nothing in this Agreement shall be interpreted as granting either party the right or authority to make commitments of any kind for the other. This Agreement shall not constitute, create, or in any way be interpreted as a joint venture, partnership or formal business organization of any kind.

SECTION 13

Contractor agrees that the City, or a duly authorized representative, shall, until the expiration of three (3) years after final payment under this Agreement have access to and the right to examine and copy any pertinent books, documents, papers and records of the Contractor involving transactions related to this Agreement.

SECTION 14

If specified in the original bid document, the City may exercise its option to renew the contract/agreement. The City will provide the contractor with a written renewal notice sixty (60) days prior to the expiration date of the contract period. Pricing shall be in accordance with the fees submitted on the original bid/proposal. All terms and conditions shall remain in effect during the subsequent renewal periods.

SECTION 15

During the performance of this agreement/contract or purchase order, the Contractor agrees as follows:

The Contractor will not discriminate against any employee or applicant for employment because of race, age, color, religion, sex, national origin or any other legally protected category. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated fairly during employment, without regard to their race, age, color, religion, sex, or national origin. Such action shall include, but not to be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor; state that all qualified applicants will receive consideration for employment without regard to race, age, color, religion, sex, or national origin.

The Contractor will send to each labor union or representative of workers with which he or she has a collective bargaining agreement or other contract or understanding a notice to be provided by the Contract Compliance Officer advising the said labor union or workers' representatives of the Contractor's commitment under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his or her books, records, and accounts by the Department and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

In the event of the Contractor's noncompliance with the non-discrimination clauses of this agreement/contract or purchase order with any of the said rules, regulations, or orders, this agreement/contract or purchase order may be canceled, terminated, or suspended in whole or in part, and the Contractor may be declared ineligible for any further government agreement/contracts or purchase order or federally assisted agreements/contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, or by rules, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

The Contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor

or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the City may direct as a means of enforcing such provisions, including sanctions of noncompliance; provided, however, that in the event an organization becomes involved in, or is threatened with litigation with a subcontractor or vendor as a result of such direction by the City, the Contractor may request the United States to enter into such litigation to protect the interest of the United States."

SECTION 16

This Agreement shall be governed by the laws of the state of Missouri, and shall be in effect beginning July 1, 2015 and will terminate on June 30, 2017 unless an extension is agreed upon by both the City and the Contractor.

SECTION 17

Any communication required by this Agreement shall be made in writing to the address specified below:

CONTRACTOR:

Johnson County Sheriffs Office 278 SW 871 Centerview, MO 64019

FIRM NAME AND ADDRESS

CITY:

CONTACT PERSON AND ADDRESS

Nothing contained in this Article shall be construed to restrict the transmission of routine communications between representatives of Contractor and City.

SECTION 18

City and Contractor each reserve the right to, from time to time; enter into other agreements or contracts for specific projects. If such agreements or contracts are separately approved in writing by the parties, the terms and conditions of those agreements or contracts shall prevail for the specific projects set forth therein.

SECTION 19

This Agreement represents the entire agreement between the City and Contractor. All previous or contemporaneous agreements, representations, promises and conditions relating the Contractor's services described herein are superseded.

SECTION 20

The following Sections shall survive the expiration or termination of this Agreement for any reason: 2, 4, 7, 8, 10, 11, 12, 13, 19 and 20.

IN WITNESS WHEREOF, CITY and CONTRACTOR, by and through their authorized officers, have made and executed this Agreement

SIGNATURE OF AGREEMENT

CITY: _____

SIGNATURE: _____

SIGNATURE (PRINTED) _____

TITLE: _____

DATE: ____/____/____

CONTRACTOR: Johnson County MO Sheriff office

SIGNATURE: 

SIGNATURE (PRINTED) : Scott W. Munsterman

TITLE: Sheriff

DATE: 04 / 23 / 2015

Henry County Sheriff's Office

MAJOR
ROBERT D. HILLS
CHIEF DEPUTY

J. Kent Oberkrom, Sheriff

CAPTAIN
SAM BOYD
JAIL ADMINISTRATOR

200 N. Main Street, Clinton, MO 64735 • Phone: 660.885.7021 • Office Fax: 660.885.3173 • Jail Fax: 660.885.4279

Capt. Michelle Rogers
Raytown Police Department
10000 E. 59th Street
Raytown, MO 64133

TO: Captain Rogers

SUBJECT: Official bid for Housing Raytown PD Inmates at the Henry County Detention Center

In consideration of the services provided to the Agency under Paragraph 1 (see attached draft contract), the Agency shall pay Facility a daily rate per inmate of \$55.00 for males and \$55.00 for females. Discount will be given on a monthly bill equal to the ADP (average daily population) housed in the same month, up to a maximum of 15%. This discount will be calculated as follows: Example 10 inmates x 30 days = 300 inmate days, 300 x \$55 = \$16,500, 300 inmate days/ 30 days in the month = 10% ADP (average daily population) \$16,500/10% = -\$1,650.00, TOTAL BILL \$14,850. This bill will be payable monthly, within 30 days of receipt of a monthly invoice for same. This per diem rate is subject to change by Facility upon providing Agency, with no less than 60 days, written notice of such change.

To see a full description of services offered at the above rate please review the draft contract included with this bid. Thanks for considering the Henry County Detention Center for your inmate housing needs.



SAM BOYD

Captain, Detention Center Administrator
Henry County, MO



05-29-15 P02:05 OUT *DA*



Henry County Detention Center
200 North Main St.
Clinton Mo, 65325
Phone: 660-885-7300

AGREEMENT FOR CONFINEMENT OF PRISONERS

This Agreement is made and entered into on _____, by and between the Henry County Detention Center, a Missouri Government Facility (hereinafter referred to as "Facility") and the City of Raytown/Raytown, MO Police Department (hereinafter referred to as "Agency").

FACILITY AND THE AGENCY AGREE AS FOLLOWS:

1. Services Provided: Facility shall provide detention services (as provided in Paragraph 3 herein), shelter and other usual services for low to medium custody level inmates of Agency (hereinafter referred to as "Inmates") being confined at Facility, which is located at 200 N. Main St, Clinton MO 64735. Facility shall not move prisoners to any other location or turn prisoners over to the control or custody of any other person, agency or government entity without the prior written consent of the Agency.

a. Quality of Care and Treatment: Facility shall at all times treat and care for all Inmates placed with the Facility in a humane, appropriate, and professional manner in compliance with all requirements of state, local and federal law and consistent with industry standards. Nothing contained within this Agreement shall be construed to authorize or permit the imposition of any type of discipline prohibited by the laws, constitutions, or administrative regulations of the State of Missouri or the United States of America.

b. Licensing and Structures: Facility shall maintain and ensure all necessary and appropriate licensing requirements, permits, and building, fire, health and safety codes. Facility warrants to the Agency that structure of the Facility meets or exceeds all applicable building codes and standards.

c. Record-keeping: Facility shall maintain accurate, timely and confidential records with regard to the behavior, health, classification, disciplinary history and complaints made by and/or against all Inmates confined at the Facility. Facility shall also maintain records on Inmates regarding all incidents involving use of force, inmate injuries, grievances, complaints, claims or lawsuits lodged against Facility. The Agency shall have a right of access to such records, and Facility expressly agrees to provide Agency with copies of such records upon request.

d. Training: Facility warrants to Agency that all of its employees are and will continue to be properly trained in the supervision and care of inmates in a humane, appropriate, and professional manner in compliance with all requirements of state, local and federal law and consistent with industry standards, including training with regard to anti-discrimination policies (as provided in Paragraph 24 herein).

e. Pre-employment Screening and Background Checks: Facility warrants to Agency that all of its employees or independent contractors who may come into contact with inmates or inmate property are and will continue to be properly screened, including appropriate background checks, in compliance with all requirements of state, local and federal law consistent with industry standards, prior to their employment with Facility or interaction with inmates referred to Facility by the Agency.

f. Notification: Facility shall immediately notify Agency of any of the following events: the death of an Inmate; the emergency medical treatment of an Inmate; the escape of an Inmate; the filing of a lawsuit or claim by and Inmate against Facility; the filing of a claim, lawsuit or administrative action against the Facility with regard to its treatment of Inmates; or the use of force on or against an Inmate.

g. Release of Inmates: Facility shall release Inmates back to the Agency. Facility shall not release Inmates into general populace without making proper warrants and warrant checks (Jake's Law). Facility shall not grant furloughs or passes to any Inmates without the specific written authorization of the Agency.

h. Resident Agent: Facility shall designate a local agent for the acceptance of service in the State of Missouri.

i. Access to the Court System: Facility shall ensure that all inmates referred by the Agency shall have access to the court system, including but not limited to the Raytown, MO Municipal Court and the use of U.S. Postal Service.

2. Cost: In consideration of the services provided to the Agency under Paragraph 1 above, the Agency shall pay Facility a daily rate per inmate of \$55.00 for males and \$55.00 for females. Discount will be given on a monthly bill equal to the ADP (average daily population) housed in the same month, up to a maximum of 15%. This discount will be calculated as follows: Example 10 inmates x 30 days = 300 inmate days, 300 x \$55 = \$16,500, 300 inmate days / 30 days in the month = 10% ADP (average daily population) \$16,500/10% = \$1,650.00, TOTAL BILL \$14,850. This bill will be payable monthly, within 30 days of receipt of a monthly invoice for same. This per diem rate is subject to change by Facility upon providing Agency with no less than 60 days written notice of such change.

3. Medical Needs:

a. Non-emergency: Facility shall have a qualified medical physician on call on an "as needed" basis for purposes of providing routine medical care. Facility shall have a qualified medical physician on site at the facility at scheduled times. The Facility shall have a Licensed Vocational Nurse on-site providing services at scheduled times and emergency medical coverage for shifts and days when nurse personnel are not on site. The costs for routine on-site medical services (excluding pharmacy bills) will be paid for by the Facility and all such other off-site medical services shall be pre-authorized through Agency and in accordance with RSMo. Sec. 211.120 shall be paid by the prisoner/detainee/inmate.

b. Emergency Treatment: In the event of an emergency, ambulance services will be requested for all emergency medical situations and directly thereafter Agency will be notified, and in accordance with RSMo. Sec. 211.120 all charges for ambulance, hospital, physician and related charges incurred as a

result thereof, shall be paid by the inmate. In case of death, the Facility will be responsible for all cost of an autopsy. During all emergency transportation, Facility shall have a detention officer accompanying the Inmate until such time as the Inmate is returned to the custody of the Agency or released.

c. Records: Facility shall maintain complete medical records for each Inmate who has received health care services. The records shall be maintained in a manner wholly consistent with applicable laws and NCCHC standards.

4. Transportation: Facility shall provide transportation of the Inmates to and from the Agency. Facility shall be responsible for any and all costs of transportation. Transportation shall be made twice per week.

5. Inmate History: Inmates assigned to Facility shall be low to medium custody inmates and not considered either an extreme escape risk or violent.

6. Reservation: Facility reserves the right to refuse any inmate from the Agency to admittance into the jail owned or operated by the Facility, and to return any Inmate accepted by Facility to the Agency upon reasonable notice given to the Agency at no expense to Agency. Facility reserves the right to refuse prisoners to keep us below Federal guideline numbers.

7. No Third Party Beneficiary Enforcement: It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Agency and Facility, and nothing contained in this Agreement shall give or allow any claim or right of action whatsoever by any other person on this Agreement. It is the expressed intention of the Agency and Facility that any entity other than the Agency or Facility, receiving services or benefits under this Agreement, shall be deemed an incidental beneficiary only.

a. This Agreement is not intended to create any rights, liberty interest, nor entitlements in favor of any Inmate. The Agreement is intended only to set forth the contractual rights and responsibilities of the parties hereto. Inmates shall have only those entitlements created by Federal or State constitutions, statutes, regulations or case law.

8. Term: This Agreement shall be in full force and effect for a period of one (1) year from the date of this Agreement. Irrespective thereof either party may terminate this Agreement at any time upon giving 30 days written notice to the other party; provided that, the Agency may immediately terminate this Agreement and incur no liability if an Inmate has been mistreated in violation of Paragraph 1 of the Agreement. Per Diem rates will be mutually agreed upon every six months, and any rate changes will be done in writing. Rates will be based on the consumer price index for Facility's area and minimum of 10 inmates after 45 days of signing this contract.

9. Insurance: Facility shall maintain general liability and motor vehicle insurance and any necessary correctional, professional, or commercial vehicle liability riders in the minimum amount of two million dollars (\$2,000,000.00) per occurrence and shall furnish to the Agency proof of said liability coverage in a regular and commercially reasonable manner. Agency, in the name Raytown, MO Police Department,

applicable sections of the Equal Employment Section of this Agreement, and the following as applicable: Title VI of the Civil Rights Act of 1964 (as amended) (42 USCS & 2000d et seq.); Title VII of the Civil Rights Act of 1964 (42 USCS & 2000e et. Seq.); Title VIII of the Civil Rights Act of 1968 (42 USCS & 3601 et seq.); The Americans with Disabilities Act of 1990, 42 U.S.C. 7 12101, and amendments thereto; such records shall at all times remain open to inspection by an individual designated by Sheriff Jerry Galloway for such purpose.

g. Facility and Agency, in carrying out this Agreement, shall also comply with all other applicable existing federal, state, and local laws relative to equal opportunity and nondiscrimination, all of which are incorporated by reference and made a part of this Agreement.

Facility: **Henry County Commissioner**

Authorized Signature Date

Agency: **City of Raytown/ Raytown Police Department, Missouri**

Authorized Signature Date

DRAFT

17. Independent Contractor Status: Nothing in this Agreement shall be construed to create a relationship of employer and employee or principal and agent or any other relationship other than that of independent parties contracting with each other solely for the purpose of carrying out provision of this Agreement. Nothing in this Agreement shall create any right or remedies in any third party. This Agreement is not intended to be, and will not constitute or otherwise recognize a joint venture, partnership agreement or relationship, or formal business organization or association of any kind between the parties; and, the rights and obligations of the parties shall be only those expressly set forth in the Agreement and contract documents incorporated by reference herein. Facility shall have the total responsibility for all salaries, wages, workers' compensation insurance, unemployment compensation, retirement, withholdings, other benefits, and all taxes and premiums appurtenant thereto concerning such persons and shall hold the Agency harmless with respect thereto.

18. Non-Exclusive Contract: Facility acknowledges that it doesn't have an exclusive contract with the Agency for the housing and care of Inmates in the custody of the Agency. Nothing in this Agreement shall be construed to create an exclusive relationship between the Agency and Facility for the care and confinement of Inmates.

19. Inmate Accounts: Facility shall establish and maintain an account for each Inmate and shall credit to such account all money that is received and shall make disbursements debiting such account for responsible amounts for the Inmates' purchase of personal items. Disbursements shall be made in limited amount as are reasonable necessary for such personal items. Facility shall be accountable to Agency for such Inmate funds. Upon the Inmate's return to the Agency during normal business hours the funds maintained in such account shall be returned with the Inmate to the Agency.

20. Programs: Inmates referred to Facility by the Agency shall have the same access to and right to participate in Facility's programs as all other general population inmates of Facility.

21. Indemnification:

a. By Facility: Facility shall indemnify and hold Agency harmless from and against all loss, cost or expense whatsoever resulting from any claim, demand, action, cause of action or suit arising from or relating to the provision of services contemplated by this Agreement, and Facility shall, at the Agency's request, undertake in its name and defense of all actions arising from such occurrence while the Agency is a defendant; provided, however, that Facility shall not be required to indemnify the Agency for the Agency's violation of the terms of this Agreement with regard to Inmate History, as described in Paragraph 5 herein, or for the negligent act or omission of the Agency. Subject to the foregoing provision, Facility shall also pay all costs, damages, expenses and reasonable attorney's fees incurred by the Agency in connection with any such claims and shall not settle any such claim against the Agency without the consent of the Agency which consent shall not be unreasonably withheld. In the event the Facility has the opportunity to settle a loss on the Agency's behalf, and the Agency withholds its consent to settle such, and if the consent to settle was unreasonably withheld by Agency, then the obligation of the Facility shall not exceed the amount of the settlement offer as of the date of such refusal.

shall be additionally insured on any and all such policies. Facility agrees to notify the Agency of any changes in said insurance coverage. Facility shall maintain workers' compensation insurance or a certified self insurance plan in the statutory minimum.

10. Right of Inspection: The Agency shall have the right to inspect, at any reasonable time, the correctional facility owned by Facility, which houses Inmates.

11. Death of an Inmate: In the event of the death of an Inmate, Facility shall immediately notify the Agency. Arrangements shall be made by Facility to transport the body to the coroner of the local jurisdiction. All costs of an autopsy shall be the responsibility of the Facility. The Agency shall assume full responsibility for said body upon its return to the Agency's jurisdiction.

12. Escapes: In the event of the escape of an Inmate in the care of Facility, Facility shall immediately notify the agency and local authorities. Facility shall take any necessary steps to assist in the apprehension of the escaped Inmate. Facility shall bear any and all costs of and/or charges as the result of an escape.

13. Services for Inmates: All Inmates have access to reading materials, scheduled visits, religious services, and recreation activities.

14. Agreement: This Agreement represents the entire agreement between the parties hereto. All prior representations, agreement, and understandings are superseded hereby.

15. Amendment: This Agreement may be amended, modified, or supplemented only by a written instrument signed by each of the parties hereto.

16. Notices: All notices provided under this Agreement shall be in writing and shall be served by mailing, hand delivery, or facsimile transmission as follows:

If to the Agency:

City of Raytown/ Raytown Police Department
10000 E 59th Street
Raytown, MO 64133
Phone: 816-737-6103

If to the Facility

Henry County Detention Center
200 N. Main Street
Clinton, MO 64735
Phone: 660-885-7021

Either party may change their notification address or facsimile number upon reasonable notification of such change given to the other party.

CITY OF RAYTOWN
Request for Board Action

Date: June 10, 2015

Resolution No.: R-2786-15

To: Mayor and Board of Aldermen

From: John Benson, AICP, Director of Development and Public Affairs

Department Head Approval: _____

Finance Director Approval: _____ (only needed if fiscal impact)

City Administrator Approval: _____

Action Requested: Approval of a Resolution approving and authorizing the execution of an Agreement with Truman Heritage Habitat for Humanity for operation of a minor home repair program.

Analysis: The Agreement proposed would enable the City of Raytown to partner with the Truman Heritage Habitat for Humanity to implement a minor home repair program. The implementation of the minor home repair program would provide another 'tool' for the Development and Public Affairs Department to use as part of the City's neighborhood revitalization program. The program would provide assistance to low-moderate income homeowners who are financially unable to correct the following types of property maintenance code violations on their property.

- Exterior Painting;
- Roof Repair and Replacement;
- Repair Decks and Porches;
- Repair Driveways;
- Repair and Replace Flashing and Guttering;
- Repair and Replace Siding;
- Tree Trimming for House Safety; and
- Yard Cleanup.

Total repair costs per house could not exceed \$3,000.00. Homeowners needing to make repairs to address City code violations would be informed of the availability of this program by the Development and Public Affairs Department when discussing specific code violations listed above. Homeowners expressing an interest in this program would be referred to staff at Truman Heritage Habitat for Humanity who is experienced working with homeowners to meet their needs. Homeowners would only qualify for this program if their annual household income does not exceed 80% of average median income. No repayment would be required by homeowners who have an annual income less than 25% of the average median Income.

Homeowners with a household income of between 25% and 80% of the average median income receiving this assistance will be required to repay the cost of the repairs by making a small monthly payment, which would be collected by the Truman Heritage Habitat for Humanity. Loans would be at 0% interest for a period of up to 7 years. The funds collected would then be placed in a Raytown Minor Home Repair Account for future use in this program or returned to the City upon request.

The proposed program would use volunteers from local churches and other organizations to lower labor costs. A construction supervisor from Truman Heritage Habitat for Humanity would manage each project and supervising volunteers.

There is \$15,000.00 in the City's current fiscal year budget for this program. In addition to this funding, Truman Heritage Habitat for Humanity has many national sponsors that donate materials as gifts in kind. Examples of this include paint which is donated from Valspar. Other partners include CertainTeed, Dow, Cree, Whirlpool and many others. Also, paragraph 3 in Appendix B states that volunteer time and donated materials will not be included as part of the project cost. As noted on page 4 in attached Agreement, when a resident is served through this program they may not receive services again for a period of 5 years.

Alternatives: Not approve the resolution approving the agreement.

Fiscal Impact: \$15,000.00 is budgeted for this program in the fiscal year 2014-2015 budget.

Budgetary Impact:

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

Additional Reports / Information Attached: Agreement between the City of Raytown and Truman Heritage Habitat for Humanity

A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT WITH TRUMAN HERITAGE HABITAT FOR HUMANITY FOR THE OPERATION OF A MINOR HOME REPAIR PROGRAM IN AN AMOUNT NOT TO EXCEED \$15,000.00

WHEREAS, the City of Raytown desires to partner with the Truman Heritage Habitat for Humanity to implement a minor home repair program; and

WHEREAS, the Board of Aldermen find that it is in the best interest of the City to enter into an agreement with Truman Heritage Habitat for Humanity to implement a minor home repair program in an amount not to exceed \$15,000.00

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

THAT the agreement by and between th Truman Heritage Habitat for Humanity to implement a minor home repair program in an amount not to exceed \$15,000.00 is hereby authorized and approved;

FURTHER THAT the City Administrator and/or his designee is hereby authorized to execute all documents necessary to this transaction and the City Clerk is authorized to attest thereto.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 16th day June, 2015.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Joe Willerth, City Attorney

2015 AGREEMENT FOR

**“A Brush with Kindness”
Minor Home Repair Program**

By and Between the

City Of Raytown

and

Truman Heritage Habitat for Humanity

Dated:

**AGREEMENT BETWEEN THE CITY OF RAYTOWN, MISSOURI
AND
TRUMAN HERITAGE HABITAT FOR HUMANITY
FOR**

City of Raytown “A Brush With Kindness Program”

THIS AGREEMENT, entered this ____ day of _____, 2015, by and between the City of Raytown, Missouri, (herein called the “Grantor”) and Truman Heritage Habitat for Humanity, a Missouri not-for-profit corporation, (herein called the “Grantee”).

WHEREAS, the City of Raytown wishes to implement a minor home repair program for income eligible Raytown homeowners; and

WHEREAS, the City of Raytown has budgeted funds for a minor home repair to assist low-moderate income homeowners with exterior home, and property, repairs and improvements; and

WHEREAS, a minor home repair program will improve housing conditions, neighborhood property values, remove blight, assist homeowners in responding to property code violations and safety hazards in regards to their residence; and

WHEREAS, Truman Heritage Habitat for Humanity has been selected and approved to assist the City of Raytown in utilizing annually budgeted funds to provide home repair services for the benefit of qualifying low and moderate income households in Raytown;

NOW, THEREFORE, it is agreed between the parties hereto that;

I. SCOPE OF SERVICE

A. Activities

1. The Grantee will be responsible for administering a program entitled Raytown “A Brush with Kindness” (ABWK) from the execution date of this Agreement to December, 2019 in a manner satisfactory to the Grantor and consistent with any standards required as a condition of availability of annual funding as set forth in this Agreement. This program will provide up to \$3,000 no interest loans or grants (or loans with discounted repayments) to low-to-moderate income homeowners for necessary repairs on their houses. Loans and grants shall be approved in accordance with Exhibit A of this Agreement on a first come, first served basis for eligible households. City of Raytown funds will be used to provide for direct home repair costs, as well as, salary and costs for the Grantee and certain other operating expenses, based on the budget in Exhibit B of this Agreement.

B. Levels of Accomplishment

The Grantee agrees to provide ABWK program services to a minimum number of low and moderate income households based upon the amount of annual budgeted funds provided (ie annual overall program budget divided the maximum cost/house of \$3,000 = minimum number of households). More than the minimum number of households may be served based on the actual program service costs of the households served. As many households as possible will be served up to the annual budgeted amount. The Grantee shall submit reports to the Grantor on the last day of each month the Agreement is in effect on the number of households requesting assistance, the number and location of each household approved with the scope of project, project cost information and the number and location of each project completed with a description of completed project scope, detailed project cost, a narrative of the need and benefits related to the service provided to the homeowner and other information the Grantor may request. A detailed final report will be provided to the Grantor on final program activities and accomplishments prior to the closeout of the Agreement.

C. Performance Monitoring

The Grantor will monitor the performance of the Grantee against goals and performance standards required herein. Substandard performance as determined by the Grantor will constitute non-compliance with this Agreement. If action to correct such substandard performance is not taken by the Grantee within thirty (30) days after being notified in writing by the Grantor, Agreement suspension, termination procedures, or disqualification for future funding may be initiated.

D. Monitoring Site Visits

In addition to the reporting requirements, the Grantee may be subject to at least one site visit by the Grantor during the term of this Agreement, at which time all documentation, files, and other material related to this Agreement and the operation of any activity described in APPENDIX A to this Agreement shall be made available for review and inspection by the Grantor. The Grantor may visit any of the project sites at any time.

II. TIME OF PERFORMANCE

Services of the Grantee shall start on on the date of the execution of this agreement and end upon expenditure of the final allocated dollars provided for said program by the Grantor and / or other entities or sources. The term of this Agreement and the provisions herein shall be extended as needed upon mutual agreement between the Grantor and the Grantee.

III. BUDGET

The Grantee hereby agrees to follow the annual budget submitted by Grantor. Grantor shall provide Grantee with annual budgeted amount for ABWK. The

budget in Appendix B shall be amended annually based upon the budgeted amount of funds provided by Grantor and / or other entities and funding sources. Due to the nature of the actual work being conducted, there may be differences in actual line item expenditures (eg. greater contracted work due to needs for trimming large branches overhanging houses) and the budget, but in no case shall grantee administrative costs exceed twenty percent of the total budget. The Grantee agrees to diligently report and document all expenditures for which reimbursement is sought in accordance with this Agreement. Any amendments to this budget must be submitted to and approved in writing by the Grantor. The Grantor shall have the authority to approve or deny any budget amendment. The Grantee agrees to obtain three bids for contracted work and award the contract to the lowest and most responsive bidder.

IV. PAYMENT

It is expressly agreed and understood that the total amount to be paid by the Grantor under this Agreement shall not exceed the amount listed in APPENDIX B to this Agreement .

Payment to the Grantee shall be subject to the prior receipt by the Grantor of documentation reasonably required by Grantor certifying that the Grantee has actually performed the work and/or expended the time and project costs claimed for services under this Agreement, and that Grantee is actually entitled to receive the amount of compensation requested. The Grantor is responsible for invoicing the City directly at least quarterly after the services are rendered. The City shall have thirty (30) days to process payment.

Grantee documentation accompanying requests for reimbursement shall include contractor bids and invoice, contractor lien waivers, before and after pictures of the work done, Grantee time sheets and volunteer hours for each project site.

V. NOTICES

Notices required to be given in writing under this Agreement shall be effective when delivered personally to the Addressee or when forty-eight (48) hours have elapsed after the notice is deposited in the United States mail in a sealed envelope with registered or certified mail postage prepaid thereon, addressed to the party which notice is being given. Such addresses may be changed by either party upon notice to the other party given as provided in this section. At the date of execution herein the addresses of the parties are as follows:

City of Raytown

Mahesh Sharma
City Administrator
10000 East 59th Street

Truman Heritage Habitat for Humanity

Pat Turner
President/CEO
505 S Dodgion Ave

Raytown, Missouri 64133

Independence, Mo 64050

816-737-6000

816-461-6551

VI. SPECIAL CONDITIONS

A. Non-profit, Tax Exempt Organization

The Grantee certifies that it is a non-profit organization and tax exempt pursuant to Internal Revenue Code Section 501(c)(3).

VII. GENERAL CONDITIONS

A. "Independent Contractor"

Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Grantee shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement. The Grantor shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance.

B. Hold Harmless

The Grantee shall hold harmless, defend and indemnify the Grantor from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Grantee's performance or nonperformance of the services or subject matter called for in this Agreement, including reasonable court costs and attorney fees.

C. General Release

Upon completion of the work, the Grantor does hereby release and discharge the Grantee from any and all claims, liabilities, demands, suits or causes of action for damages, expenses, attorneys fees or any other type of relief arising out of the care, maintenance, operation, and control of the CDBG funded activities by the Grantee, its successors and/or assignees.

D. Insurance & Bonding

The Sub-recipient shall carry insurance of at least \$1,000,000.00 commercial general liability insurance, naming the City of Raytown as an additional insured.

All contractors/subcontractors engaged by the Grantee pursuant to this agreement shall carry commercial general liability insurance in the amount of \$250,000.000, naming the City of Raytown as an additional insured.

The Grantee shall submit proof of the insurance requirements set forth herein to Grantor upon its request.

E. Grantor Recognition

The Grantee shall insure recognition of the role of the Grantor in providing services through this Agreement. All activities, facilities and items utilized

pursuant to this Agreement shall be prominently labeled as to funding source. In addition, the Grantee will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

F. Amendments

The Grantor or Grantee may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of both organizations, and approved by the Grantor's governing body. Such amendments shall not invalidate this Agreement, nor relieve or release the Grantor or Grantee from its obligations under this Agreement.

The Grantor may, in its sole discretion, unilaterally amend this Agreement to conform with federal, state, or local governmental guidelines, policies, and available funding amounts, or for other reasons. If such amendments result in a change in the scope of services or schedule of the activities to be undertaken as a part of this Agreement, such modifications will be incorporated only by written amendment signed by both Grantor and Grantee.

G. Suspension or Termination

1. Termination: In the event that the Grantee fails to comply with any term of this Agreement, the Grantor may suspend or terminate this Agreement, in whole or in part, or take other remedial action in accordance with this Agreement.

Either party may terminate this Agreement for convenience by giving a minimum of thirty (30) days written notice to the other party. In the event of any termination for convenience, all finished or unfinished documents, data, studies, surveys, maps, models, photographs, reports or other materials prepared by the Grantee under this Agreement shall, at the option of the Grantor, become the property of the Grantor, and the Grantee shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents or materials prior to termination if such efforts were to be initially compensated.

Should the Grantor desire to terminate this Agreement for noncompliance, it shall first give written notice of the reason for proposed termination. The notice shall set forth the following:

- a. Reasonable description of the default/reason for termination;
- b. Demand for a cure; and
- c. Statement of reasonable time within which a cure must be affected. Such reasonable time will be presumed to be not less than five, nor more than fifteen, business days. Such times shall be measured from the actual receipt of said notice.

If the Grantee cures the default within the reasonable period of time set forth in the notice, or as otherwise agreed between the parties, the Grantor shall not terminate the Agreement and the written notice of proposed termination shall be deemed revoked, null and void.

VIII. ADMINISTRATIVE REQUIREMENTS

A. Financial Management

1. Accounting Standards

The Grantee agrees to adhere to accounting principles and procedures, and adequate internal controls; and maintain necessary source documentation for all costs incurred in accordance with accounting principles generally accepted in the United States of America.

B. Documentation and Record-Keeping

1. Records to be Maintained

The Grantee shall maintain all records that are pertinent to the activities to be funded under this Agreement. Such records shall include but not be limited to:

- a. Records providing a full description of each activity undertaken; and
- b. Records required to determine the eligibility of the activity(-ies);

2. Retention

The Grantee shall retain all records pertinent to expenditures incurred under this Agreement for a period of five (5) years after the termination of all activities funded under this Agreement. If there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the five-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the three-year period, whichever occurs later.

3. Client Data

The Grantee shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility. Such information shall be made available to the Grantor's designee for review upon request.

4. Disclosure

The Grantee understands that client information collected under this Agreement is private and the use or disclosure of such information, when

not directly connected with the administration of the Grantor's or Grantee's responsibilities with respect to services provided under this Agreement, is prohibited unless written consent is obtained from such person receiving said services.

5. Close-Outs

The Grantee's obligation to the Grantor shall not end until all close-out requirements are completed. Activities during this close-out period shall include, but are not limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the Grantor), and determining the custodianship of records.

6. Audits & Inspections

All Grantee records with respect to any matters covered by this Agreement shall be made available to the Grantor at any time during normal business hours, as often as the Grantor deems necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by the Grantee within 30 days after receipt by the Grantee. Failure of the Grantee to comply with the above audit requirements will constitute a violation of this Agreement and may result in the withholding of future payments or termination of this Agreement by Grantor. The Grantee hereby agrees to have an annual agency audit conducted in accordance with current Grantee policy and practices.

C. Reporting Requirements

1. Program Income

In the event that the Grantee generates program income as a result of funds paid under this Agreement by clients served by the program, then the Grantee shall pay such program income to the Grantor upon demand. The Grantee will maintain all program income received in a separate account. Any program income held by the Grantee at the time of the expiration of this Agreement or generated after the expiration of this Agreement will be paid to the Grantor at such time as it is received by the Grantee.

2. Payment Procedures

The Grantor will pay to the Grantee funds available under this Agreement based upon information submitted by the Grantee and consistent with the approved budget. The Grantee reimbursements may only be submitted following the procedures identified herein. With the exception of certain advances, payments will be made for eligible

expenses actually incurred by the Grantee based on monthly invoices submitted by the Grantee and approved by the Grantor.

3. Progress Reports

The Grantee shall submit monthly progress reports to the Grantor in the form and with content reasonably required by the Grantor and as described in this Agreement.

IX. ENVIRONMENTAL CONDITIONS

A. Environmental Review

The Grantee to comply with all local, state and federal associated statutes, laws and authorities related to the activities described in this Agreement; and to coordinate completion of an environmental review process with the Grantor for each scope of work for a particular site prior to a commitment of funding for such project. Such a review will include lead paint abatement, asbestos abatement, historic preservation, and other relevant environmental factors that could affect health, safety and preservation of the property. The Grantor will approve each scope of work and each environmental review prior to work being conducted at a specific site.

X. SUBCONTRACTS

All subcontracts awarded or entered into by the Grantee pursuant to this Agreement shall contain follow the provisions in Exhibit A, attached hereto and incorporated by reference herein, and shall be subject to the provisions contained therein.

XI. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

[Grantor]

BY: _____
Mahesh Sharma
City of Raytown
City Administrator

[Grantee]

BY: _____
Pat Turner
Truman Heritage Habitat for
Humanity
President/CEO

Printed Name: _____

Date: _____

ATTEST: _____
Teresa Henry, City Clerk

APPROVED AS TO FORM:

Joe Willerth, City Attorney

ATTACHMENT A

Raytown “A Brush with Kindness” (ABWK) Program Guidelines

1. Eligible ABWK Services

Raytown ABWK services include:

- Exterior Painting
- Roof Repair and Replacement
- Repair Decks and Porches
- Repair Driveways
- Repair and Replace Flashing and Guttering
- Repair and Replace Siding
- Tree Trimming for House Safety
- Yard Cleanup

The Grantor’s Construction Program Manager shall approve a detailed ABWK scope of work for each home consistent with the above list of approved services. The Grantor’s Construction Program Manager will determine if work is cost effective, safe and feasible for Truman Heritage Habitat for Humanity (THHFH) to undertake. This determination will be the basis for the ABWK scope of work for specific homes consistent with the list above. Prior to project start, the scope of service and estimated project costs will be provided to the City for review and approval.

The Grantor’s Construction Program Manager will be responsible for assuring all federal, state and municipal laws and regulations are adhered to in the performance of ABWK work, including lead paint and asbestos abatement.

Raytown ABWK services will not include:

- Weatherization
- Work Inside The Home
- Work on mobile homes

Based on City of Raytown direction, minor changes or additions to the list of eligible ABWK services may be made.

The cost of ABWK services provided for any single household cannot exceed \$3,000.

2. Eligible Homes to Receive ABWK Services

Raytown ABWK services may be provided for income eligible, owner-occupied households within the City limits of Raytown. To be eligible, total annual household income must not exceed 80% of average median income (AMI) for Jackson County as published by the U.S. Department of Housing and Urban Development (HUD). There is no limitation associated with the age of the home.

ABWK services will be provided on a first come, first served basis. "First come" will be based on receipt by THHFH of a qualifying program application.

Raytown ABWK services will not be provided for:

- Mobile Homes

3. Raytown ABWK Selection Criteria

Household selection criteria will be based on the need of the family, ability to pay and willingness to partner.

- a. Need. Program applicants will submit an application for minor home repair services from a list of eligible Raytown ABWK measures. The need for eligible each of t
- a.b. The submitted minor home repairs as defined in this policy will be determined by the Grantor's Construction Director in consultation with the homeowner.

Household income must not exceed the maximum allowable limits defined in Section 32 of this policy.

- b.c. Ability to Pay. To qualify under this criterion, the family must present evidence of sustained income that will enable repayment.

There will be no discrimination against families being assisted financially by the government for disabilities or on pensions (i.e. SSI or Worker's Compensation, if it is long term). A credit check will be performed and credit references may be contacted. At least one homeowner credit bureau check will be required for each ABWK project.

(1) Debt to Income Ratio

If household debt payments do not exceed 36% of the family's gross monthly income, then repayment of ABWK project costs will be required. If it is determined that the household budget exceeds the 36% debt to income ratio then a financial burden on the household would result from repayment and therefore no repayment will be required. Any such waiver shall be justified in writing, maintained in the file, and presented to the THHFH Board of Directors and the City of Raytown. Repayment is also not required if annual household income is less than 25% AMI. If repayment is required, then criteria in subsections (2) and (3) below must be met.

(2) Monthly Payment Consistency

This repayment criterion is met if the family has demonstrated the ability to make regular payments for rent, utilities and other obligations, or the family can demonstrate an intention to pay debts revealed by a credit card report by providing a documented plan approved by each creditor to repay such debts.

(3) Bankruptcy, Liens, Judgments, Debt Ceilings

This repayment criterion is met if all of the following apply to the family:

- The family is not involved in bankruptcy proceedings in the previous twelve months,
- The family has no liens or judgments against them that cannot be cleared prior to ABWK project start date; and
- The family has had no foreclosures in the last twelve months

c.d. Willingness to Partner. This ABWK program criterion is met if the family demonstrates willingness to partner and ability to complete the sweat equity commitment. The following are factors to be used in determining whether families are willing to partner with THHFH:

- The family completed the application and provided supporting documentation in a timely manner.
- The family engaged in personal interviews, including a home visit.
- The family signed necessary releases of information to certify their ability to pay.
- The family signed the Applicant Agreement, including agreed on sweat equity hours.

For Raytown ABWK projects, the minimum amount of sweat equity is 10 hours, of which 4 hours should be accomplished prior to the completion of the ABWK service for the home.

- Each partner family will meet with its advocate(s) and make a detailed plan for accomplishing sweat equity hours. Homeowners may have one helper or, if the homeowner is unable, up to two helpers per hour as agreed to with the THHFH Volunteer Coordinator. Homeowners will be responsible for the completion of timecards documenting sweat equity hours. Homeowners will not receive credit for undocumented sweat equity hours.
- The THHFH Family Services Committee may modify sweat equity requirements on a case-by-case situation when required by special circumstances or restriction.

4. Volunteers

Raytown ABWK projects will be conducted by volunteers organized and supervised by THHFH staff whenever feasible and safe to do so. The age of all ABWK volunteers should meet HFHI guidelines as well as federal, state and municipal laws and regulations pertaining to youth labor. THHFH policy is:

- a. No one under age 16 may work on any ABWK project. Furthermore, no one under the age of 16 is allowed on an ABWK work site while work is going on. Such children who may wish to assist are encouraged to find other ways that they can assist the ABWK project.

- b. Youth age 16-17 may perform general construction work on the site including painting and yard cleanup, but may not participate in hazardous construction activities including activities considered by federal regulations to be too hazardous for children. This includes demolition, roofing, excavating, working from a height of six feet or more and the use of power tools and motor vehicles.
- c. Youth age 16-17 will be supervised by responsible adults at a ratio of not less than one adult per four youth.
- d. No youth age 16-17 can engage in activities where the youth could be exposed to asbestos or lead paint hazards.
- e. Any volunteer who is at least 18 years of age may do any of the tasks assigned by the crew leader or THHFH construction site supervisor.
- f. The THHFH construction site supervisor may take action to remove from the site any youth, or other person, who through inattention or other inappropriate behavior, endangers the safety or hinders the progress of himself/herself or others on the site.

Construction rules and safety rules included in the THHFH approved Construction Site Safety Policy will be applicable to ABWK projects.

5. Cost Model

This cost model applies in cases where repayment by homeowners is required. THHFH will provide a zero percent interest loan to the homeowner for a period up to seven (7) years to recover all costs of the ABWK project. The THHFH CEO may require a down payment of \$50 for ABWK program participants. The THHFH CEO may allow a prepayment discount of 10 percent for homeowners who pay the full cost up front.

6. Miscellaneous ABWK Policies

- a. When a residence is served through the Raytown ABWK project, the same residence may not receive additional Raytown ABWK services for a period of five (5) years.
- b. To participate in Raytown ABWK service, the homeowner must sign an Agreement with THHFH which documents all the information required to determine family selection criteria, sets sweat equity requirements and includes a statement that the homeowner does not intend to sell or move from the home in the next five years.
- c. For ABWK services which require homeowner repayment, the THHFH CEO will include in the Homeowner Agreement a repayment schedule at zero

percent interest appropriate for the cost of the project. The amount of the monthly repayment and length of term of the repayment (up to seven years) will be based on household income, type of project, actual cost as agreed to by the homeowner. The homeowner will be required to sign a promissory note based on the repayment terms.

APPENDIX B
Raytown “A Brush with Kindness” 2015 Program Budget

<u>Line Item</u>	<u>Description</u>	<u>Amount</u>
<u>Project Management</u>	Includes a Project Manager responsible for 1) creating program forms, 2) program coordination between Habitat and City administrative staff, 3) working with Raytown homeowners, 4) program recordkeeping and reporting; and a Construction Director responsible for construction and contracting management	\$3,000
<u>Construction Costs</u>	Includes on-site labor and volunteer supervision; contracted work for tree trimming, gutter repair/replacement, roof repair, etc; materials and supplies such as paint supplies, yard cleanup supplies, and siding, wood for repairs, etc.	\$9,750
<u>General Administration(15%)</u>	Covers all administrative costs associated with the project including office supplies, administrative staff time, vehicle costs, office space, insurance, use of tools/equipment and various other overhead expenses.	\$2,250
<u>Total Program Budget</u>		\$15,000

NOTES:

1. Actual costs are based on the work completed for each eligible project site. Therefore line item actual expenses may vary from the budget since actual scope of work is unknown prior to the start of the “ABWK” program. Each month Truman Heritage Habitat for Humanity will submit invoices with actual costs and a comparison with budgeted costs. A scope of work description and detailed cost estimates for each proposed project will be submitted to the City for review and comment prior to the implementation of work.
2. In no case will total costs reimbursed by the City exceed \$15,000 unless otherwise approved by the City.
3. All actual costs for individual projects will be subject to reimbursement by non-exempt homeowners per Attachment A to the executed Agreement, including the program administrative cost line item at 15%. Volunteer time and donated supplies will **not** be included as part of the project cost. THHFH makes every effort to use volunteers and donated supplies (such as paint) as much as possible.
4. Construction materials and supplies will be charged to the project based on the cost of the materials and supplies to THHFH.
5. All direct THHFH personnel costs will be documented by time sheets that will be provided to the City upon request.
6. All contracted work will be documented with bids, bid awards and contractor invoices that will be provided to the City upon request.

CITY OF RAYTOWN

Request for Board Action

Date: June 10, 2015

Bill No.: 6384-15

To: Mayor and Board of Aldermen

Section No.: XIII

From: John Benson, Director, Development and Public Affairs Department

Department Head Approval: _____

Finance Director Approval: _____ (only if funding requested)

City Administrator Approval: _____



Action Requested: To conduct a public hearing to consider the Site Plan and requested waivers to the Highway 350 Corridor Design Guidelines for a proposed convenience store on property located at 9323 East Highway 350.

Recommendation: The Planning & Zoning Commission by a vote of 6 in favor and 0 against recommends approval of the Site Plan and granting of the requested waivers for the convenience store subject to the conditions stipulated in the attached ordinance.

Analysis: Triple M Enterprises, doing business as QuikTrip, is seeking approval of the Site Plan for a new convenience store at 9323 Highway 350 that will replace the existing QuikTrip store. A copy of the site development plan and building elevations for this proposed redevelopment is enclosed.

The project proposes demolition of the existing QuikTrip store and gas canopy as well as demolition of existing buildings on adjacent properties to the east and southeast of the existing QuikTrip property. The following are proposed to be constructed as part of this redevelopment project:

- New convenience store building;
- New gas pump islands and canopy;
- New entrance / exit drives on Highway 350 and on Maple Avenue including removal / relocation of the existing driveway entrance on Maple Avenue near the intersection of Maple Avenue and Highway 350; and
- Storm water detention facility constructed to meet pre-development storm water runoff standards.
- Five (5) foot wide sidewalk along that portion of Maple Avenue abutting the project.

The Missouri Department of Transportation (MoDOT) has reviewed the proposed redevelopment plans for this property and has approved the driveway locations on Highway 350. The applicant is not being required to construct / extend the bicycle-pedestrian trail along Highway 350 as the grant obtained by the City will provide the funding for the construction of the trail along this portion of Highway 350. This segment of the trail has already been designed by the City and is anticipated to go out to bid this summer. The design for the new trail has been shared with QuikTrip so that the two projects will be coordinated.

Staff from the City and the Raytown Fire Protection District has reviewed the submitted site development plan in accordance with the bulk regulations of the Highway Corridor Commercial (HC) zoning district as well as the site development plan content requirements and the Highway 350 Corridor Design Standards specified in the Raytown Zoning Ordinance. Based upon this review the proposed site development plan has been found to comply with the bulk regulations of the HC zoning district and the site plan content requirements.

The site development plan does not conform to all of the applicable Highway 350 Corridor Design Standards. The Highway 350 Corridor Design Guidelines state a request for a waiver is to be provided in writing stating the reasons why, considering only the physical characteristics of the property, compliance is not possible. The Highway 350 Design Standards further state that economic hardship cannot be considered as a reason for non-compliance. The applicant has provided a letter requesting the waivers, a copy of which is attached. The letter is seeking a waiver to the following standards:

- Section 29-5.01 of the Highway 350 Corridor Design Guidelines states that “lots with frontage on both Highway 350 and an adjacent or intersecting collector, except where it can be proven that other potential access points would cause greater traffic impacts as identified in the City’s Comprehensive Plan, shall not be permitted access to Highway 350.”

City staff and staff from MoDOT have reviewed the proposed driveway locations on Highway 350 and are agreement with the waiving of this standard as it would require all of the traffic to and from the QuikTrip location to access Maple Avenue and adjoining properties to the west. Based upon the traffic volume generated by QuikTrip limiting their access to these locations would cause traffic congestion on Maple Avenue and adjoining properties to the west.

- Section 29-5.01 of the Highway 350 Corridor Design Guidelines states that “Driveways shall have a minimum spacing of at least 440 feet from roadway intersections measured from center line of roadway intersection to center line of driveway.”

As described above, City staff and staff from MoDOT have reviewed the proposed driveway locations on Highway 350 and are agreement with the waiving of this standard as it would require all of the traffic to and from the QuikTrip location to access Maple Avenue and adjoining properties to the west. Based upon the traffic volume generated by QuikTrip limiting their access to these locations would cause traffic congestion on Maple Avenue and adjoining properties to the west. This necessitates the driveway locations to be located less than the 440 feet from the intersection of Highway 350 and Maple Avenue. Construction of a right-turn lane on Highway 350 will help alleviate the impact of the close proximity of the driveway locations.

- Section 29-5.01 of the Highway 350 Corridor Design Guidelines states that “Driveways shall have a minimum spacing of 440 feet between adjacent driveways measured from centerline to centerline, unless both driveways allow for right-in, right-out access (controlled by a restrictive median), in which case the minimum spacing shall be 330 feet from centerline to centerline. If the parcel is less than 440 feet in frontage, then one curb cut may be allowed, if cross or joint connections are not possible.”

As described above, City staff and staff from MoDOT have reviewed the proposed driveway locations on Highway 350 and are agreement with the waiving of this standard. The driveway located to the west will need to be removed at a future point as there is an existing driveway further to the west which, in combination with the cross access between properties will provide access to the all properties. As previously described, based upon the traffic volume generated by QuikTrip limiting direct their access to their property would cause traffic congestion on the adjoining properties to the west. This necessitates the driveway locations to be located less than the 440 feet apart.

- Section 29-5.01 of the Highway 350 of the Highway 350 Corridor Design Guidelines states that “All vehicular driveways are to be located off of side streets or frontage roads and shall be encouraged to not have direct ingress or egress from Highway 350.”

As previously stated, City staff and staff from MoDOT have reviewed the proposed driveway locations on Highway 350 and are agreement with the waiving of this standard as it would require all of the traffic to and from the QuikTrip location to access Maple Avenue and adjoining properties to the west. Based upon the traffic volume generated by QuikTrip limiting their access to these locations would cause traffic congestion on Maple Avenue and adjoining properties to the west.

- Section 29-5.06 of the Highway 350 Corridor Design Guidelines states that “Parking facilities shall be located to the side of buildings away from street frontages.”

As shown on the site plan parking is to be located between the convenience store building and Highway 350 as well as between the building and Maple Avenue. Complying with this standard creates two issues: 1) It would place the gas pump islands and canopy in close proximity to the residential properties to the south, which would not be compatible; and 2) the topography of the site makes it difficult to comply with this standard while still maintaining the cross access drive with the adjoining property to the west. As shown on the Landscape Plan a wider (ten foot wide) landscape area is proposed along the front of the parking area and gas pump areas abutting Highway 350 and Maple Avenue that will provide additional screening of these areas. As such, city staff is in support of a waiver to this request.

Alternatives: The alternative to the recommendation of the Planning & Zoning Commission would be to:

1. Deny the site plan and requested waivers to the Highway 350 Corridor Design Standards; or
2. Refer the application back to the Planning Commission for revisions and/or further review.

Fiscal Impact: N/A

Budgetary Impact

Not Applicable

Additional Reports / Information:

- Staff Report for the May 14, 2015 Planning & Zoning Commission Meeting
- Minutes of the May 14, 2015 Planning & Zoning Commission Meeting
- Site Development Plan
- Letter requesting waivers

STAFF REPORT

To: The City of Raytown Planning and Zoning Commission

FROM: John Benson, Senior Planner

DATE: May 14, 2015

SUBJECT: AGENDA ITEM No. 5.E. Site Plan for Proposed QuikTrip Convenience Store at 9323 E. 350 Highway

Background Information

Triple M Enterprises, doing business as QuikTrip, is seeking approval of the Site Plan for a new convenience store at 9323 Highway 350 that will replace the existing QuikTrip store. A copy of the site development plan for this proposed redevelopment is enclosed. The project proposes demolition of the existing QuikTrip store and gas canopy as well as demolition of the buildings on the adjacent properties to the east and southeast of the existing QuikTrip property.



The existing buildings, paved areas, and driveway entrances / exits on each of the properties are proposed to be demolished and the following are proposed to be constructed as part of this redevelopment project:

- New convenience store building;
- New gas pump islands and canopy;
- New entrance / exit drives on Highway 350 and on Maple Avenue including removal / relocation of the existing driveway entrance on Maple Avenue near the intersection of Maple Avenue and Highway 350; and

- Storm water detention facility constructed to meet pre-development storm water runoff standards.
- Five (5) foot wide sidewalk along that portion of Maple Avenue abutting the project.

The Missouri Department of Transportation (MoDOT) has reviewed the proposed redevelopment plans for this property and has approved the driveway locations on Highway 350. The applicant is not being required to construct / extend the bicycle-pedestrian trail along Highway 350 as the city has obtained grant funding to construct / extend the trail along this portion of Highway 350. This segment of the trail has already been designed by the city and is anticipated to be constructed this fall or early next spring. The design for the new trail has been shared with QuikTrip so that the two projects will be coordinated.

Staff from the City and the Raytown Fire Protection District has reviewed the submitted site development plan in accordance with the bulk regulations of the Highway Corridor Commercial (HC) zoning district as well as the site development plan content requirements and the Highway 350 Corridor Design Standards specified in the Raytown Zoning Ordinance. Based upon this review the proposed site development plan has been found to comply with the bulk regulations of the HC zoning district and the site plan content requirements. The site development plan does not, however, conform to all of the applicable Highway 350 Corridor Design Standards. As such the applicant is requesting a waiver certain standards.

The Highway 350 Design Standards state a request for a waiver is to be provided in writing stating the reasons why, considering only the physical characteristics of the property, compliance is not possible. The Highway 350 Design Standards further state that economic hardship cannot be considered as a reason for non-compliance.

The applicant has provided a letter requesting the waivers, a copy of which is attached. The letter is seeking a waiver to the following standards:

- Section 29-5.01 of the Highway 350 Corridor Design Guidelines states that “lots with frontage on both Highway 350 and an adjacent or intersecting collector, except where it can be proven that other potential access points would cause greater traffic impacts as identified in the City’s Comprehensive Plan, shall not be permitted access to Highway 350.”

City staff and staff from MoDOT have reviewed the proposed driveway locations on Highway 350 and are agreement with the waiving of this standard as it would require all of the traffic to and from the QuikTrip location to access Maple Avenue and adjoining properties to the west. Based upon the traffic volume generated by QuikTrip limiting their access to these locations would cause traffic congestion on Maple Avenue and adjoining properties to the west.

- Section 29-5.01 of the Highway 350 Corridor Design Guidelines states that “Driveways shall have a minimum spacing of at least 440 feet from roadway intersections measured from center line of roadway intersection to center line of driveway.”

As described above, City staff and staff from MoDOT have reviewed the proposed driveway locations on Highway 350 and are agreement with the waiving of this standard as it would require all of the traffic to and from the QuikTrip location to access Maple Avenue and adjoining properties to the west. Based upon the traffic volume generated by QuikTrip limiting their access to these locations would cause traffic congestion on Maple Avenue and adjoining properties to the west. This necessitates the driveway locations to be located less than the 440 feet from the intersection of Highway 350 and Maple Avenue. Construction of a right-turn lane on Highway 350 will help alleviate the impact of the close proximity of the driveway locations.

- Section 29-5.01 of the Highway 350 Corridor Design Guidelines states that “Driveways shall have a minimum spacing of 440 feet between adjacent driveways measured from centerline to centerline, unless both driveways allow for right-in, right-out access (controlled by a restrictive median), in which case the minimum spacing shall be 330 feet from centerline to centerline. If

the parcel is less than 440 feet in frontage, then one curb cut may be allowed, if cross or joint connections are not possible.”

As described above, City staff and staff from MoDOT have reviewed the proposed driveway locations on Highway 350 and are agreement with the waiving of this standard. The driveway located to the west will need to be removed at a future point as there is an existing driveway further to the west which, in combination with the cross access between properties will provide access to the all properties. As previously described, based upon the traffic volume generated by QuikTrip limiting direct their access to their property would cause traffic congestion on the adjoining properties to the west. This necessitates the driveway locations to be located less than the 440 feet apart.

- Section 29-5.01 of the Highway 350 of the Highway 350 Corridor Design Guidelines states that “All vehicular driveways are to be located off of side streets or frontage roads and shall be encouraged to not have direct ingress or egress from Highway 350.”

As previously stated, city staff and staff from MoDOT have reviewed the proposed driveway locations on Highway 350 and are agreement with the waiving of this standard as it would require all of the traffic to and from the QuikTrip location to access Maple Avenue and adjoining properties to the west. Based upon the traffic volume generated by QuikTrip limiting their access to these locations would cause traffic congestion on Maple Avenue and adjoining properties to the west.

- Section 29-5.06 of the Highway 350 Corridor Design Guidelines states that “Parking facilities shall be located to the side of buildings away from street frontages.”

As shown on the site plan parking is to be located between the convenience store building and Highway 350 as well as between the building and Maple Avenue. Complying with this standard creates two issues: 1) It would place the gas pump islands and canopy in close proximity to the residential properties to the south, which would not be compatible; and 2) the topography of the site makes it difficult to comply with this standard while still maintaining the cross access drive with the adjoining property to the west. As shown on the Landscape Plan a wider (ten foot wide) landscape area is proposed along the front of the parking area and gas pump areas abutting Highway 350 and Maple Avenue that will provide additional screening of these areas. As such, city staff is in support of a waiver to this request.

Staff Recommendation

Staff recommends approval of the submitted Site Plan and granting of the waivers as requested for the QuikTrip Convenience Store.

CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING
AGENDA

May 14, 2015
7:00 pm
Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133

1. Welcome by Chairperson

Chairman Wilson welcomed all to the Planning and Zoning meeting for May 14, 2015.

2. Call meeting to order and Roll Call

Mr. Wilson called the meeting of May 14, 2015 to order, and the following members were present.

Wilson: Present

Jimenez: Absent

Stock: Absent

Bettis: Present

Robinson: Present

Lightfoot: Present

Hartwell: Present

Dwight: Present

Meyers: Absent

3. Approval of Minutes of February 12, 2015 Meeting Minutes

A. Revisions- None

B. Motion- Ms. Hartwell made a motion to approve

C. Second- Mr. Bettis seconded the motion.

D. Additional Board Discussion- Mr. Lightfoot abstained from the vote due to his absence from the February 12, 2015 meeting.

E. Vote- Passed unanimously.

4. Old Business. – None

5. New Business

A. Application: Conditional Use Permit Application that seeks to allow a residential use in the Neighborhood Commercial (NC) District at 5902 Blue Ridge Boulevard, Raytown, MO 64133

Case No.: PZ-2015-004

Applicant: Wanda Mullins

1. Introduce Application

Mr. Wilson introduced PZ-2015-004 to the board.

2. Open Public Hearing

Mr. Wilson opened the Public Hearing of PZ-2015-001.

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke, swore in all that were planning to speak on this application.

4. Mr. Wilson Entered Relevant City Exhibits into the Record:

- a. Conditional Use Permit Application submitted by applicant
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting

5. Explanation of any exparte' communication from Commission members regarding the application.

None.

6. Introduction of Application by Staff

Mr. Benson introduced this application to the board and stated that Ms. Wanda Mullins is seeking to operate a bakery and residential use for a building located at 5902 Blue Ridge Boulevard. The building on the property is built as a house, but is zoned in a Neighborhood Commercial (NC) district. The most recent use of the property was as a residential use, but since it has been vacant for longer than six months, the residential use is no longer allowed and requires Board approval. Mr. Benson also stated that as a part of the CUP for this property the applicant would be required to install a parking lot with handicap spaces as well as fire protection between the first and second floors of the building, and these plans had not yet been approved, so they were not brought before the Board during this meeting.

7. Presentation of Application By Applicant

Wanda Mullins of 5902 Blue Ridge Boulevard introduced herself as the applicant. Ms. Mullins mentioned that she was working with her contractor and Andy Boyd,

Raytown Building Inspector, to make the necessary changes to the building to make it compliant with all local, state, and federal codes. Ms. Mullins clarified that she will be the tenant of the building as she operates her bakery business in the kitchen on the first floor.

8. Request for Public Comment

None

9. Additional Comment from Applicant, if necessary

None

10. Additional Staff Comments and Recommendation

Mr. Benson clarified that Andy Boyd had not spoken with the architect for the applicant prior to the drafting of the meeting's agenda, but since has, and City Staff was comfortable with the Commission taking action on the application instead of the recommendation in the staff report that the project be continued to a future meeting. Mr. Benson further clarified that Mr. Boyd said that after talking with the applicant's architect, fire separation between the first and second floors will be required.

Mr. Lightfoot asked if the Conditional Use Permit would remain in effect should the permit be given and the business would subsequently close. Mr. Benson stated that such a requirement is up to the Board to decide, but that staff would recommend that the use be permitted to all future applicants due to the cost of constructing the fire separation per city construction codes.

11. Board Discussion

None.

12. Close Public Hearing

With no further discussion, Mr. Wilson closed the public hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Mr. Lightfoot made a motion to approve the application subject to Staff recommendations.
- b. Second- Mr. Bettis made a second on Mr. Lightfoot's motion.
- c. Additional Board Discussion- None.
- d. Vote- Motion was passed unanimously (6-0).

B. Application: Conditional Use Permit Application that seeks to allow a residential use in the Neighborhood Commercial (NC) District at 10200 E. 63rd Terrace, Raytown, MO 64133.

Case No.: PZ-2015-005

Applicant: John Smith on behalf of Joe Medlin

1. Introduce Application

Mr. Wilson introduced PZ-2015-005 to the board.

2. Open Public Hearing

Mr. Wilson opened the public hearing.

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke, swore in all that were planning to speak.

4. Enter Relevant City Exhibits into the Record:

Mr. Wilson entered the following exhibits into the record:

- a. Conditional Use Permit Application submitted by applicant
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting

5. Explanation of any exparte' communication from Commission members regarding the application.

Mr. Lightfoot stated that he had in the past had exparte' communication with the property owner, but stated it would not affect his ability to make a decision on the application.

6. Introduction of Application by Staff

Mr. Benson stated that the applicant, John Smith, was seeking a residential use in a house at 10200 E 63rd Terrace, which is currently zoned Neighborhood Commercial. Mr. Benson also stated that Mr. Smith currently legally operates a business out of the property.

7. Presentation of Application By Applicant

John Smith came forward and stated that seeks to purchase the property at 10200 E 63rd Ter. He clarified that his mother will be the occupant of the house and he will continue to use the house for his business, mostly file storage and parking for his trailers. He also stated that he is purchasing the house and not renting it.

8. Request for Public Comment

None.

9. Additional Comment from Applicant, if necessary.

None.

10. Additional Staff Comments and Recommendation

Staff recommended approval of the application subject to the following requirements:

1. The residential used be allowed as long as the applicant, John Smith, owns the property.
2. The applicant remains in compliance with all applicable ordinances and codes and ordinances.

11. Board Discussion

Mr. Lightfoot asked if the 353 tax abatement still applied to the property from previous owners. Mr. Benson stated that transfer of ownership does not affect the status of the Chapter 353 tax abatement as there are no new jobs or a specific type of use or business made as a condition of abatement.

Mr. Bettis asked what the sunset date was for the tax abatement. Mr. Benson replied that he did not recall the exact date but estimated that there was about 5-10 years remaining on the abatement.

12. Close Public Hearing

With no further discussion, Mr. Wilson closed the public hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Mr. Robinson made a motion to approve the application subject to Staff recommendations.
- b. Second- Ms. Dwight made a second to Mr. Robinson's motion.
- c. Additional Board Discussion- None.
- d. Vote- Motion passed unanimously (6-0).

C. Application: Conditional Use Permit Application that seeks to allow an indoor shooting range in the Highway Corridor Commercial (HC) District at 8830 Highway 350, Raytown, MO 64133.

Case No.: PZ-2015-006

Applicant: Jim Bloomquist on behalf of Billy and Marilyn Green

1. Introduce Application

Mr. Wilson introduced PZ-2015-006 to the board.

2. Open Public Hearing

Mr. Wilson opened the Public Hearing.

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke, swore in all that were speaking.

4. Enter Relevant City Exhibits into the Record:

Mr. Wilson entered the following exhibits into the record:

- a. Conditional Use Permit Application submitted by applicant
 - c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
 - d. Public Hearing Notices sent to property owners within 185-feet of subject property
 - e. City of Raytown Zoning Ordinance, as amended
 - f. City of Raytown Comprehensive Plan
 - g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting
5. Explanation of any exparte' communication from Commission members regarding the application.

Mr. Wilson stated that he has had exparte' communication with the applicant, including doing business with the applicant in the past, but felt that it would not affect his ability to make a decision on the application.

6. Introduction of Application by Staff

Mr. Benson stated that the applicant was representing Blue Steel Guns and Ammo, located at 8830 Highway 350, which seeks to build an indoor shooting range, requiring a Conditional Use Permit. He deferred all other information to the application.

7. Presentation of Application By Applicant

Steve Brackeen of 12116 E. 78th Ter, Kansas City, MO, owner of Blue Steel Guns and Ammo, requested that the board grant a Conditional Use Permit to build an indoor shooting range next door to his gun shop. Mr. Brackeen made clear that the shooting range will have a separate entrance from the gun shop. The range will have twelve (12) total shooting lanes, with two of them allowing rifles, the remainder being only for the shooting of handguns. Mr. Brackeen also clarified that there will always be two licensed shooting range guards while the range is operational, as well as security cameras.

Mr. Wilson asked about the ventilation of the shooting range. Mr. Brackeen responded that they will be using a state of the art "negative filtration" system, which is in fact the most costly portion of the shooting range. He stated that the air flow system will constantly draw out the gases and contaminants expended by the firearms, then filter them before they reach the air outside.

Mr. Wilson asked about the sound level of the shooting range. Mr. Brackeen stated that the whole building is concrete cinder block with a steel and wood barrier on the ceiling. Mr. Brackeen stated that if you're in the gun shop you may be able to hear the guns firing, but outside of the building no one will be able to hear the guns firing.

Mr. Wilson asked about the hours of operation for the gun range. Mr. Brackeen stated that the hours of operation to begin would be 10:00 a.m. to 9:00 p.m., but would consider shortening the hours if they do not get enough evening business.

8. Request for Public Comment

None.

9. Additional Comment from Applicant, if necessary.

None.

10. Additional Staff Comments and Recommendation

Mr. Benson stated that Staff recommends approval of the application subject to compliance with all applicable local, state, and federal laws.

11. Board Discussion

Mr. Lightfoot asked Mr. Benson if there were any other known gun ranges uses so close to a highway in the area. Mr. Benson replied that there is a shooting range in Lee's Summit near a highway, as well as one in Claycomo near Highway 69. Mr. Benson stated that to his knowledge there are no issues regarding a shooting range's proximity to a highway.

12. Close Public Hearing

With there being no further discussion, Mr. Wilson closed the Public Hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Mr. Lightfoot made a motion to approve the application subject to staff recommendations.
- b. Second- Mr. Robinson seconded Mr. Lightfoot's motion.
- c. Additional Board Discussion- None
- d. Vote- Motion passed unanimously (6-0).

D. Application: Conditional Use Permit Application that seeks to allow an animal kennel in the Highway Corridor Commercial (HC) District at 8814 E. 67th Street, Raytown, MO 64133.

Case No.: PZ-2015-007

Applicant: Susan Jones on behalf of Chain of Hope on behalf of Summit Bank of Kansas City

1. Introduce Application

Mr. Wilson introduced PZ-2015-007

2. Open Public Hearing

Mr. Wilson opened the Public Hearing

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke, swore in all that were speaking.

4. Enter Relevant City Exhibits into the Record:

Mr. Wilson entered the following exhibits into the record:

- a. Conditional Use Permit Application submitted by applicant
 - c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
 - d. Public Hearing Notices sent to property owners within 185-feet of subject property
 - e. City of Raytown Zoning Ordinance, as amended
 - f. City of Raytown Comprehensive Plan
 - g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting
5. Explanation of any exparte' communication from Commission members regarding the application.
- None.
6. Introduction of Application by Staff
- Mr. Benson stated that Chain of Hope is currently seeking to move its operations to 8814 E 67th St. The facility would hold an average of fifteen (15) dogs in the kennels, but could have more than that number at times. The property is currently vacant and in foreclosure, with taxes from the previous owner overdue. Mr. Benson stated that the City's Building Official, Andy Boyd, has performed an inspection on the building and has indicated the building will be able to comply with the city's adopted construction and fire codes for the use as proposed by the applicant.
7. Presentation of Application By Applicant
- Susan Jones of 409 SW Lakeview Blvd., Lee's Summit, MO, Board President of Chain of Hope, stated that the purpose for the application is to move the Chain of Hope operations to a larger space, as well as to reduce the cost of rent. Ms. Jones emphasized that the larger space required is not to increase the number of dogs they care for, but to increase the quality of care they provide to their current number of dogs. Chain of Hope would still focus most of its resources on community outreach, not dog collection. She also stated that the facilities would comply with the Department of Agriculture requirements and would be inspected by that department.
- Ms. Hartwell asked if boarding rentals would be provided to the public. Ms. Jones responded that they would not provide boarding services to the general public, and that all kennels would be provided solely for care of animals in need.
- Mr. Lightfoot asked if the dogs would be outdoors at night. Ms. Jones said no, they would be kenneled at night, and dogs would only be allowed outside during the day under supervision.
8. Request for Public Comment
- None.
9. Additional Comment from Applicant, Additional Comment from Applicant, if necessary

None.

10. Additional Staff Comments and Recommendation

Mr. Benson stated that he would be willing to remove the first recommendation in the staff report limiting the maximum number of kennels to 15 due to the regulations of the Department of Agriculture with which the applicant will have to comply. Mr. Benson further stated that subject to the removal of the first recommendation, Staff would recommend approval of the application, subject to the following recommendations:

1. All kennels shall be located inside of the building.
2. Animals when outside of the building shall be supervised by an employee of Chain of Hope.
3. All licensing and micro chipping events, etc. that would bring the public to Chain of Hope be held outside of the property, excluding volunteers.
4. Compliance with all applicable ordinances and codes with the City of Raytown, and all state and federal ordinances and codes.
5. All taxes applicable to the property be paid in full prior to the use beginning operations on the subject property.

11. Board Discussion

None.

12. Close Public Hearing

With no further discussion, Mr. Wilson closed the Public Hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Ms. Hartwell made a motion to approve the application subject to Staff recommendations.
- b. Second- Mr. Bettis made a second on Ms. Hartwell's motion.
- c. Additional Board Discussion- None.
- d. Vote- The motion passed unanimously

E. Application: Final Site Plan for a proposed convenience store at 9323 E. 350 Highway, Raytown, MO

Case No.: PZ-2015-003

Applicant: Triple M Enterprises dba QuikTrip

1. Introduce Application

Mr. Wilson introduced PZ-2015-003 to the board.

2. Open Public Hearing

Mr. Wilson opened the Public Hearing.

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke, swore in all that were speaking.

4. Enter Relevant City Exhibits into the Record:

Mr. Wilson entered the following exhibits into the record:

- a. Site Plan Application submitted by applicant
- b. Site Development Plan
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting

5. Explanation of any exparte' communication from Commission members regarding the application.

None.

6. Introduction of Application by Staff

Mr. Benson entered in some additional exhibits to be seen by the board. They were:

- h. Material sample board for the proposed application.
- i. Waiver letter from the applicant for waiver requests to the Highway 350 Design Standards.
- j. Cross-section drawing of the landscape plan showing residence line-of-sights behind the convenience store.

Mr. Benson stated that the QuikTrip currently located at 9323 Highway 350 is proposing to upgrade its convenience store and services. QuikTrip has purchased both of their neighboring properties to the east of the store, and will tear down buildings on those properties to expand the property of the applicant. The proposed redevelopment project requires Site Plan Approval from the Commission due to their proposed use not complying with several of the Highway 350 Design Standards, to which the applicant has requested waivers.

7. Presentation of Application by Applicant

Matt Brooks of 5725 Foxridge Dr., Mission, KS, represented QuikTrip for the application. Mr. Brooks stated that they are wanting to upgrade their facilities to the new "Generation 3" facilities that QuikTrip is building. Mr. Brooks stated that they will also build a new canopy for gas stations, new underground stormwater detention facilities, and new fuel storage tanks. Mr. Brooks stated that the new buildings will employ an additional 5-8 employees, and that there will be no requested tax incentives for the project, so the new building will be taxable income as soon as it is completed.

Ms. Hartwell requested clarification on the location of the stormwater detention basin. Mr. Brooks responded that it would be under the pavement of the store.

Mr. Bettis asked what would happen with the old storage tanks. Mr. Brooks responded that they work with state agencies to properly and safely decommission and remove the old tanks.

Mr. Lightfoot asked when the construction would be occurring during the week. Mr. Brooks responded that they would work six days a week, and there would likely be some work in the evenings, but that they would remain mindful of the residential properties nearby.

Ms. Hartwell asked how long the construction would take. Mr. Brooks responded that the target period is around twenty (20) weeks, but that that date is often optimistic and usually takes longer. He further clarified that they would like to start around July or August, but due to some unforeseen circumstances they may have to start around November or December.

8. Request for Public Comment

None

9. Additional Comment from Applicant, if necessary.

None

10. Additional Staff Comments and Recommendation

Mr. Benson stated that the site plan was for the most part approved through Staff review, with a few minor details still outstanding, but that a few waivers from the Highway 350 Design Standards were requested by the applicant. Mr. Benson stated that Staff recommended approval of the Site Plan requested, subject to board approval of the necessary waivers. Those waivers requested were:

- A. Direct access to Highway 350 from the lot. Due to the high volume of traffic generated by the project, Staff felt that limiting access from Highway 350 would actually increase traffic issues on neighboring properties and on Maple Avenue.
- B. Driveways are required to be a minimum of 440 feet from roadway intersections. Both driveways would be less than 440 feet from the intersection of Highway 350 and Maple Ave, but for reasons listed in the previous waiver, Staff recommended approval of this waiver.
- C. Driveways are required to have a minimum spacing of 440 feet from adjacent driveways. Both driveways on Highway 350 would not comply with this standard, but Mr. Benson stated that Staff recommended granting this waiver, as the western-most driveway proposed would ultimately provide access to neighboring properties, since an existing driveway west of the property will ultimately need to be removed.

- D. All vehicle driveways must be located on side roads, and not to have direct ingress or egress from Highway 350. For reasons similar with waiver #1, Staff recommends approval of this waiver.
- E. Parking facilities are to be located away from frontages on Highway 350. Mr. Benson stated that due to the property's use as a convenience store it would be very difficult for them to comply with this standard. Mr. Benson further clarified that the relocation of the pump canopy in accordance with this standard would place the pumps, canopy and traffic in close proximity to the neighboring residential properties.

11. Board Discussion

A ten minute recess was declared in order for the board to review the site plan provided in the application.

Ms. Harwell requested clarification on the height of the privacy fence along the south side of the property facing the residential buildings. Mr. Brooks stated that the fence would be a six-foot privacy fence, and that any indication of the fence being four feet in height was a typographical error. He also clarified that security around the property would provide constant coverage, both visual and audio, of everywhere on the property.

12. Close Public Hearing

With there being no further discussion, Mr. Wilson closed the Public Hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Mr. Lightfoot made a motion to approve the Site Plan application and all waivers requested, subject to Staff recommendations.
- b. Second- Ms. Hartwell seconded Mr. Lightfoot's motion.
- c. Additional Board Discussion
- d. Vote- the motion passed unanimously.

6. Other Business

None.

7. Planning Project Reports:

Mr. Benson updated the board on the Family Dollar project. The construction is moving along, and the footings have been poured. Second, the Public Works Department met with the engineering firm responsible for designing the bike lanes on Blue Ridge Boulevard from 59th St. to Woodson Rd., and Woodson Rd. to 51st St. The City received a Congestion Mitigation and Air Quality Grant to perform that work. The City plans to go out for bid on that project this summer. Mr. Benson also stated that the City is designing sidewalks along the south side of 59th St. from Raytown Middle School east to Woodson Road. This project is anticipated to go out for bid this summer also. Finally, Mr. Benson stated that representatives of the Public Works department and himself met with the Missouri Department of Transportation regarding improvements at the intersections of Raytown

Road and Highway 350. Public meetings will be held regarding those improvements later this year.

8. Set Future Meeting Date - Thursday, June 4, 2015 at 7:00 PM

9. Adjourn

AN ORDINANCE GRANTING APPROVAL OF THE SITE PLAN FOR A CONVENIENCE STORE ON LAND LOCATED AT 9323 EAST HIGHWAY 350 IN ACCORDANCE WITH THE PROVISIONS OF THE COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF RAYTOWN, MISSOURI

WHEREAS, application PZ-2015-003, submitted by Triple M Enterprises, doing business as QuikTrip, requests approval of a site plan; and

WHEREAS, said site plan application also seeks the granting of certain waivers to the Highway 350 Corridor Design Guidelines as specified in Article IV Division 18 of the Code of Ordinance of the City of Raytown; and

WHEREAS, the property to which the site plan application applies is located at 9323 East Highway 350; and

WHEREAS, said site plan application, including the request for waivers to the Highway 350 Corridor Design Standards as specified in Article IV Division 18 of the Code of Ordinance of the City of Raytown was referred to the Planning & Zoning Commission to hold a public hearing; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning & Zoning Commission held a public hearing on May 14, 2015, and by a vote of 6 in favor and 0 against rendered a report to the Board of Aldermen recommending approval of said site plan and that certain waivers being sought by the application to Highway 350 Corridor Design Guidelines as specified in Article IV Division 18 of the Code of Ordinance of the City of Raytown be granted; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on June 2, 2015 and June 16, 2015; and

WHEREAS, the Board of Aldermen, after considering the evidence presented during such public hearings have determined it is in the best interest of the citizens of the City of Raytown to approve said site plan and grant certain requested waivers as specified in Section 1 below;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

SECTION 1 –SITE PLAN APPROVAL. That the site plan for property located at 9323 East Highway 350 and legally described in Exhibit “A” attached hereto and incorporated herein by reference is hereby approved subject to the following conditions.

1. Granting of a waiver to Section 29-5.01 of the Highway 350 Corridor Design Guidelines specifying that lots with frontage on both Highway 350 and an adjacent or intersecting collector, except where it can be proven that other potential access points would cause greater traffic impacts as identified in the City’s Comprehensive Plan, shall not be permitted access to Highway 350.
2. Granting of a waiver to Section 29-5.01 of the Highway 350 Corridor Design Guidelines specifying that driveways shall have a minimum spacing of at least 440 feet from roadway intersections measured from center line of roadway intersection to center line of driveway.
3. Granting of a waiver to Section 29-5.01 of the Highway 350 Corridor Design Guidelines specifying that driveways shall have a minimum spacing of 440 feet between adjacent driveways measured from centerline to centerline, unless both driveways allow for right-in, right-out access (controlled by a restrictive median), in which case the minimum spacing shall be 330 feet from centerline to centerline. If the parcel is less than 440 feet

in frontage, then one curb cut may be allowed, if cross or joint connections are not possible.

- 4. Granting of a waiver to Section 29-5.01 of the Highway 350 of the Highway 350 Corridor Design Guidelines specifying that all vehicular driveways are to be located off of side streets or frontage roads and shall be encouraged to not have direct ingress or egress from Highway 350.
- 5. Granting of a waiver to Section 29-5.06 of the Highway 350 Corridor Design Guidelines specifying that parking facilities shall be located to the side of buildings away from street frontages

SECTION 2 – SUBSTANTIAL CHANGES TO APPROVED SITE PLAN. The Director of Development and Public Affairs may approve changes to the site development plan so long as the changes are not substantial. Substantial changes may include, but are not limited to the following:

- 1. A change that conflicts with the conditions specified in Section 1 above.
- 2. A change that does not comply with the Highway 350 Corridor Design Standards as specified in Section 29 of the City of Raytown Zoning Ordinance, as amended except for those standards which have been waived as described in Section 2 above.
- 3. A change that requires construction of additional public infrastructure beyond those proposed on the approved site development plan including streets, Highway 350, storm water, water or sanitary sewer facilities.

SECTION 3 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4 – 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.

SECTION 5 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 16th day of June, 2015.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Joe Willerth, City Attorney

Exhibit "A"

PROPERTY DESCRIPTION PER STEWART TITLE COMPANY'S COMMITMENT FROM TITLE INSURANCE FILE NO. 01109-26800, DATED NOVEMBER 03, 2014.

All that part of the Northwest Quarter of the Southeast Quarter of Section 8, Township 48, Range 32, Raytown, Jackson County, Missouri, described as follows: Beginning at the intersection of the Southwesterly line of U.S. Highway No. 50, with the Northwesterly line of Steele Road; thence Northwesterly along the Southwesterly line of said highway, a distance of 130.00 Feet; thence Southwesterly along a line radial to the curve in the Southwesterly line of said highway a distance of 200.0 feet to a point in the Northerly line of Lot 1, CENCI HEIGHTS, a subdivision in said County and State, said point being 30.06 feet Southeasterly from the Northwesterly corner thereof; thence Southeasterly along said Northerly line 152.57 Feet to the Northeasterly corner thereof; thence Northeasterly along the Northwesterly line of Steele Road 203.69 feet to the Point of Beginning.

AND

PROPERTY DESCRIPTION PER STEWART TITLE COMPANY'S COMMITMENT FROM TITLE INSURANCE FILE NO. 01109-26801, DATED NOVEMBER 05, 2014.

Tract I:

All that part of the Northwest Quarter of the Southeast quarter of Section 8, Township 48, Range 32, in Raytown, Jackson County, Missouri, described as follows: Beginning in the Southwesterly line of U.S. Highway No. 50 as now established, at a point 300 feet Southeasterly, measured on said highway line, from the intersection of said highway line with the West line of the aforesaid quarter quarter section, and running thence Southwardly parallel with said West line of said quarter quarter section to a point in a line drawn parallel with the Southwesterly line of U.S. Highway No. 50 and 200 feet distant measured radially, from said highway line; thence Southeasterly parallel with the Southwesterly line of said Highway No. 50, a distance of 304.28 feet; thence Northwardly parallel with the West line of said quarter quarter section to a point in the aforesaid Southwesterly line of said highway; thence Northwesterly along said highway line 300 feet to the point of beginning. EXCEPT: All that part of the Northwest Quarter of the Southeast Quarter of Section 8, Township 48, Range 32 in Jackson County, Missouri, described as follows: Beginning at the intersection of the Southwesterly line of U.S. Highway No. 50 as now established with the West line of said quarter quarter section; thence Southeasterly along the Southwesterly line of said highway, a distance of 600 feet; thence South and parallel to the West line of said quarter quarter section, a distance of 85.90 feet to the point of beginning of the tract to be herein described; thence South and parallel to the West line of said quarter quarter section a distance of 175.21 feet to a point in a line drawn parallel with the Southwesterly line of said U.S. Highway No. 50 and 200 feet distant, measured radially from said highway line; thence Northwesterly along the line which is 200 feet distant measured radially from said highway line, a distance of 112.22 feet; thence Northeasterly along the line radial to the curve in the Southwesterly line of said highway a distance of 133.87 feet to the point of beginning.

AND

Tract II:

All that part of the Northwest Quarter of the Southeast Quarter of Section 8, Township 48, Range 32, in Raytown, Jackson County, Missouri, described as follows: Beginning in the Southwesterly line of U.S. Highway No. 50 as now established at a point 600 feet Southeasterly measured along said highway line, from the intersection of said highway line with the West line of aforesaid quarter quarter section; thence Southeasterly along said highway line a distance of 55 feet; thence Southwesterly along a line radial to the curve in the Southwesterly line of said highway, a distance of 66.13 feet; thence North and parallel with the West line of said quarter quarter section, a distance of 85.90 feet to the true point of beginning.

AND

PROPERTY DESCRIPTION PER STEWART TITLE COMPANY'S COMMITMENT FROM TITLE INSURANCE FILE NO. 01109-27850, DATED DECEMBER 29, 2014.

Lot 1, CENCI HEIGHTS, a subdivision in Raytown, Jackson County, Missouri.



LUTJEN

May 6, 2015

Mr. John Benson, MPA, AICP
Director of Development & Public Affairs
City of Raytown
10000 East 59th Street
Raytown, MO 64133

RE: QuikTrip #209R – Development Plans Submittal
Lutjen No. 15020 (14134-01)

Dear Mr. Benson:

In response to comments dated April 24, 2015, and discussions from our JRC meeting on April 27th, we are requesting the following variances to the Highway 350 Corridor zoning requirements.

5. *Section 29-5.01 of the Highway 350 Corridor Design Guidelines states that "lots with frontage on both Highway 350 and an adjacent or intersecting collector, except where it can be proven that other potential access points would cause greater traffic impacts as identified in the City's Comprehensive Plan, shall not be permitted access to Highway 350." In order to have access to Highway 350 you will need to apply for a waiver for this requirement.*

The proposed Site utilizes 4 of the 5 existing driveway connections present on the existing Site. The driveway along Hwy. 350 and the entrance on Maple near the highway intersection will be removed. Three of the four driveways do not change location – the west drive on Hwy. 350 moves 75' east. The proposed driveway configuration should have no negative impact compared to current conditions. The proposed changes to the existing driveway configurations may improve entering and exiting 350 Highway with added turn lanes and better alignment with the highway. Removing access on Highway 350 would create a negative traffic condition on Maple with that access carrying more Site traffic.

6. *Section 29-5.01 of the Highway 350 Corridor Design Guidelines states that "Driveways shall have a minimum spacing of at least 440 feet from roadway intersections measured from center line of roadway intersection to center line of driveway." You will need to apply for a waiver for this requirement.*

The proposed driveway configuration maintains the same number of right-in/right-out connections on Hwy. 350. Existing spacing is 150' from Maple, 275' between, and 175' to next driveway west. The proposed spacing is 150' from Maple, 200' between driveways, and 300' to the next driveway west along 350. This configuration has been reviewed and approved by MoDOT.

7. *Section 29-5.01 of the Highway 350 Corridor Design Guidelines states that "Driveways shall have a minimum spacing of 440 feet between adjacent driveways measured from centerline to centerline, unless both driveways allow for right-in, right-*

Lutjen, Inc.

1301 Burlington, #100, North Kansas City, MO 64116

816.587.4320 • 816.587.1393 fax • info@lutjen.com • www.lutjen.com

surveying • planning • engineering • landscape architecture

out access (controlled by a restrictive median), in which case the minimum spacing shall be 330 feet from centerline to centerline. If the parcel is less than 440 feet in frontage, then one curb cut may be allowed, if cross or joint connections are not possible." You will need to apply for a waiver for this requirement as well.

See Response #6.

8. Section 29-5.01 of the Highway 350 of the Highway 350 Corridor Design Guidelines states that "All vehicular driveways are to be located off of side streets or frontage roads and shall be encouraged to not have direct ingress or egress from Highway 350." In order to have driveways with access to Highway 350 you will need to apply for a waiver for this requirement.

See Response #5.

16. Section 29-5.06 of the Highway 350 Corridor Design Guidelines states that "Parking facilities shall be located to the side of buildings away from street frontages." In order for the site plan as proposed to be allowed you will need to apply for a waiver for this requirement.

The existing and proposed Site uses of gas sales and very short-term, high turnover customer traffic dictate a layout that puts customer traffic in front of the building and deliveries in back.

17. In order to comply with Section 29-5.06 of the Highway 350 Corridor Design Guidelines, and should a waiver be granted for the previous requirement, please provide a ten (10) foot wide planting area between the parking facility and street right-of way, to include a year-round three (3) foot high sight barrier consisting of an evergreen hedge, decorative wall, and/or earth berms.

A 10' wide greenspace with frontage trees is proposed between the curb and right-of-way. A double row of shrubs will be planted within the additional 50' of right-of-way. The future City trail is also contained within this 50'.

Thank you for your assistance. Should you have questions or need additional information please call our office.

Sincerely,

LUTJEN, INC.



Paul J. Osborne, PE
Project Engineer

Enclosures

GENERAL NOTES:

- A. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. REF. SITE WORK SPECIFICATIONS.
- C. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- D. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- E. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT MAINTENANCE ENGINEER. SPECIFICATIONS ADOPTED BY USA DEPARTMENT OF TRANSPORTATION, MARCH 1, 1993, AND SPECIFICATION ITEMS LISTED AND DATED AS FOLLOWS SHALL GOVERN ON THIS PROJECT.
- F. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED. CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFICATION SECTIONS FOR ITEMS SUCH AS LANDSCAPING AND IRRIGATION THAT ARE AFFECTED BY THE WORK BUT NOT COMPLETELY DETAILED OR SPECIFIED ON THESE PLANS.

WETLANDS NOTICE:

ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/ DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

WARRANTY/DISCLAIMER:

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT AT 913-905-2038. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR, THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

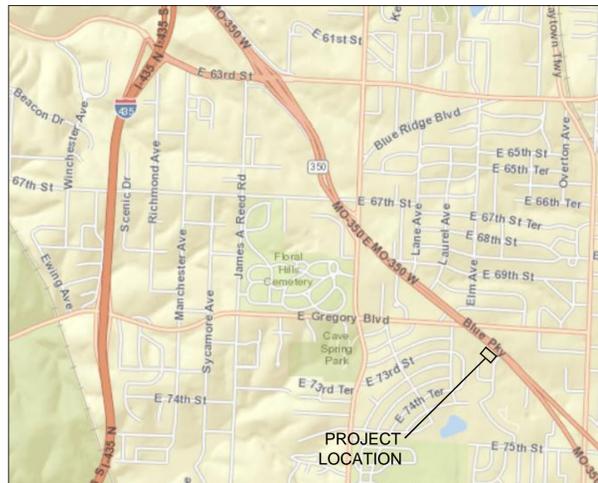
FLOOD CERTIFICATION:

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) PANEL 0276F, (PANEL 276 OF 480), MAP NUMBER 29095C0276F, EFFECTIVE SEPTEMBER 29, 2006 ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS, THE QUIKTRIP TRACT AND ADJOINING TRACT, BOTH LIE WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN.

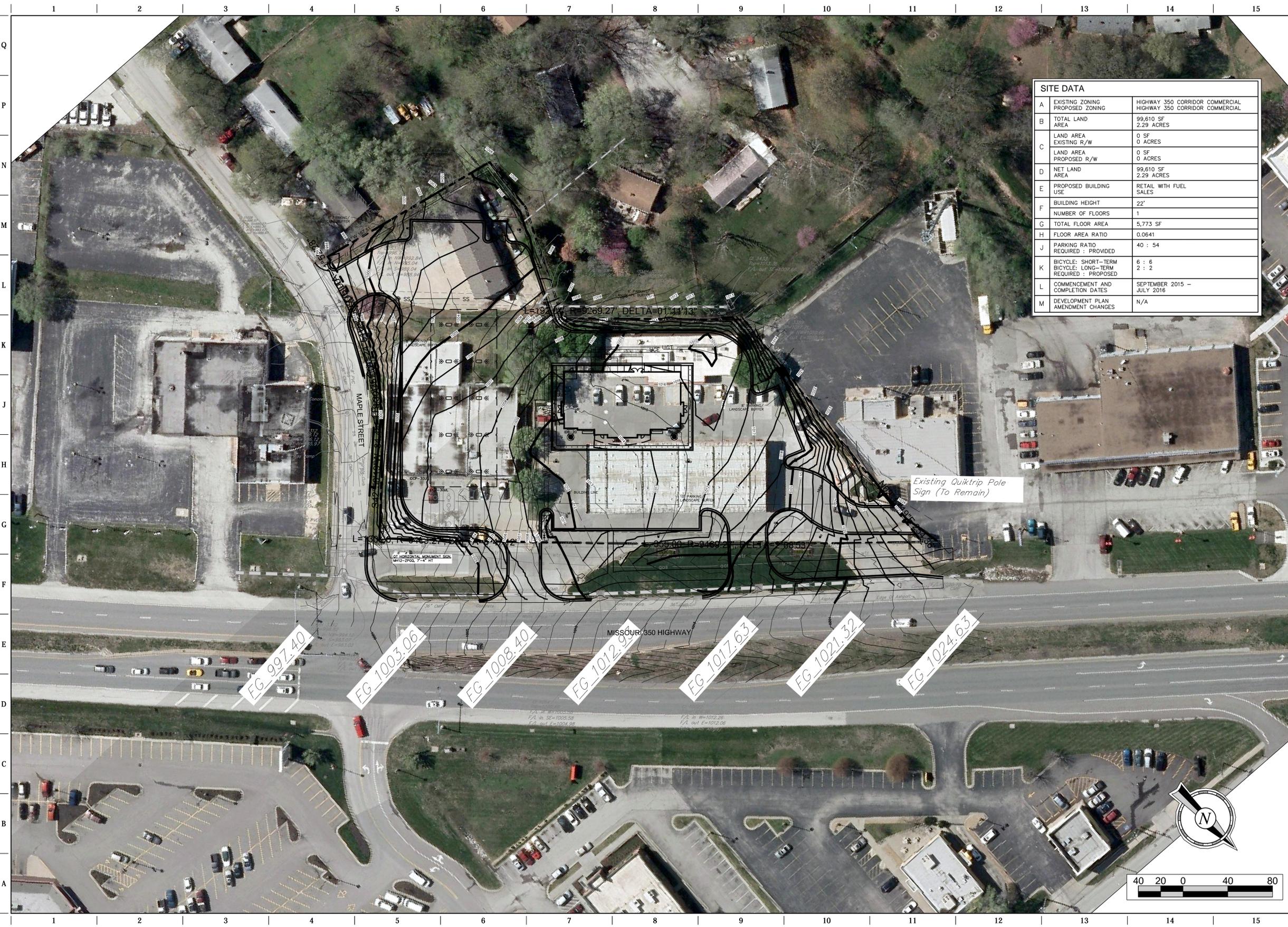
BENCHMARKS:

BM-1 CHISELED BOX ON THE NW CORNER OF THE INLET ON THE SOUTH SIDE OF 350 HIGHWAY. ELEVATION=1010.676'

SITE DEVELOPMENT PLANS FOR QUIKTRIP STORE #0209 9323 E 350 HIGHWAY RAYTOWN, MO



FILE LOCATION: \\Projects\14134-01\Plans\Construction Documents\Preliminary Plans\02-0209 Civil.dwg TAB NAME: Overall Plan Layout USER: jlipcomb SAVED: 5/1/2015 4:32 PM PLOTTED: 5/1/2015 4:33 PM



SITE DATA		
A	EXISTING ZONING PROPOSED ZONING	HIGHWAY 350 CORRIDOR COMMERCIAL HIGHWAY 350 CORRIDOR COMMERCIAL
B	TOTAL LAND AREA	99,610 SF 2.29 ACRES
C	LAND AREA EXISTING R/W LAND AREA PROPOSED R/W	0 SF 0 ACRES
D	NET LAND AREA	99,610 SF 2.29 ACRES
E	PROPOSED BUILDING USE	RETAIL WITH FUEL SALES
F	BUILDING HEIGHT NUMBER OF FLOORS	22' 1
G	TOTAL FLOOR AREA	5,773 SF
H	FLOOR AREA RATIO	0.0641
J	PARKING RATIO REQUIRED : PROVIDED	40 : 54
K	BICYCLE: SHORT-TERM BICYCLE: LONG-TERM REQUIRED : PROPOSED	6 : 6 2 : 2
L	COMMENCEMENT AND COMPLETION DATES	SEPTEMBER 2015 - JULY 2016
M	DEVELOPMENT PLAN AMENDMENT CHANGES	N/A



PROJECT NO.: 02-0209

QuikTrip No. 0209R
9323 E. 350 HIGHWAY
RAYTOWN, MO

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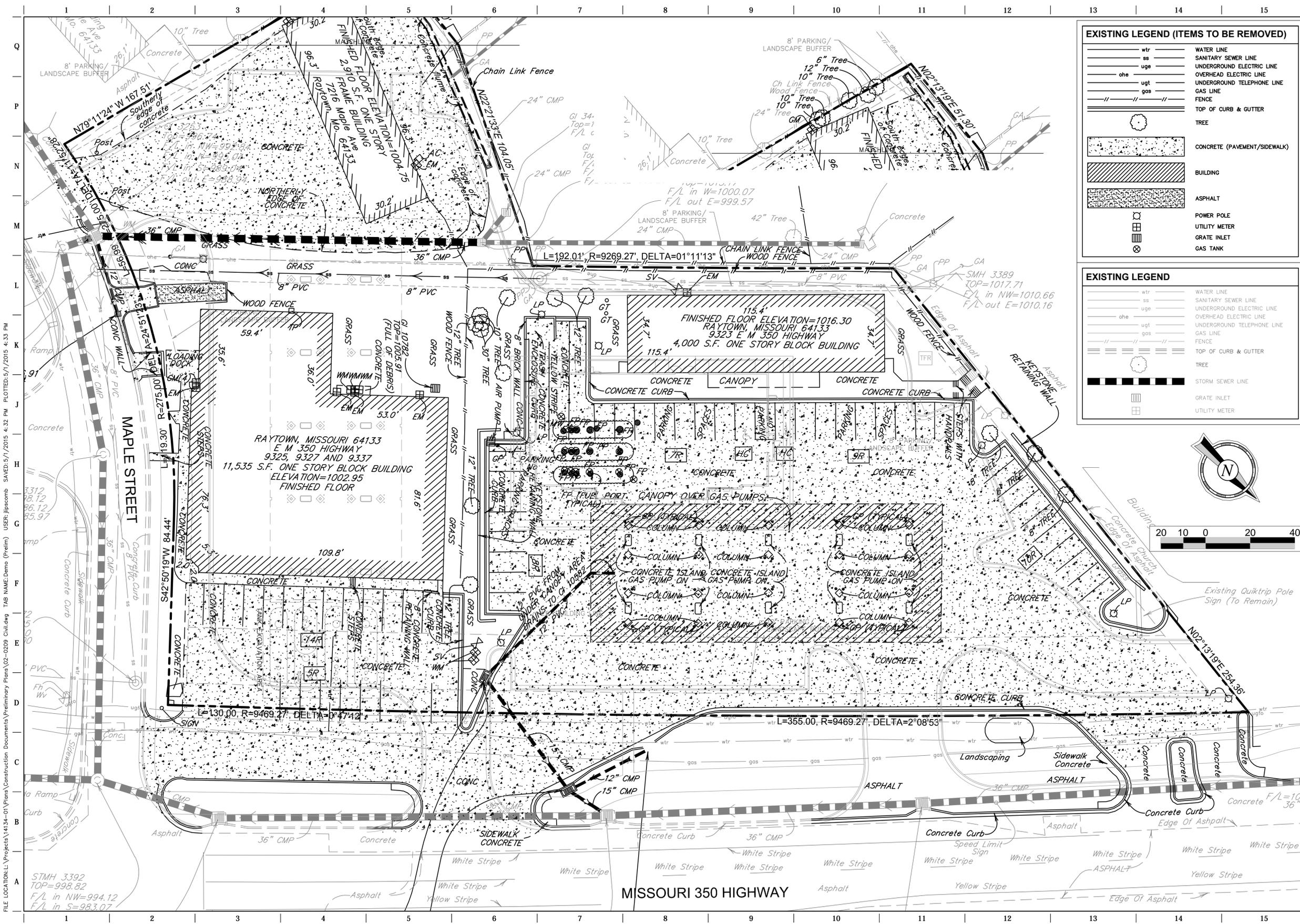
PROTOTYPE: F-81 (11/01/14)
DIVISION:
VERSION: 001
DESIGNED BY: PJO
DRAWN BY: JAL
REVIEWED BY: WR

REV	DATE	DESCRIPTION
1	05/01/15	DEVELOPMENT PLANS

ORIGINAL ISSUE DATE: 04/03/15

SHEET TITLE:
OVERALL PLAN (PRELIM)

SHEET NUMBER:
2

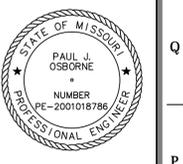


EXISTING LEGEND (ITEMS TO BE REMOVED)

wtr	WATER LINE
ss	SANITARY SEWER LINE
uge	UNDERGROUND ELECTRIC LINE
ohe	OVERHEAD ELECTRIC LINE
ugt	UNDERGROUND TELEPHONE LINE
gas	GAS LINE
---	FENCE
==	TOP OF CURB & GUTTER
○	TREE
▨	CONCRETE (PAVEMENT/SIDEWALK)
▩	BUILDING
▧	ASPHALT
⊕	POWER POLE
⊞	UTILITY METER
⊞	GRATE INLET
⊞	GAS TANK

EXISTING LEGEND

wtr	WATER LINE
ss	SANITARY SEWER LINE
uge	UNDERGROUND ELECTRIC LINE
ohe	OVERHEAD ELECTRIC LINE
ugt	UNDERGROUND TELEPHONE LINE
gas	GAS LINE
---	FENCE
==	TOP OF CURB & GUTTER
○	TREE
▨	CONCRETE (PAVEMENT/SIDEWALK)
▩	BUILDING
▧	ASPHALT
⊕	POWER POLE
⊞	UTILITY METER
⊞	GRATE INLET
⊞	GAS TANK



PROJECT NO.: 02-0209

QuikTrip No. 0209R
 9323 E 350 HIGHWAY
 RAYTOWN, MO



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 DIVISION:
 VERSION: 001
 DESIGNED BY: PJO
 DRAWN BY: JAL
 REVIEWED BY: WR

REV.	DATE	DESCRIPTION
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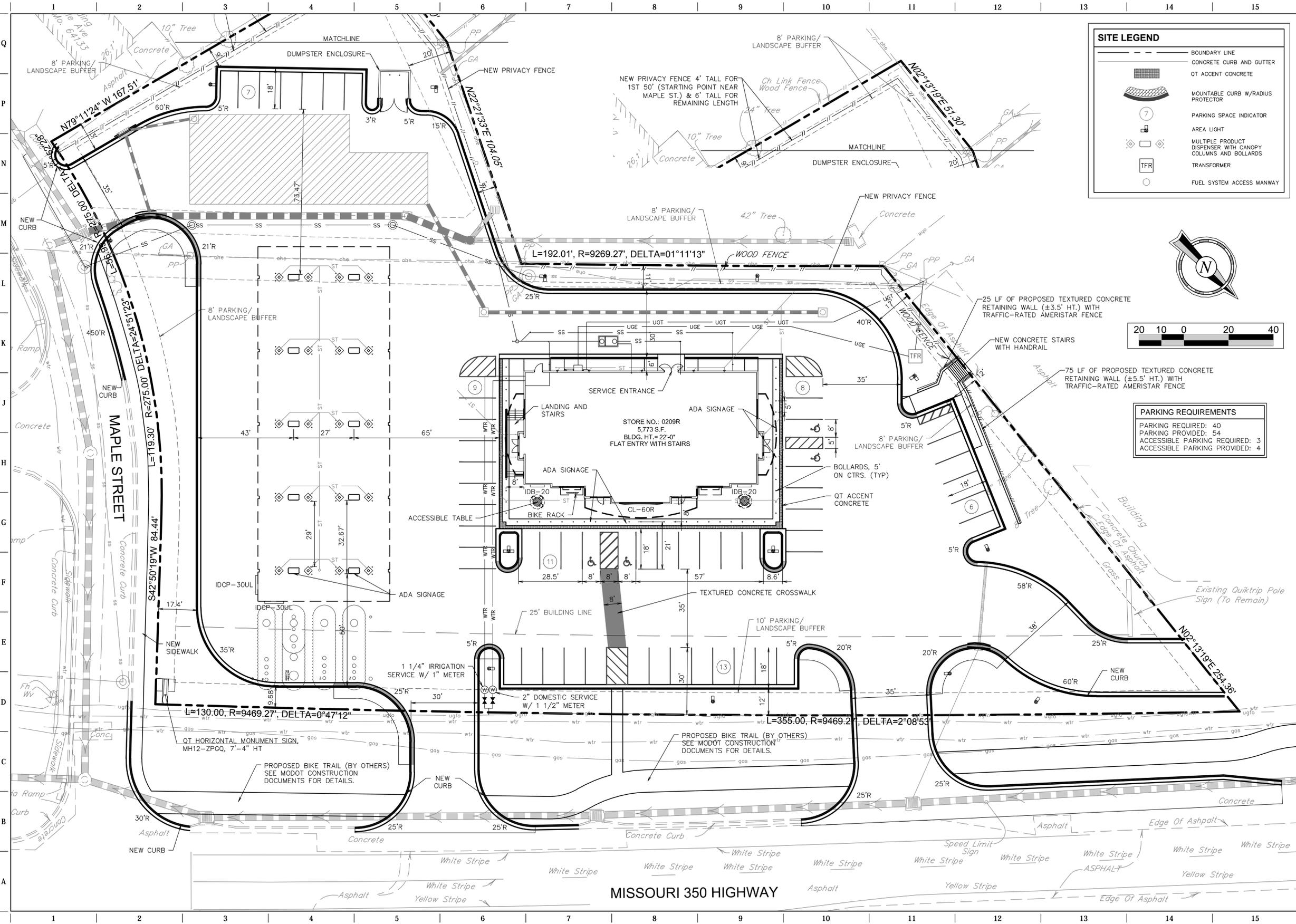
ORIGINAL ISSUE DATE: 04/03/15

SHEET TITLE:
 DEMO (PRELIM)

SHEET NUMBER:
 3

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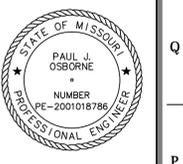
SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- QT ACCENT CONCRETE
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TFR TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY



PARKING REQUIREMENTS

PARKING REQUIRED: 40
 PARKING PROVIDED: 54
 ACCESSIBLE PARKING REQUIRED: 3
 ACCESSIBLE PARKING PROVIDED: 4



PROJECT NO.: 02-0209

QuikTrip No. 0209R
 9323 E 350 HIGHWAY
 RAYTOWN, MO



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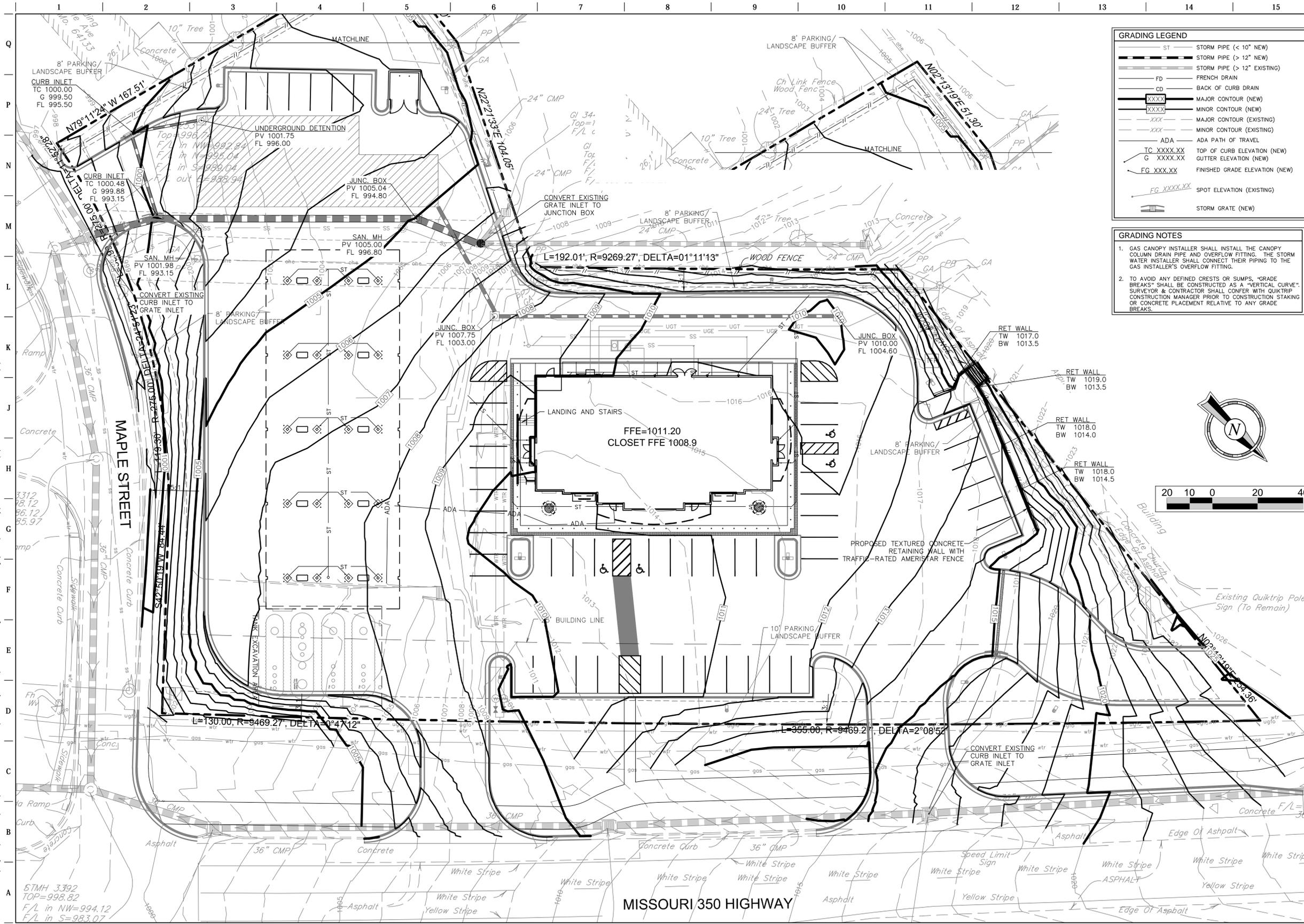
REV.	DATE	DESCRIPTION
1	05/01/15	DEVELOPMENT PLANS

ORIGINAL ISSUE DATE: 04/03/15

SHEET TITLE:
 SITE (PRELIM)

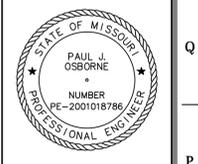
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GRADING LEGEND	
ST	STORM PIPE (< 10" NEW)
ST	STORM PIPE (> 12" NEW)
ST	STORM PIPE (> 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
ADA	ADA PATH OF TRAVEL
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
SG	STORM GRATE (NEW)

- GRADING NOTES**
1. GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
 2. TO AVOID ANY DEFINED CRESTS OR SUMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH QUIKTRIP CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STAKING OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.



PROJECT NO.: 02-0209

QuikTrip No. 0209R
 9323 E 350 HIGHWAY
 RAYTOWN, MO



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REV.	DATE	DESCRIPTION
1	05/01/15	DEVELOPMENT PLANS

SHEET TITLE:

GRADING (PRELIM)

SHEET NUMBER:

5

ORIGINAL ISSUE DATE: 04/03/15



PROJECT NO.: 02-0209

QuikTrip No. 0209R
9323 E 350 HIGHWAY
RAYTOWN, MO



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DIVISION:
VERSION: 001
DESIGNED BY: PJO
DRAWN BY: JAL
REVIEWED BY: WR

REV.	DATE	DESCRIPTION
1	05/07/15	DEVELOPMENT PLANS

ORIGINAL ISSUE DATE: 04/03/15

SHEET TITLE:
LANDSCAPE (PRELIM)

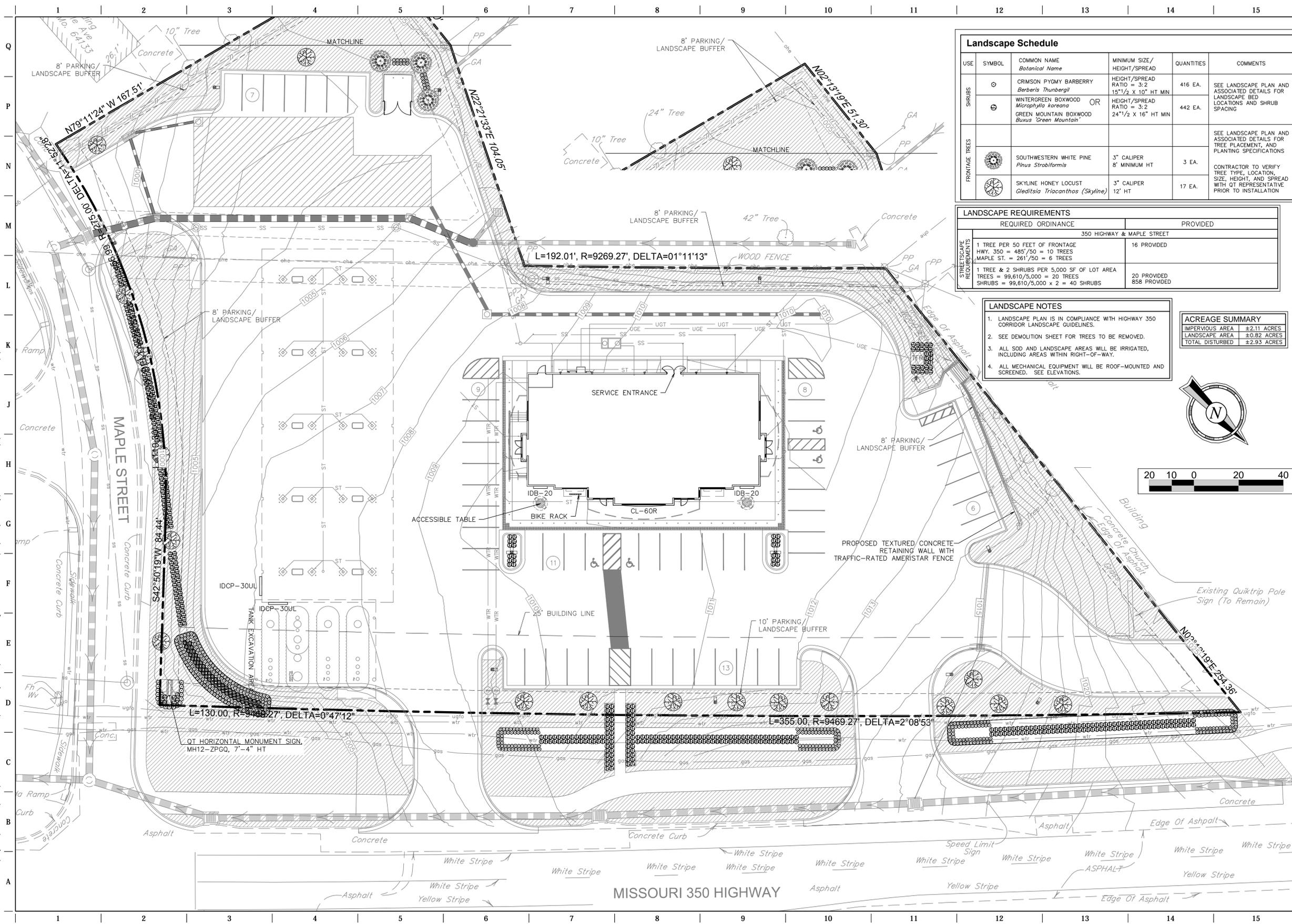
SHEET NUMBER:
6

Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD RATIO = 3:2	QUANTITIES	COMMENTS
SHRUBS	⊙	CRIMSON PYGMY BARBERRY <i>Berberis thunbergii</i>	HEIGHT/SPREAD RATIO = 3:2 15" 1/2 X 10" HT. MIN.	416 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	⊙	WINTERGREEN BOXWOOD <i>Microphylla koranzii</i> OR GREEN MOUNTAIN BOXWOOD <i>Buxus 'Green Mountain'</i>	HEIGHT/SPREAD RATIO = 3:2 24" 1/2 X 16" HT. MIN.	442 EA.	
FRONTAGE TREES	⊙	SOUTHWESTERN WHITE PINE <i>Pinus strobiformis</i>	3" CALIPER 8' MINIMUM HT.	3 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	⊙	SKYLINE HONEY LOCUST <i>Gleditsia triacanthos (Skyline)</i>	3" CALIPER 12' HT.	17 EA.	

LANDSCAPE REQUIREMENTS		
REQUIRED ORDINANCE	PROVIDED	
350 HIGHWAY & MAPLE STREET		
1 TREE PER 50 FEET OF FRONTAGE HWY. 350 = 485/50 = 10 TREES MAPLE ST. = 261/50 = 6 TREES	16 PROVIDED	
1 TREE & 2 SHRUBS PER 5,000 SF OF LOT AREA TREES = 99,610/5,000 = 20 TREES SHRUBS = 99,610/5,000 x 2 = 40 SHRUBS	20 PROVIDED 858 PROVIDED	

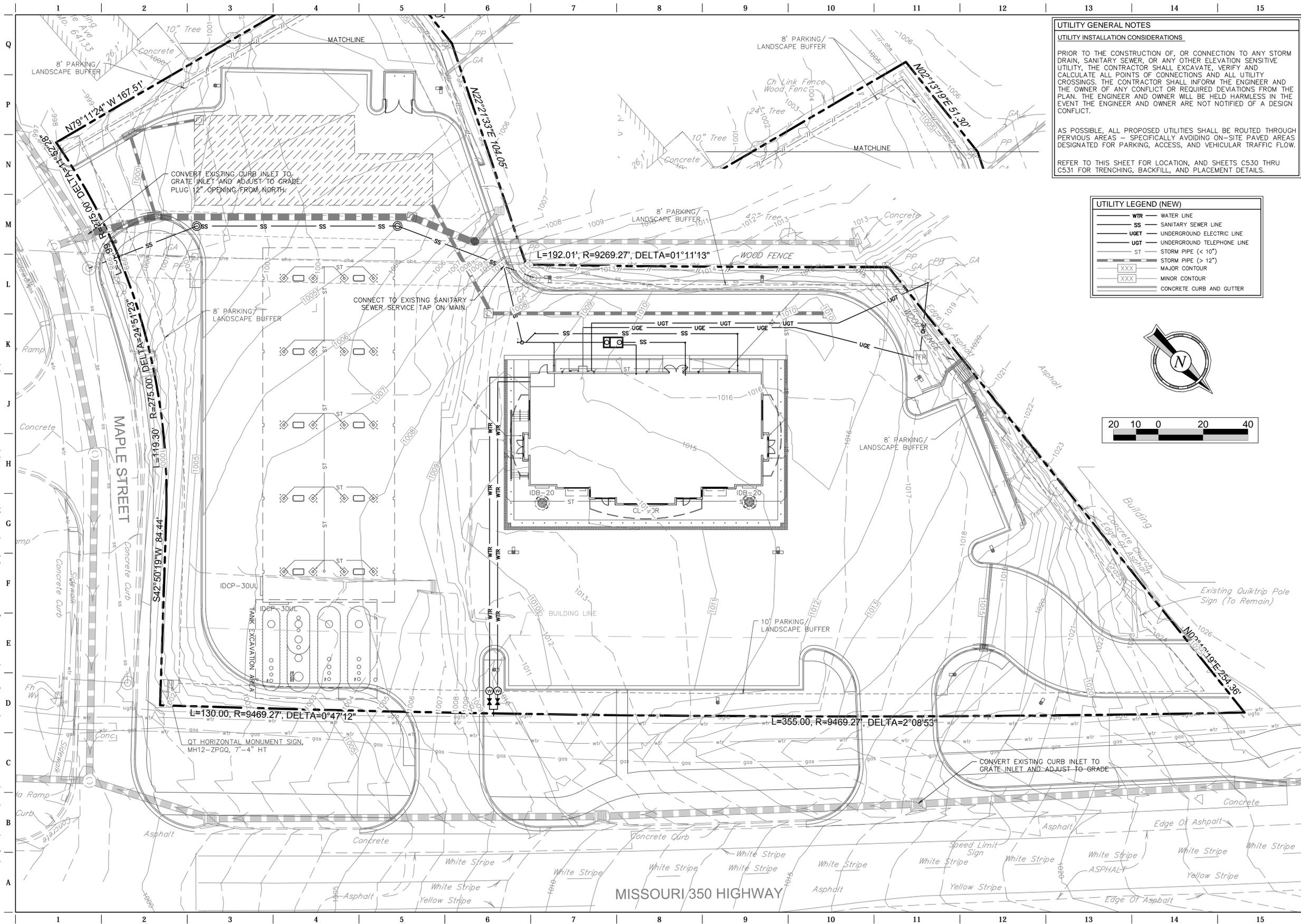
- LANDSCAPE NOTES**
- LANDSCAPE PLAN IS IN COMPLIANCE WITH HIGHWAY 350 CORRIDOR LANDSCAPE GUIDELINES.
 - SEE DEMOLITION SHEET FOR TREES TO BE REMOVED.
 - ALL SOD AND LANDSCAPE AREAS WILL BE IRRIGATED, INCLUDING AREAS WITHIN RIGHT-OF-WAY.
 - ALL MECHANICAL EQUIPMENT WILL BE ROOF-MOUNTED AND SCREENED. SEE ELEVATIONS.

ACREAGE SUMMARY	
IMPERVIOUS AREA	±2.11 ACRES
LANDSCAPE AREA	±0.82 ACRES
TOTAL DISTURBED	±2.93 ACRES



FILE LOCATION: L:\Projects\14134-01\Plans\Construction Documents\Preliminary Plans\02-0209 Civil.dwg TAB NAME: Landscape (Prelim) USER: jpscomb SAVED: 5/1/2015 4:32 PM PLOTTED: 5/1/2015 4:34 PM

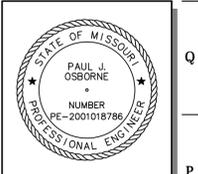
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UTILITY GENERAL NOTES
UTILITY INSTALLATION CONSIDERATIONS
 PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER AND OWNER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER AND OWNER ARE NOT NOTIFIED OF A DESIGN CONFLICT.
 AS POSSIBLE, ALL PROPOSED UTILITIES SHALL BE ROUTED THROUGH PERVIOUS AREAS - SPECIFICALLY AVOIDING ON-SITE PAVED AREAS DESIGNATED FOR PARKING, ACCESS, AND VEHICULAR TRAFFIC FLOW.
 REFER TO THIS SHEET FOR LOCATION, AND SHEETS C530 THRU C531 FOR TRENCHING, BACKFILL, AND PLACEMENT DETAILS.

UTILITY LEGEND (NEW)

	WTR	WATER LINE
	SS	SANITARY SEWER LINE
	UGT	UNDERGROUND ELECTRIC LINE
	UGT	UNDERGROUND TELEPHONE LINE
	ST	STORM PIPE (< 12")
	ST	STORM PIPE (> 12")
	XXX	MAJOR CONTOUR
	XXX	MINOR CONTOUR
		CONCRETE CURB AND GUTTER



PROJECT NO.: 02-0209

QuikTrip No. 0209R
 9323 E 350 HIGHWAY
 RAYTOWN, MO



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 PROTOTYPE: P-81 (11/01/14)
 DIVISION:
 VERSION: 001
 DESIGNED BY: PJO
 DRAWN BY: JAL
 REVIEWED BY: WR

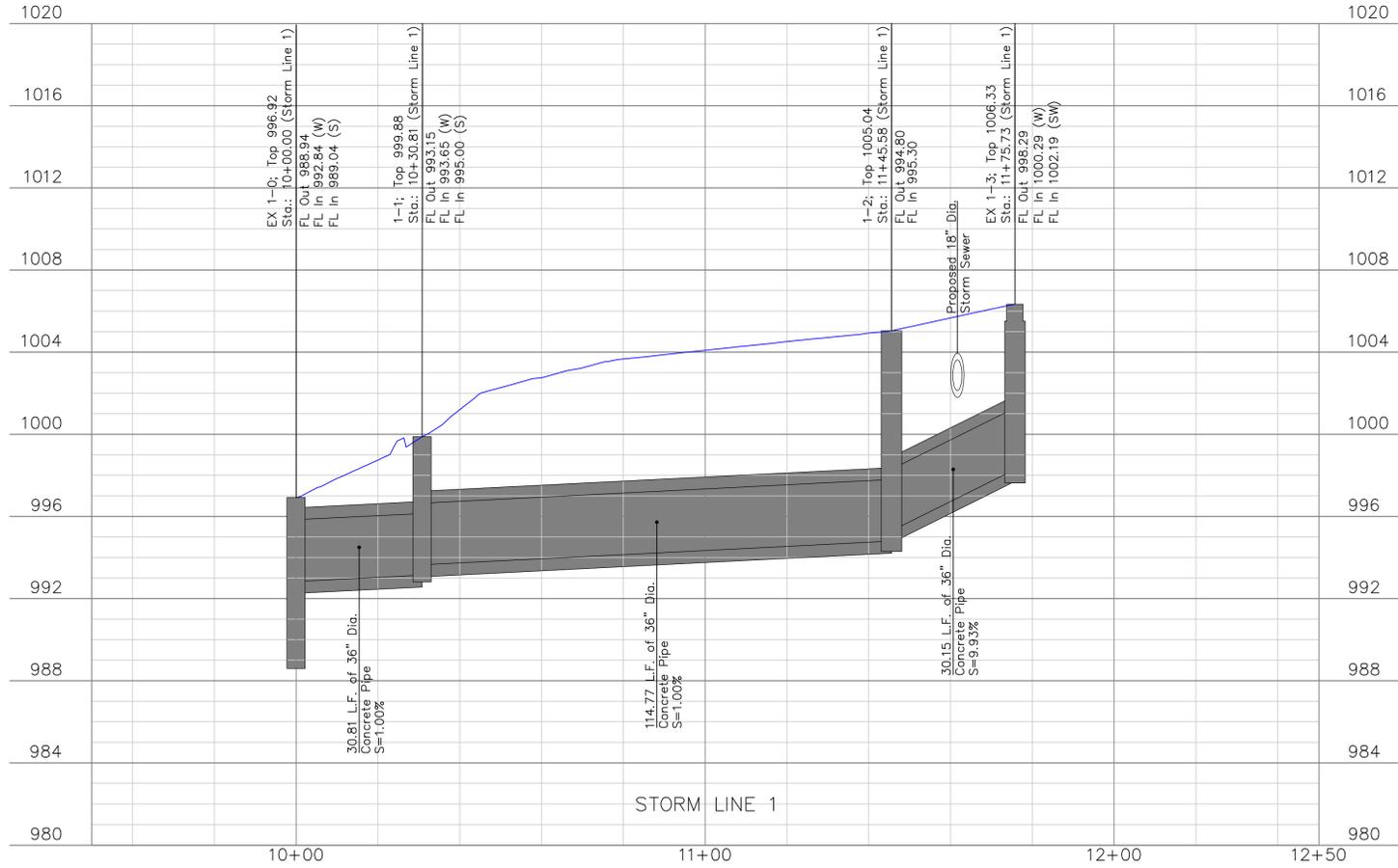
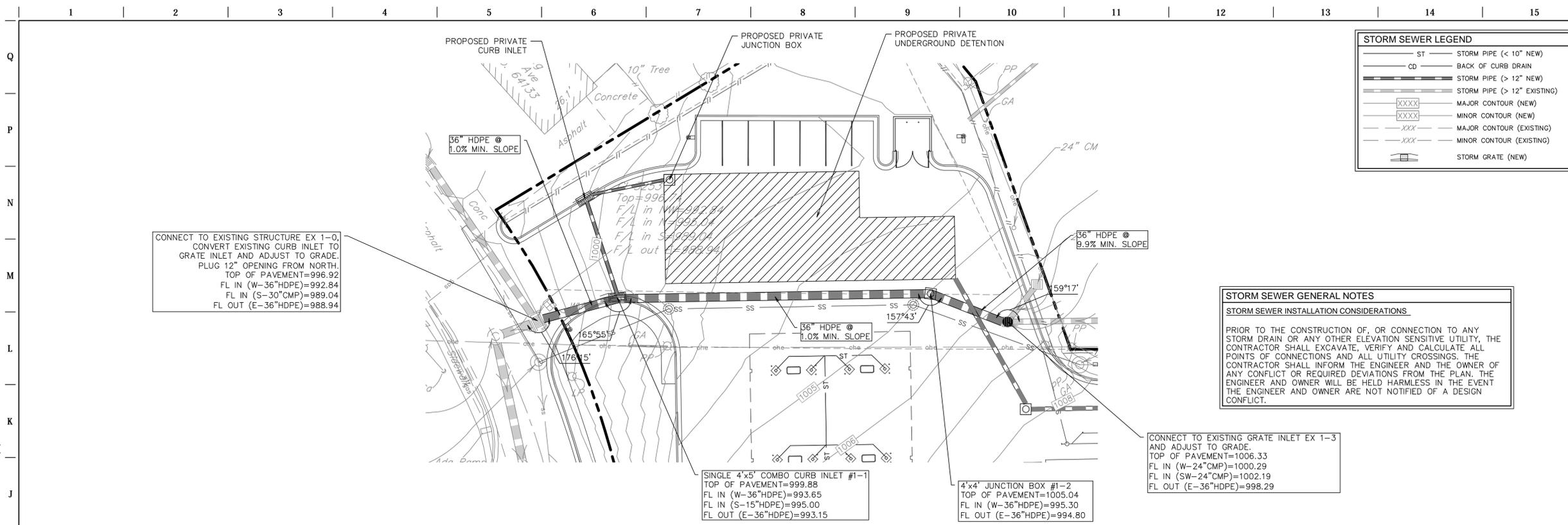
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ORIGINAL ISSUE DATE: 04/03/15

SHEET TITLE:
 UTILITY (PRELIM)

SHEET NUMBER:
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STATE OF MISSOURI
 PAUL J. OSBORNE
 NUMBER PE-2001018786
 PROFESSIONAL ENGINEER

PROJECT NO.: 02-0209

QuikTrip No. 0209R
 9323 E 350 HIGHWAY
 RAYTOWN, MO

QT

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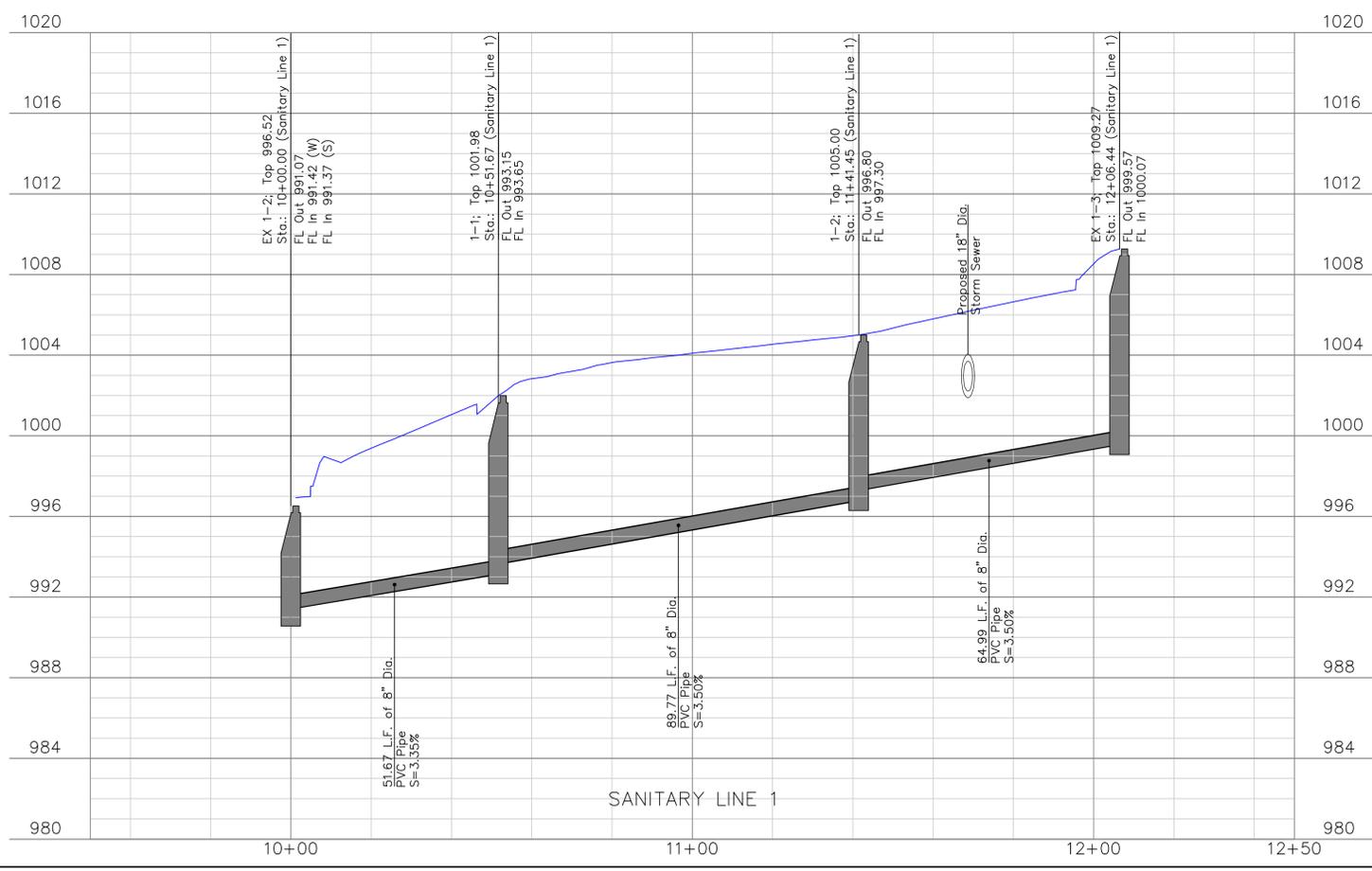
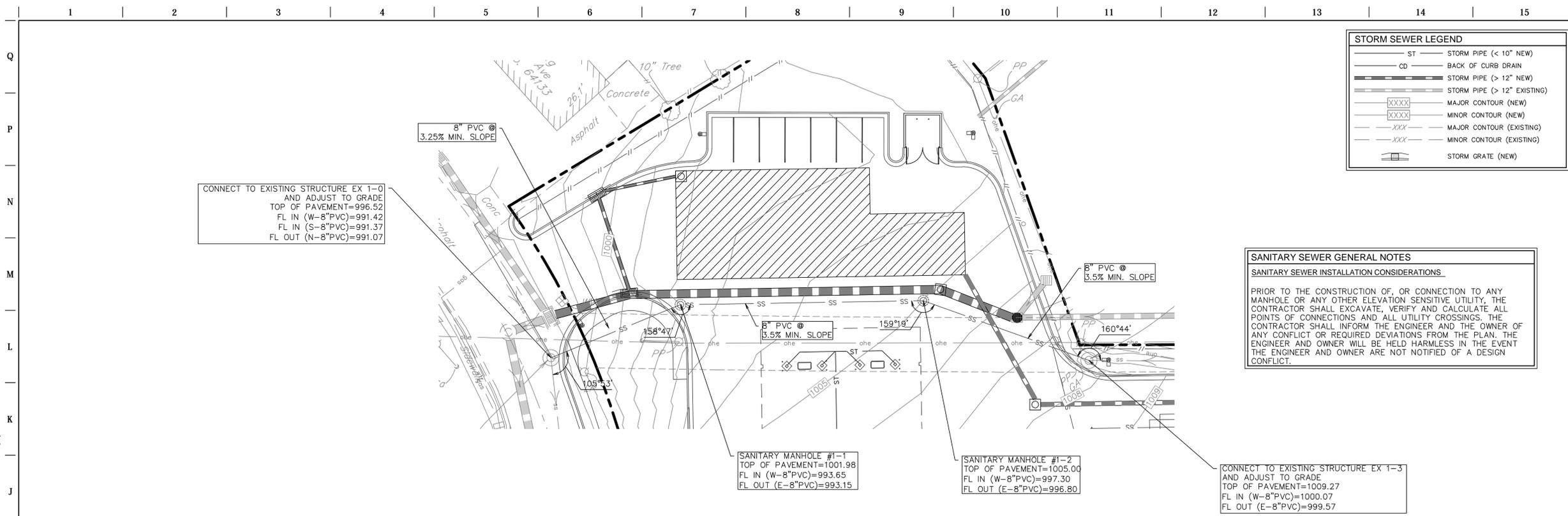
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SHEET TITLE:
 STORM (PRELIM)

SHEET NUMBER:
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STATE OF MISSOURI
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 PROFESSIONAL ENGINEER
 NUMBER PE-2001018786

PROJECT NO.: 02-0209

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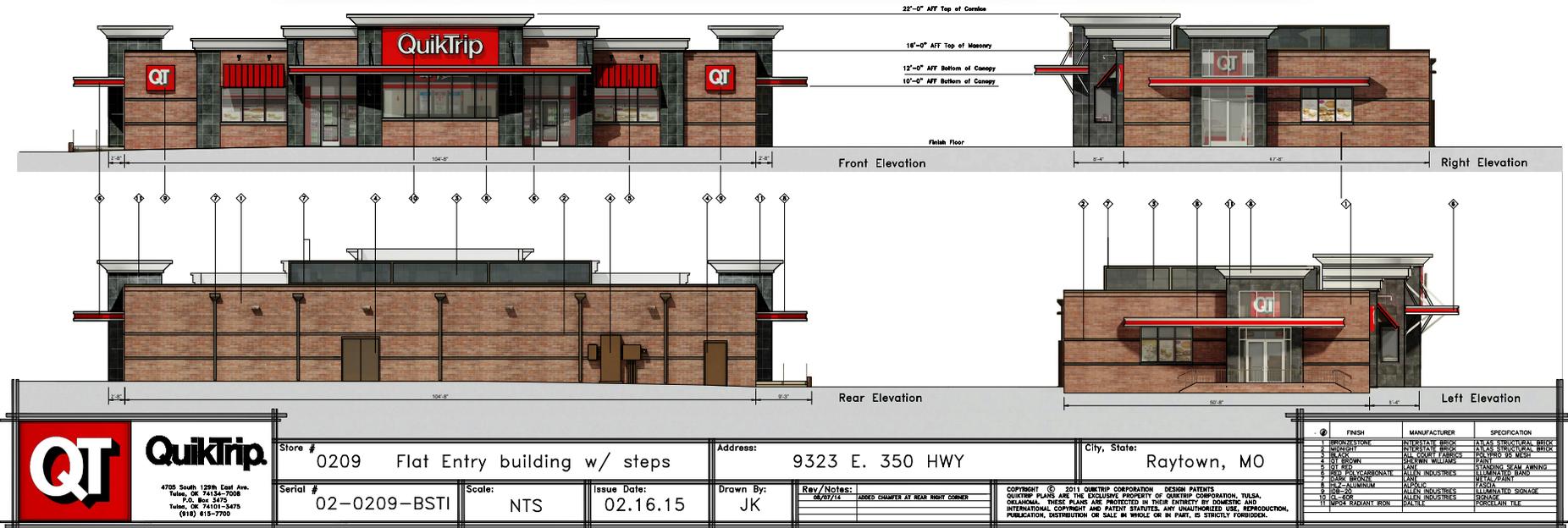
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 REVIEWED BY: WR

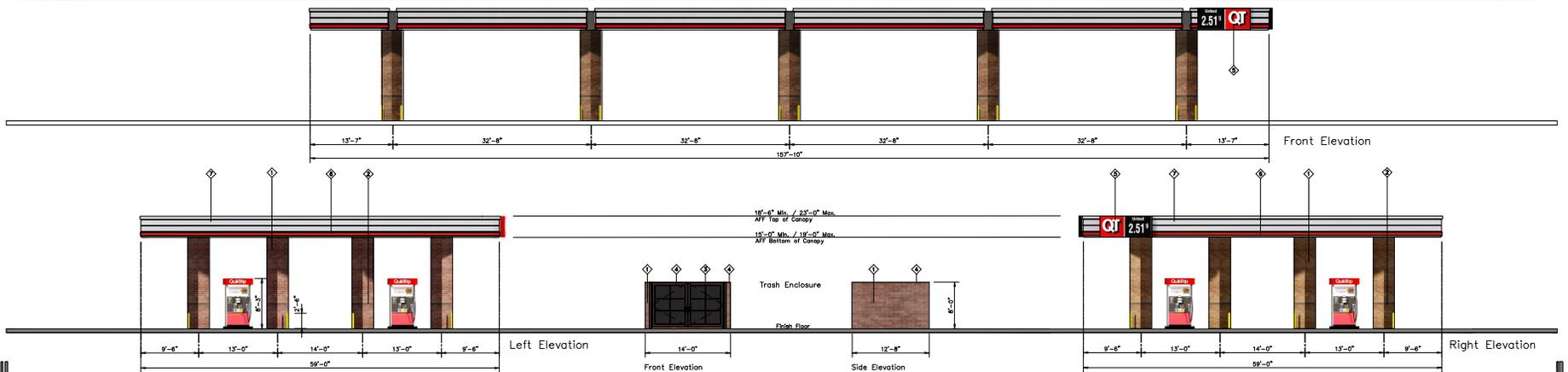
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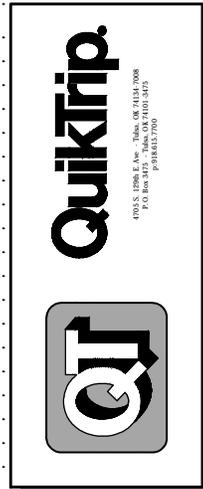
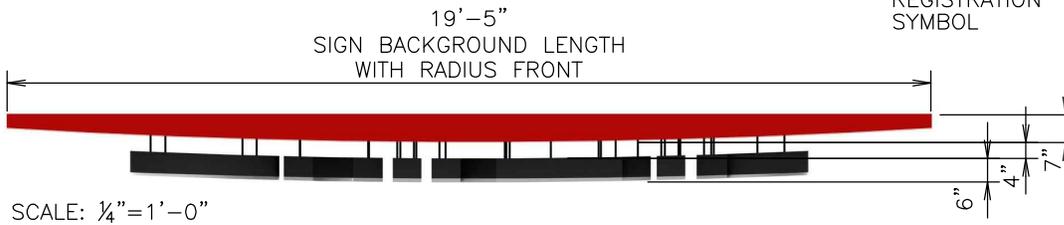
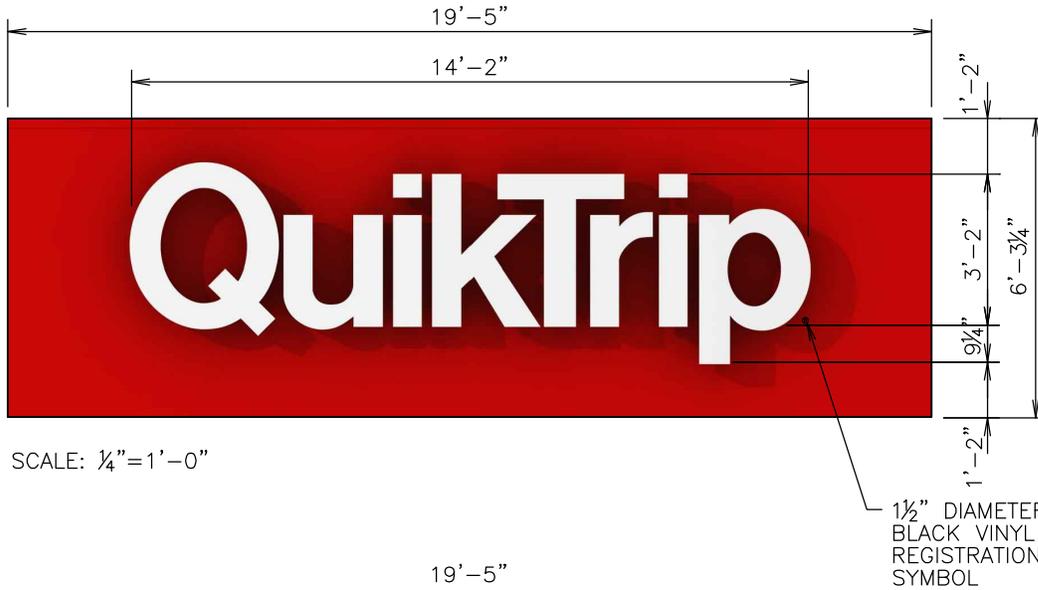
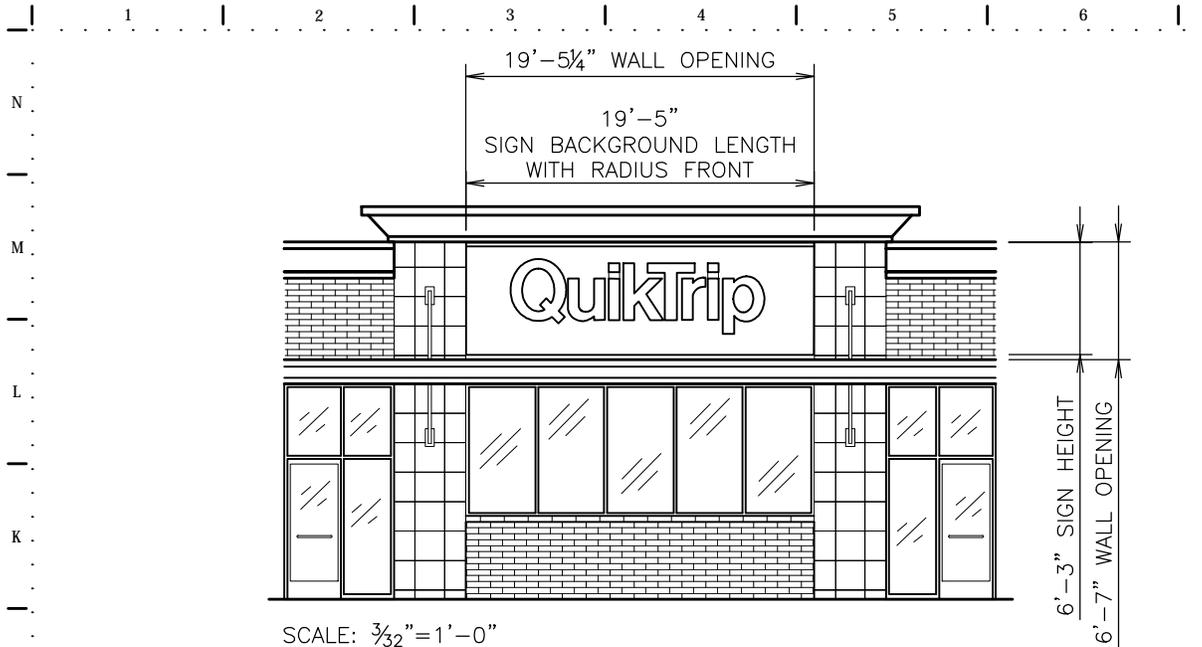
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 SANITARY (PRELIM)

SHEET NUMBER:
 9





	QuikTrip 4705 South 129th East Ave. Tulsa, OK 74154-7006 P.O. Box 5475 Tulsa, OK 74101-3475 (918) 416-7700	Store # 0209 DS 10 Gas Canopy Elevations Serial # 02-0209-GD10 Scale: NTS Issue Date: 02.16.15	Address: 9323 E. 350 HWY City, State: Raytown, MO	Drawn By: JK Rev/Notes:	COPYRIGHT © 2011 QUIKTRIP CORPORATION. DESIGN PATENTS OREGONIAN. THESE PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OREGONIAN. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.	<table border="1"> <thead> <tr> <th>Q</th> <th>FINISH</th> <th>MANUFACTURER</th> <th>SPECIFICATION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>BRICKSTONE</td> <td>INTERSTATE BRICK</td> <td>ALIAS STRUCTURAL BRICK</td> </tr> <tr> <td>2</td> <td>SMOOTH BLACK</td> <td>INTERSTATE BRICK</td> <td>ALIAS STRUCTURAL BRICK</td> </tr> <tr> <td>3</td> <td>TRUCK</td> <td>AL-SHORE FABRICS</td> <td>PAVING FABRIC</td> </tr> <tr> <td>4</td> <td>CONCRETE</td> <td>LANE</td> <td>NETAL/PART</td> </tr> <tr> <td>5</td> <td>TOP COATING</td> <td>ALAN INDUSTRIES</td> <td>FLAMMABLE STORAGE</td> </tr> <tr> <td>6</td> <td>RED POLYCARBONATE</td> <td>ALAN INDUSTRIES</td> <td>FLAMMABLE STORAGE</td> </tr> <tr> <td>7</td> <td>RED CALAMINUM ALUMINUM</td> <td>ALUMINUM</td> <td>CANOPY</td> </tr> </tbody> </table>	Q	FINISH	MANUFACTURER	SPECIFICATION	1	BRICKSTONE	INTERSTATE BRICK	ALIAS STRUCTURAL BRICK	2	SMOOTH BLACK	INTERSTATE BRICK	ALIAS STRUCTURAL BRICK	3	TRUCK	AL-SHORE FABRICS	PAVING FABRIC	4	CONCRETE	LANE	NETAL/PART	5	TOP COATING	ALAN INDUSTRIES	FLAMMABLE STORAGE	6	RED POLYCARBONATE	ALAN INDUSTRIES	FLAMMABLE STORAGE	7	RED CALAMINUM ALUMINUM	ALUMINUM	CANOPY
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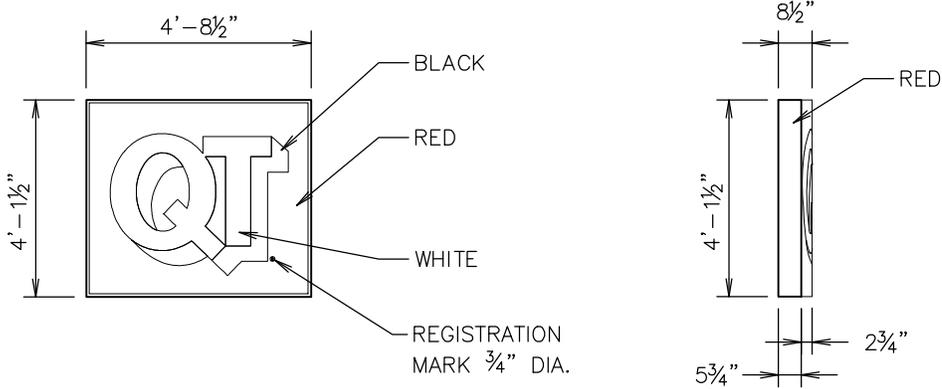
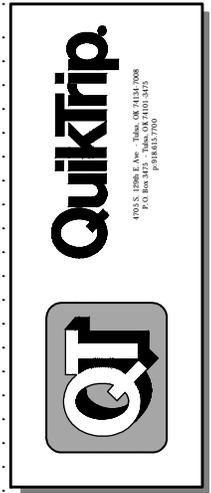
Channel Letters
Wall Sign
CL-60R

NOTES			
		DRAWN BY	
		ISSUE DATE	11/07/12

SQUARE FOOTAGE			
TYPEFACE	59		
INSIDE CAN			
ENTIRE SIGN		121	

SPECIFICATIONS:	
Letters	6" deep Channel Letters, 3/16" formed Cyro Translucent White face, Aluminum Construction. Letter Returns painted Benjamin Moore 2134-30 Iron Mountain. Internally illuminated with GE Tetra MiniMax 65K White/GE PS12-60 Power Supplies. Halo backlit illuminated with Red GE Tetra MiniMax/GE PS12-60 Power Supplies. Letters are projected 4" off back panel with Lag Bolts.
Red Back Panel	.125 thick Aluminum, painted to match 3M Cardinal Red Translucent #3632-53 with Akzo Nobel, Satin Finish.

SCALE:	AS NOTED
SERIAL NUMBER:	
	CL-60R
STORE NUMBER:	



Building ID
IDB-20

NOTES	
DRAWN BY	
ISSUE DATE	11/07/12

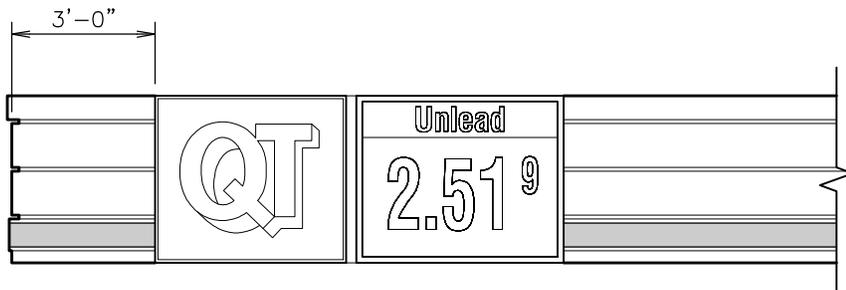
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TYPEFACE	12
INSIDE CAN	
ENTIRE SIGN	20

SPECIFICATIONS:

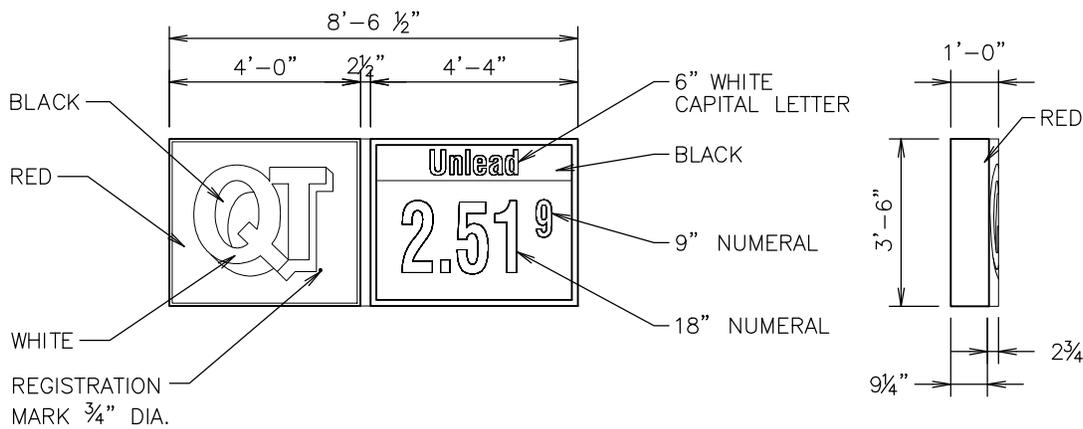
LOGO
Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53 with Akzo Nobel, no embossment.

LOGO Cabinet
Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. Painted Akzo Noble, QT Red SIGN9141 Low Gloss.

SCALE:	
1/4" = 1'-0"	
SERIAL NUMBER:	
IDB-20	
STORE NUMBER:	



CANOPY ELEVATION



FRONT ELEVATION

SIDE ELEVATION

Canopy
Pricer ID
IDCP-30UL

NOTES	
DRAWN BY	
ISSUE DATE	11/07/12

SQUARE FOOTAGE	14	30
TYPEFACE		
INSIDE CAN		
ENTIRE SIGN		

SPECIFICATIONS:

- LOGO - Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53 with Akzo Nobel, no embossment.
- Pricer - Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface, Akzo Noble Black, Scrolling Price Numerals, White Helvetica Condensed font, Unlead Product Panels, White text area, painted 2nd surface Akzo Nobel Opaque Black.
- LOGO Cabinet/Pricer Cabinet - Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss.

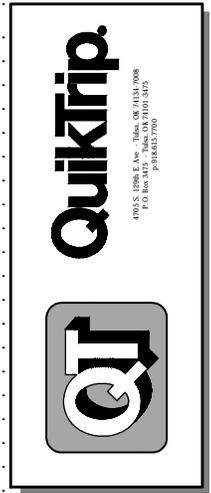
SCALE:

1/4" = 1'-0"

SERIAL NUMBER:

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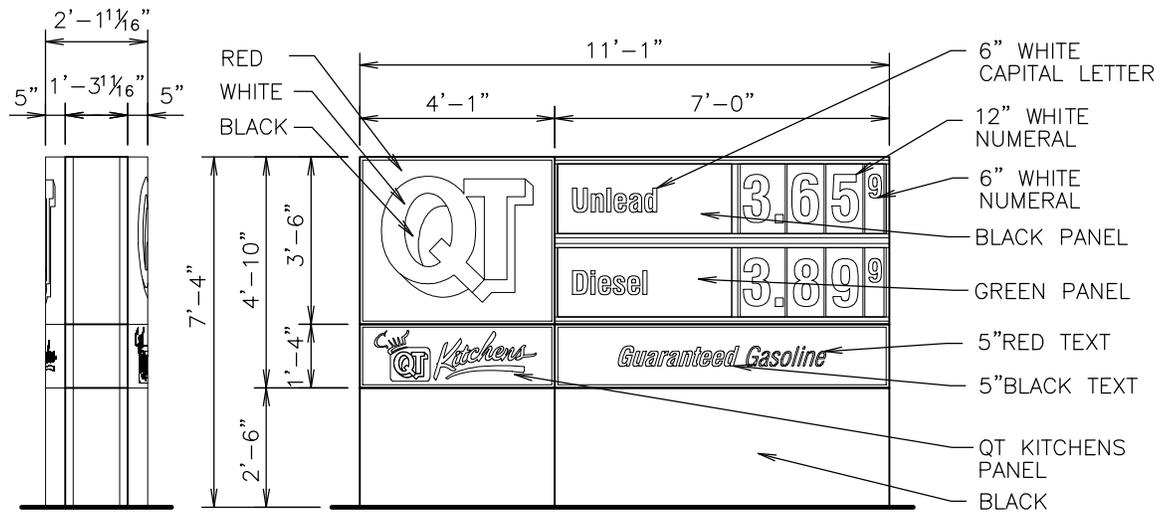


**Horizontal
Monument Sign**
MH12-2PGQ

NOTES			
		DRAWN BY	
		ISSUE DATE	12/3/14

SQUARE FOOTAGE			
TYPEFACE		INSIDE CAN	
		ENTIRE SIGN	54

SCALE:	
1/4" = 1'-0"	
SERIAL NUMBER:	
MH12-2PGQ	
STORE NUMBER:	



SPECIFICATIONS:	
Logo:	Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53, Akzo Nobel, no embossment.
QT Kitchens Panel:	Sign panel
Unlead Panel:	.177" thickness Cyro Acrylic with 1/4" Radius Corners. Panels are painted 2nd Surface with Akzo Noble Opaque Black Background with Translucent White Text
Diesel Panel:	.177" thickness Cyro Acrylic with 1/4" Radius Corners. Panels are painted 3M 3632 GPS-26 Green with Matching PMS #349C Green with Translucent White Text
Logo Cabinet/Pricer Cabinet/Base:	Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet and Base painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss.
Guaranteed Gasoline Panel:	Sign panel

C:\Vault_QT_Library\Presentations\Elevations\Signage\Standard Monument Signs\MH12-2PGQ.dwg - L_#00 PlotDate: 12/10/2014 3:49 PM - Kim_Job

CITY OF RAYTOWN
Request for Board Action

Date: June 10, 2015

Bill No.: 6385-15

To: Mayor and Board of Aldermen

Section No.: XIII

From: John Benson, Director of Development & Public Affairs

Department Head Approval: _____

Finance Director Approval: _____ (only if funding requested)

City Administrator Approval: _____

Action Requested: Conduct a public hearing to consider a Conditional Use Permit application seeking to allow a residential use in the Neighborhood Commercial (NC) District on property located at 5902 Blue Ridge Boulevard.

Recommendation: The Planning & Zoning Commission by a vote of 6 in favor and 0 against recommends approval of the conditional use permit subject to the following conditions.

1. Compliance with all applicable ordinances and codes of the City of Raytown, the State of Missouri and the United States.

Analysis: Wanda Mullins is seeking approval of a conditional use permit application to allow a residential use on property located 5902 Blue Ridge Boulevard, which is zoned Neighborhood Commercial (NC). The applicant is seeking the conditional use permit as she plans to open a bakery on the first floor of building and wants to live above the bakery on the second floor. The bakery is a permitted use in the NC District. However, the residential use is not a permitted use in the NC District and requires approval of a conditional use permit.

Alternatives: Alternatives to the recommendation of the Planning & Zoning Commission would be to either deny the conditional use permit application or refer the application back to the Planning & Zoning Commission for revisions and/or further review.

Budgetary Impact: This application does not require the City to provide any funding.

Additional Reports Attached:

- Staff Report on this application for May 14, 2015 Planning & Zoning Commission meeting.
- Conditional Use Permit Application submitted by applicant.
- Minutes of the May 14, 2015 Planning Zoning Commission meeting.

STAFF REPORT

To: THE CITY OF RAYTOWN PLANNING AND ZONING COMMISSION

From: John Benson, AICP,
Director of Development and Public Affairs

Date: May 14, 2015

Subject: Agenda Item No. 5.A: (Case NO. PZ-2015-004) Conditional Use Permit Application to allow a residential use in the Neighborhood Commercial (NC) District on property located at 5902 Blue Ridge Boulevard.

Background Information:

Wanda Mullins is seeking approval of a conditional use permit application to allow a residential use on property that is Neighborhood Commercial (NC). The subject property is located at 5902 Blue Ridge Boulevard. The applicant is seeking the conditional use permit as she plans to open a bakery on the first floor of building and wants to live above the bakery on the second floor. The bakery is a permitted use in the NC District. However, the residential uses are not a permitted use in the NC District and require approval of a conditional use permit.



Factors To Be Considered:

In considering and making a decision on an application for a conditional use permit, consideration is required to be given by the city to the health, safety, morals, comfort and general welfare of the inhabitants of the city, including but not limited to, the following factors.

1. The stability and integrity of the various zoning districts.
The property to which the conditional use permit application applies is zoned Neighborhood Commercial (NC). The zoning and uses on surrounding properties are more specifically described below:
 - East: Blue Ridge Boulevard abuts the east side of the property with Raytown School District facilities and a single-family home located on the east side of Blue Ridge Boulevard. A portion of the school district property is zoned Low Density Residential (R-1) with the northern portion of the school district property as well as the single family home being zoned High Density Residential (R-3).
 - West: To the west of the subject property is an undeveloped portion of property on which the Raytown Church of Christ church is located. Further west are single-family homes. The area to the west is zoned Neighborhood Commercial (NC).
 - South: The Raytown Church of Christ church is located to the south of the subject property with commercial businesses located further to the south all of which are zoned Neighborhood Commercial (NC).
 - North: 59th Street abuts the north side of the property with single-family homes located to the north 59th Street. The area to the north is zoned Low Density Residential (R-1).
2. Conservation of property values.
The building in which the bakery and residential uses are proposed was originally constructed as a single-family home until the house became vacant within the last year. The applicant is proposing to remodel the building into a bakery on the first floor while maintaining a residence on the second floor. The bakery is consistent with the zoning of the property and the area to the south and west while the residence is consistent with the residential uses to the north. The property on which is located has a relatively large yard which provides a buffer area from the neighboring residential uses to the north and west.
3. Protection against fire and casualties.
The applicant is in the process of developing construction plans for submittal to city. Upon submittal of these plans, they will be reviewed to ensure compliance with the city's construction codes for commercial buildings. In addition, the improvements will be inspected to ensure compliance with the city's construction codes.
4. Observation of general police regulations.
As previously described, the applicant is in the process of developing construction plans for submittal to city. Upon submittal of these plans, they will be reviewed to ensure compliance with the city's construction codes for commercial buildings. In addition, the improvements will be inspected to ensure compliance with the city's construction codes.
5. Prevention of traffic congestion.
The property has an existing driveway on the property which provides access from Blue Ridge Boulevard. Because the property is being converted from a residential use to a commercial use, the applicant will be required to expand the off-street parking area on the property. The applicant has not yet indicated the exact location of the expanded off-street parking area.

6. Promotion of traffic safety and the orderly parking of motor vehicles.
As described above, the applicant will be required to expand the off-street parking area on the property. The applicant has not yet indicated the exact location or size of the expanded off-street parking area, however.
7. Promotion of the safety of individuals and property.
As previously described, the applicant is in the process of developing construction plans for submittal to city. Upon submittal of these plans, they will be reviewed to ensure compliance with the city's construction codes for commercial buildings. In addition, the improvements will be inspected to ensure compliance with the city's construction codes.
8. Provision for adequate light and air.
The proposed residential use would locate within the existing building on the property with no additions or new buildings proposed. Therefore, there will be no impact on the provision for adequate light and air in the area.
9. Prevention of overcrowding and excessive intensity of land uses.
The planned bakery and proposed residential use will be located within the existing building on the property. As previously described, the property has an open area along the north and west sides of the subject property. The location of the parking lot on the property could result in an increased intensity on the property. However, the increased intensity is not necessarily excessive depending upon its proximity to the neighboring residential uses and potential landscaping all of which has not yet been provided by the applicant.
10. Provision for public utilities and schools.
All utilities are available to serve the property and the proposed use. In addition, the proposed use is anticipated to have a minimal impact on schools.
11. Invasion by inappropriate uses.
The proposed use will be located in proximity to residential and commercial uses. Therefore, the proposed residential use is in keeping with the area as is the bakery, which is a permitted use in the NC District. Therefore, it does not appear that the proposed residential use will be invasion of an inappropriate use.
12. Value, type and character of existing or authorized improvements and land uses.
The property on which the proposed use would be located is developed and necessitates construction of parking area and widening, and possible relocation, of the existing driveway. In addition, a landscape plan has yet to be submitted as required for redevelopment projects. Therefore, the specific character of existing or authorized improvements is not yet known.
13. Encouragement of improvements and land uses in keeping with overall planning.
The Central Business District (CBD) Plan, which is a part of the City's Comprehensive Plan identifies the area in which the subject property is located as an area for commercial and institutional uses and as a transition between the residential areas to the north and the more intensive commercial area to the south.

The property abuts a portion of Blue Ridge Boulevard which the city's Streetscape Master Plan identifies for future improvements. While the physical improvements, such as street lights, etc., would not be in keeping with the size of this project, the landscape plan, when submitted for this project, will need to be reviewed in relation to the Streetscape Master Plan.
14. Provision for orderly and proper renewal, development and growth.
If approved, the proposed residential use with the bakery on the first floor will create a small mixed-use building which is in keeping with the Central Business District (CBD) Plan.

Staff Recommendation:

It is the recommendation of staff that this conditional use permit application be continued to the June 4, 2015 Planning & Zoning Commission meeting so that the applicant can submit the following for review by staff and the Planning and Zoning Commission:

1. Site development plan indicating among other things, the location of the required off-street parking area and driveway on the property.
2. Landscape plan

CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING
MINUTES

May 14, 2015
7:00 pm
Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133

1. Welcome by Chairperson

Chairman Wilson welcomed all to the Planning and Zoning meeting for May 14, 2015.

2. Call meeting to order and Roll Call

Mr. Wilson called the meeting of May 14, 2015 to order, and the following members were present.

Wilson: Present

Jimenez: Absent

Stock: Absent

Bettis: Present

Robinson: Present

Lightfoot: Present

Hartwell: Present

Dwight: Present

Meyers: Absent

3. Approval of Minutes of February 12, 2015 Meeting Minutes

A. Revisions- None

B. Motion- Ms. Hartwell made a motion to approve

C. Second- Mr. Bettis seconded the motion.

D. Additional Board Discussion- Mr. Lightfoot abstained from the vote due to his absence from the February 12, 2015 meeting.

E. Vote- Passed unanimously.

4. Old Business. – None

5. New Business

A. Application: Conditional Use Permit Application that seeks to allow a residential use in the Neighborhood Commercial (NC) District at 5902 Blue Ridge Boulevard, Raytown, MO 64133

Case No.: PZ-2015-004

Applicant: Wanda Mullins

1. Introduce Application

Mr. Wilson introduced PZ-2015-004 to the board.

2. Open Public Hearing
Mr. Wilson opened the Public Hearing of PZ-2015-001.
3. Explain Procedure for a Public Hearing and swear-in speakers
The City Attorney, George Kapke, swore in all that were planning to speak on this application.
4. Mr. Wilson Entered Relevant City Exhibits into the Record:
 - a. Conditional Use Permit Application submitted by applicant
 - c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
 - d. Public Hearing Notices sent to property owners within 185-feet of subject property
 - e. City of Raytown Zoning Ordinance, as amended
 - f. City of Raytown Comprehensive Plan
 - g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting
5. Explanation of any exparte' communication from Commission members regarding the application.
None.
6. Introduction of Application by Staff
Mr. Benson introduced this application to the board and stated that Ms. Wanda Mullins is seeking to operate a bakery and residential use for a building located at 5902 Blue Ridge Boulevard. The building on the property is built as a house, but is zoned in a Neighborhood Commercial (NC) district. The most recent use of the property was as a residential use, but since it has been vacant for longer than six months, the residential use is no longer allowed and requires Board approval. Mr. Benson also stated that as a part of the CUP for this property the applicant would be required to install a parking lot with handicap spaces as well as fire protection between the first and second floors of the building, and these plans had not yet been approved, so they were not brought before the Board during this meeting.
7. Presentation of Application By Applicant
Wanda Mullins of 5902 Blue Ridge Boulevard introduced herself as the applicant. Ms. Mullins mentioned that she was working with her contractor and Andy Boyd, Raytown Building Inspector, to make the necessary changes to the building to make it compliant with all local, state, and federal codes. Ms. Mullins clarified that she will be the tenant of the building as she operates her bakery business in the kitchen on the first floor.
8. Request for Public Comment
None
9. Additional Comment from Applicant, if necessary
None
10. Additional Staff Comments and Recommendation
Mr. Benson clarified that Andy Boyd had not spoken with the architect for the applicant prior to the drafting of the meeting's agenda, but since has, and City Staff was

comfortable with the Commission taking action on the application instead of the recommendation in the staff report that the project be continued to a future meeting. Mr. Benson further clarified that Mr. Boyd said that after talking with the applicant's architect, fire separation between the first and second floors will be required.

Mr. Lightfoot asked if the Conditional Use Permit would remain in effect should the permit be given and the business would subsequently close. Mr. Benson stated that such a requirement is up to the Board to decide, but that staff would recommend that the use be permitted to all future applicants due to the cost of constructing the fire separation per city construction codes.

11. Board Discussion

None.

12. Close Public Hearing

With no further discussion, Mr. Wilson closed the public hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Mr. Lightfoot made a motion to approve the application subject to Staff recommendations.
- b. Second- Mr. Bettis made a second on Mr. Lightfoot's motion.
- c. Additional Board Discussion- None.
- d. Vote- Motion was passed unanimously (6-0).

B. Application: Conditional Use Permit Application that seeks to allow a residential use in the Neighborhood Commercial (NC) District at 10200 E. 63rd Terrace, Raytown, MO 64133.

Case No.: PZ-2015-005

Applicant: John Smith on behalf of Joe Medlin

1. Introduce Application

Mr. Wilson introduced PZ-2015-005 to the board.

2. Open Public Hearing

Mr. Wilson opened the public hearing.

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke, swore in all that were planning to speak.

4. Enter Relevant City Exhibits into the Record:

- a. Conditional Use Permit Application submitted by applicant
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting

5. Explanation of any exparte' communication from Commission members regarding the application.

Mr. Lightfoot stated that he had in the past had exparte' communication with the property owner, but stated it would not affect his ability to make a decision on the application.

6. Introduction of Application by Staff

Mr. Benson stated that the applicant, John Smith, was seeking a residential use in a house at 10200 E 63rd Terrace, which is currently zoned Neighborhood Commercial. Mr. Benson also stated that Mr. Smith currently legally operates a business out of the property.

7. Presentation of Application By Applicant

John Smith came forward and stated that seeks to purchase the property at 10200 E 63rd Ter. He clarified that his mother will be the occupant of the house and he will continue to use the house for his business, mostly file storage and parking for his trailers. He also stated that he is purchasing the house and not renting it.

8. Request for Public Comment

None.

9. Additional Comment from Applicant, if necessary.

None.

10. Additional Staff Comments and Recommendation

Staff recommended approval of the application subject to the following requirements:

1. The residential used be allowed as long as the applicant, John Smith, owns the property.
2. The applicant remains in compliance with all applicable ordinances and codes and ordinances.

11. Board Discussion

Mr. Lightfoot asked if the 353 tax abatement still applied to the property from previous owners. Mr. Benson stated that transfer of ownership does not affect the status of the Chapter 353 tax abatement as there are no new jobs or a specific type of use or business made as a condition of abatement.

Mr. Bettis asked what the sunset date was for the tax abatement. Mr. Benson replied that he did not recall the exact date but estimated that there was about 5-10 years remaining on the abatement.

12. Close Public Hearing

With no further discussion, Mr. Wilson closed the public hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Mr. Robinson made a motion to approve the application subject to Staff recommendations.

- b. Second- Ms. Dwight made a second to Mr. Robinson's motion.
- c. Additional Board Discussion- None.
- d. Vote- Motion passed unanimously (6-0).

C. Application: Conditional Use Permit Application that seeks to allow an indoor shooting range in the Highway Corridor Commercial (HC) District at 8830 Highway 350, Raytown, MO 64133.

Case No.: PZ-2015-006

Applicant: Jim Bloomquist on behalf of Billy and Marilyn Green

1. Introduce Application

Mr. Wilson introduced PZ-2015-006 to the board.

2. Open Public Hearing

Mr. Wilson opened the Public Hearing.

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke, swore in all that were speaking.

4. Enter Relevant City Exhibits into the Record:

- a. Conditional Use Permit Application submitted by applicant
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting

5. Explanation of any exparte' communication from Commission members regarding the application.

Mr. Wilson stated that he has had exparte' communication with the applicant, including doing business with the applicant in the past, but felt that it would not affect his ability to make a decision on the application.

6. Introduction of Application by Staff

Mr. Benson stated that the applicant was representing Blue Steel Guns and Ammo, located at 8830 Highway 350, which seeks to build an indoor shooting range, requiring a Conditional Use Permit. He deferred all other information to the application.

7. Presentation of Application By Applicant

Steve Brackeen of 12116 E. 78th Ter, Kansas City, MO, owner of Blue Steel Guns and Ammo, requested that the board grant a Conditional Use Permit to build an indoor shooting range next door to his gun shop. Mr. Brackeen made clear that the shooting range will have a separate entrance from the gun shop. The range will have twelve (12) total shooting lanes, with two of them allowing rifles, the remainder being only for the shooting of handguns. Mr. Brackeen also clarified that there will always be two licensed shooting range guards while the range is operational, as well as security cameras.

Mr. Wilson asked about the ventilation of the shooting range. Mr. Brackeen responded that they will be using a state of the art "negative filtration" system, which is in fact the most costly portion of the shooting range. He stated that the air flow system will constantly draw out the gases and contaminants expended by the firearms, then filter them before they reach the air outside.

Mr. Wilson asked about the sound level of the shooting range. Mr. Brackeen stated that the whole building is concrete cinder block with a steel and wood barrier on the ceiling. Mr. Brackeen stated that if you're in the gun shop you may be able to hear the guns firing, but outside of the building no one will be able to hear the guns firing.

Mr. Wilson asked about the hours of operation for the gun range. Mr. Brackeen stated that the hours of operation to begin would be 10:00 a.m. to 9:00 p.m., but would consider shortening the hours if they do not get enough evening business.

8. Request for Public Comment

None.

9. Additional Comment from Applicant, if necessary.

None.

10. Additional Staff Comments and Recommendation

Mr. Benson stated that Staff recommends approval of the application subject to compliance with all applicable local, state, and federal laws.

11. Board Discussion

Mr. Lightfoot asked Mr. Benson if there were any other known gun ranges uses so close to a highway in the area. Mr. Benson replied that there is a shooting range in Lee's Summit near a highway, as well as one in Claycomo near Highway 69. Mr. Benson stated that to his knowledge there are no issues regarding a shooting range's proximity to a highway.

12. Close Public Hearing

With there being no further discussion, Mr. Wilson closed the Public Hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Mr. Lightfoot made a motion to approve the application subject to staff recommendations.
- b. Second- Mr. Robinson seconded Mr. Lightfoot's motion.
- c. Additional Board Discussion- None
- d. Vote- Motion passed unanimously (6-0).

D. Application: Conditional Use Permit Application that seeks to allow an animal kennel in the Highway Corridor Commercial (HC) District at 8814 E. 67th Street, Raytown, MO 64133.

Case No.: PZ-2015-007

Applicant: Susan Jones on behalf of Chain of Hope on behalf of Summit Bank of Kansas City

1. Introduce Application

Mr. Wilson introduced PZ-2015-007

2. Open Public Hearing

Mr. Wilson opened the Public Hearing

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke, swore in all that were speaking.

4. Enter Relevant City Exhibits into the Record:

- a. Conditional Use Permit Application submitted by applicant
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting

5. Explanation of any exparte' communication from Commission members regarding the application.

None.

6. Introduction of Application by Staff

Mr. Benson stated that Chain of Hope is currently seeking to move its operations to 8814 E 67th St. The facility would hold an average of fifteen (15) dogs in the kennels, but could have more than that number at times. The property is currently vacant and in foreclosure, with taxes from the previous owner overdue. Mr. Benson stated that the City's Building Official, Andy Boyd, has performed an inspection on the building and has indicated the building will be able to comply with the city's adopted construction and fire codes for the use as proposed by the applicant.

7. Presentation of Application By Applicant

Susan Jones of 409 SW Lakeview Blvd., Lee's Summit, MO, Board President of Chain of Hope, stated that the purpose for the application is to move the Chain of Hope operations to a larger space, as well as to reduce the cost of rent. Ms. Jones emphasized that the larger space required is not to increase the number of dogs they care for, but to increase the quality of care they provide to their current number of dogs. Chain of Hope would still focus most of its resources on community outreach, not dog collection. She also stated that the facilities would comply with the Department of Agriculture requirements and would be inspected by that department.

Ms. Hartwell asked if boarding rentals would be provided to the public. Ms. Jones responded that they would not provide boarding services to the general public, and that all kennels would be provided solely for care of animals in need.

Mr. Lightfoot asked if the dogs would be outdoors at night. Ms. Jones said no, they would be kenneled at night, and dogs would only be allowed outside during the day under supervision.

8. Request for Public Comment

None.

9. Additional Comment from Applicant, Additional Comment from Applicant, if necessary

None.

10. Additional Staff Comments and Recommendation

Mr. Benson stated that he would be willing to remove the first recommendation in the staff report limiting the maximum number of kennels to 15 due to the regulations of the Department of Agriculture with which the applicant will have to comply. Mr. Benson further stated that subject to the removal of the first recommendation, Staff would recommend approval of the application, subject to the following recommendations:

1. All kennels shall be located inside of the building.
2. Animals when outside of the building shall be supervised by an employee of Chain of Hope.
3. All licensing and micro chipping events, etc. that would bring the public to Chain of Hope be held outside of the property, excluding volunteers.
4. Compliance with all applicable ordinances and codes with the City of Raytown, and all state and federal ordinances and codes.
5. All taxes applicable to the property be paid in full prior to the use beginning operations on the subject property.

11. Board Discussion

None.

12. Close Public Hearing

With no further discussion, Mr. Wilson closed the Public Hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Ms. Hartwell made a motion to approve the application subject to Staff recommendations.
- b. Second- Mr. Bettis made a second on Ms. Hartwell's motion.
- c. Additional Board Discussion- None.
- d. Vote- The motion passed unanimously

E. Application: Final Site Plan for a proposed convenience store at 9323 E. 350 Highway, Raytown, MO

Case No.: PZ-2015-003

Applicant: Triple M Enterprises dba QuikTrip

1. Introduce Application

Mr. Wilson introduced PZ-2015-003 to the board.

2. Open Public Hearing

Mr. Wilson opened the Public Hearing.

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke, swore in all that were speaking.

4. Enter Relevant City Exhibits into the Record:

- a. Site Plan Application submitted by applicant
- b. Site Development Plan
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting

5. Explanation of any exparte' communication from Commission members regarding the application.

None.

6. Introduction of Application by Staff

Mr. Benson entered in some additional exhibits to be seen by the board. They were:

- h. Material sample board for the proposed application.
- i. Waiver letter from the applicant for waiver requests to the Highway 350 Design Standards.
- j. Cross-section drawing of the landscape plan showing residence line-of-sights behind the convenience store.

Mr. Benson stated that the QuikTrip currently located at 9323 Highway 350 is proposing to upgrade its convenience store and services. QuikTrip has purchased both of their neighboring properties to the east of the store, and will tear down buildings on those properties to expand the property of the applicant. The proposed redevelopment project requires Site Plan Approval from the Commission due to their proposed use not complying with several of the Highway 350 Design Standards, to which the applicant has requested waivers.

7. Presentation of Application by Applicant

Matt Brooks of 5725 Foxridge Dr., Mission, KS, represented QuikTrip for the application. Mr. Brooks stated that they are wanting to upgrade their facilities to the new "Generation 3" facilities that QuikTrip is building. Mr. Brooks stated that they will also build a new canopy for gas stations, new underground stormwater detention facilities, and new fuel storage tanks. Mr. Brooks stated that the new buildings will employ an additional 5-8 employees, and that there will be no requested tax incentives for the project, so the new building will be taxable income as soon as it is completed.

Ms. Hartwell requested clarification on the location of the stormwater detention basin. Mr. Brooks responded that it would be under the pavement of the store.

Mr. Bettis asked what would happen with the old storage tanks. Mr. Brooks responded that they work with state agencies to properly and safely decommission and remove the old tanks.

Mr. Lightfoot asked when the construction would be occurring during the week. Mr. Brooks responded that they would work six days a week, and there would likely be some work in the evenings, but that they would remain mindful of the residential properties nearby.

Ms. Hartwell asked how long the construction would take. Mr. Brooks responded that the target period is around twenty (20) weeks, but that that date is often optimistic and usually takes longer. He further clarified that they would like to start around July or August, but due to some unforeseen circumstances they may have to start around November or December.

8. Request for Public Comment

None

9. Additional Comment from Applicant, if necessary.

None

10. Additional Staff Comments and Recommendation

Mr. Benson stated that the site plan was for the most part approved through Staff review, with a few minor details still outstanding, but that a few waivers from the Highway 350 Design Standards were requested by the applicant. Mr. Benson stated that Staff recommended approval of the Site Plan requested, subject to board approval of the necessary waivers. Those waivers requested were:

1. Direct access to Highway 350 from the lot. Due to the high volume of traffic generated by the project, Staff felt that limiting access from Highway 350 would actually increase traffic issues on neighboring properties and on Maple Avenue.
2. Driveways are required to be a minimum of 440 feet from roadway intersections. Both driveways would be less than 440 feet from the intersection of Highway 350 and Maple Ave, but for reasons listed in the previous waiver, Staff recommended approval of this waiver.
3. Driveways are required to have a minimum spacing of 440 feet from adjacent driveways. Both driveways on Highway 350 would not comply with this standard, but Mr. Benson stated that Staff recommended granting this waiver, as the western-most driveway proposed would ultimately provide access to neighboring properties, since an existing driveway west of the property will ultimately need to be removed.
4. All vehicle driveways must be located on side roads, and not to have direct ingress or egress from Highway 350. For reasons similar with waiver #1, Staff recommends approval of this waiver.
5. Parking facilities are to be located away from frontages on Highway 350. Mr. Benson stated that due to the property's use as a convenience store it would be very difficult for them to comply with this standard. Mr. Benson further clarified that the relocation of the pump canopy in accordance with this standard would place the pumps, canopy and traffic in close proximity to the neighboring residential properties.

11. Board Discussion

A ten minute recess was declared in order for the board to review the site plan provided in the application.

Ms. Harwell requested clarification on the height of the privacy fence along the south side of the property facing the residential buildings. Mr. Brooks stated that the fence would be a six-foot privacy fence, and that any indication of the fence being four feet in height was a typographical error. He also clarified that security around the property would provide constant coverage, both visual and audio, of everywhere on the property.

12. Close Public Hearing

With there being no further discussion, Mr. Wilson closed the Public Hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Mr. Lightfoot made a motion to approve the Site Plan application and all waivers requested, subject to Staff recommendations.
- b. Second- Ms. Hartwell seconded Mr. Lightfoot's motion.
- c. Additional Board Discussion
- d. Vote- the motion passed unanimously.

6. Other Business

None.

7. Planning Project Reports:

Mr. Benson updated the board on the Family Dollar project. The construction is moving along, and the footings have been poured. Second, the Public Works Department met with the engineering firm responsible for designing the bike lanes on Blue Ridge Boulevard from 59th St. to Woodson Rd., and Woodson Rd. to 51st St. The City received a Congestion Mitigation and Air Quality Grant to perform that work. The City plans to go out for bid on that project this summer. Mr. Benson also stated that the City is designing sidewalks along the south side of 59th St. from Raytown Middle School east to Woodson Road. This project is anticipated to go out for bid this summer also. Finally, Mr. Benson stated that representatives of the Public Works department and himself met with the Missouri Department of Transportation regarding improvements at the intersections of Raytown Road and Highway 350. Public meetings will be held regarding those improvements later this year.

8. Set Future Meeting Date - Thursday, June 4, 2015 at 7:00 PM

9. Adjourn

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW A RESIDENTIAL USE IN THE NEIGHBORHOOD COMMERCIAL (NC) DISTRICT ON PROPERTY LOCATED AT 5902 BLUE RIDGE BOULEVARD IN RAYTOWN, MISSOURI

WHEREAS, application PZ-2015-004, submitted by Wanda Mullins seeks to allow a residential use in the Neighborhood Commercial (NC) District on property located at 5902 Blue Ridge Boulevard in Raytown, Missouri; and

WHEREAS, pursuant to City Code Chapter 50, Article V of the City of Raytown Code of Ordinances, application PZ-2015-004, was referred to the Planning & Zoning Commission to hold a public hearing; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning & Zoning Commission held said public hearing on May 14, 2015; and

WHEREAS, at the conclusion of said public hearing the Planning & Zoning Commission by a vote of six (6) in favor and zero (0) against rendered a report to the Board of Aldermen recommending that the Conditional Use Permit Application be approved subject to certain conditions; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on June 2, 2015 and on June 16, 2015; and

WHEREAS, based on all of the information presented finds it is in the best interest of the citizens of the City of Raytown to grant said Conditional Use Permit subject to certain conditions;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

SECTION 1 – GRANT OF CONDITIONAL USE PERMIT. That a Conditional Use Permit is hereby granted to allow a residential use in the Neighborhood Commercial (NC) District on property located at 5902 Blue Ridge Boulevard in Raytown, Missouri, as legally described in Exhibit “A”, subject to the conditions set forth in Section 2 herein.

SECTION 2 – CONDITIONS OF APPROVAL AND OPERATION. That the following conditions of approval shall apply and be followed during the duration of the use allowed by this Conditional Use Permit.

1. Compliance with all applicable ordinances and codes of the City of Raytown, the State of Missouri and the United States.

SECTION 3 – FAILURE TO COMPLY. That failure to comply with any of the conditions or provisions contained in this ordinance shall constitute violations of both this ordinance and the City’s Comprehensive Zoning Code and shall be cause for revocation of the Conditional Use Permit granted herein in addition to other penalties contained in the City Code.

SECTION 4 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5 – 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.

SECTION 6 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 16th day of June, 2015.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Joe Willerth, City Attorney

Exhibit "A"

CASELL HOMESTEAD N 2 AC OF LOT 1 (EX W 170' THOF & EX PT TAKEN FOR ROW) A
SUBDIVISION IN JACKSON COUNTY, MISSOURI.

Case Number _____
Date Received _____
Map Page _____

**CITY OF RAYTOWN
APPLICATION FOR CONDITIONAL USE PERMIT**

PART I Background Information

1. This request applies to property at the following address:
5902 Blue Ridge Blvd., Raytown, MO 64133

2. The name(s), address(es), and phone number(s) of the property owners: (As listed on the deed)

Name	Address	Phone
<u>Wanda Thompson Mullins</u>	<u>5902 Blue Ridge Blvd, Raytown, MO</u>	<u>64133</u>
		<u>(706) 951-3132</u>

3. We, the property owner(s), do hereby appoint the following person as our agent during consideration of our request:

Name	Address	Phone/Email
<u>Wanda T. Mullins</u>	<u>308 NE Brockton Dr. Lees Summit, MO</u>	<u>64064</u>
<u>(706) 951-3132</u>	<u>wamullins@comcast.net</u>	

4. The property is currently being used for the following purposes:

Residential House

5. Zoning classification of the property: Residential/Commercial

6. Specify the use desired for the property: Residential/Commercial

7. Please list all existing structures and their heights located on the property:

<u>Structure</u>	<u>Height</u>
<u>Two Story Home</u>	<u>25 ft in air</u>

8. We, the undersigned, do hereby authorize the submission of this application and associated documents, and do hereby certify that all the information contained therein is true and correct. (Signatures of property owners)

Wanda Thompson Mullins

PART II Conditional Use Permit Information

In considering an application for a conditional use permit, the city shall give consideration to the health, safety, morals, comfort and general welfare of the inhabitants of the city, including but not limited to the following factors:

1. The stability and integrity of the various zoning districts;
2. Conservation of property values;
3. Protection against fire and casualties;
4. Observation of general police regulations;
5. Prevention of traffic congestion;
6. Promotion of traffic safety and the orderly parking of motor vehicles;
7. Promotion of the safety of individuals and property;
8. Provision for adequate light and air;
9. Prevention of overcrowding and excessive intensity of land uses;
10. Provision for public utilities and schools;
11. Invasion by inappropriate uses;
12. Value, type and character of existing or authorized improvements and land uses;
13. Encouragement of improvements and land uses in keeping with overall planning; and
14. Provision for orderly and proper renewal, development and growth.

The information provided by the applicant to the following questions is an opportunity to justify approval of a conditional use permit based on the above listed factors.

If the space provided is not adequate, the applicant may attach additional pages. The applicant is also encouraged to submit any other pertinent information, such as photographs, drawings, maps, statistics, legal documents, and letters of support.

A. The proposed conditional use will be in keeping with the character of the neighborhood because:

Of like properties, will assist in providing job in the community. The property will be used as a resident in the upper left attic which is correct usage for the neighborhood, at a future time. Currently upstairs is set up as it's own living quarters,

B. The proposed use will be consistent with the uses and zoning on nearby parcels because:

We are not straying from the use and look of like businesses within the community. The property will be utilized as a resident, at some point, as the surrounding neighborhood is zoned residential.

C. This property is more suited for the proposed use than its current uses because:

It's not currently occupied. Occupancy with help to revitalize the look and economic stature of the community.

D. The proposed conditional use could have the following detrimental effects on nearby parcels:

None.

E. Prior to submitting this application, the property has been vacant for: Less than 1yr.

F. If the application is denied, the property owner(s) will face the following hardships:

Broke, Broke, + more Broke.

CITY OF RAYTOWN
Request for Board Action

Date: June 10, 2015

Bill No.: 6386-15

To: Mayor and Board of Aldermen

Section No.: XIII

From: John Benson, Director of Development & Public Affairs

Department Head Approval: _____

Finance Director Approval: _____ (only if funding requested)

City Administrator Approval: _____

Action Requested: Conduct a public hearing to consider a Conditional Use Permit application seeking to allow a residential use in the Neighborhood Commercial (NC) District on property located at 10200 E. 63rd Terrace.

Recommendation: The Planning & Zoning Commission by a vote of 6 in favor and 0 against recommends approval of the conditional use permit subject to the following conditions.

1. The residential use shall only be allowed as long as the applicant leases / owns the property.
2. Compliance with all applicable ordinances and codes of the City of Raytown, the State of Missouri and the United States.

Analysis: John Smith is seeking approval of a conditional use permit application to allow a residential use to be located in the Neighborhood Commercial (NC) zoning district. The property to which this application applies is located at 10200 E. 63rd Terrace. Mr. Smith operates an office on the property, which is a permitted use in the NC zoning district, and is seeking approval of the conditional use permit application so that his mother can live in the building as well. Mr. Smith has a contract with the current owner, Joe Medlin, to purchase the property.

At the June 2, 2015 Board of Aldermen meeting, Staff was asked to check on the status of the Chapter 353 Tax Abatement on this property. In reviewing the state statutes governing the extension and termination of Chapter 353 Tax Abatement with the City's Development Counsel (Williams & Campo, PC), it has been determined that existing tax abatements transfer to the new ownership upon sale of the property. The abatement was awarded based on the completion of a blight removal effort.

Alternatives: Alternatives to the recommendation of the Planning & Zoning Commission would be to either deny the conditional use permit application or refer the application back to the Planning & Zoning Commission for revisions and/or further review.

Budgetary Impact: This application does not require the city to provide any funding.

Additional Reports Attached:

- Staff Report on this application for May 14, 2015 Planning & Zoning Commission meeting.
- Conditional Use Permit Application submitted by applicant.
- Minutes of the May 14, 2015 Planning & Zoning Commission meeting.
- Information from Chapter 353 approved in December 2010 regarding 10200 E. 63rd Terrace

Factors To Be Considered:

In considering and making a decision on an application for a conditional use permit, consideration is required to be given by the city to the health, safety, morals, comfort and general welfare of the inhabitants of the city, including but not limited to, the following factors.

1. The stability and integrity of the various zoning districts.
The property to which the conditional use permit application applies is zoned Neighborhood Commercial (NC). The zoning and uses on surrounding properties are more specifically described below:

East: To the east are single-family detached homes with commercial businesses located further to the east all of which are zoned Neighborhood Commercial (NC).

West: A vacant lot is located immediately to the west with a business located further to the west.

South: 63rd Terrace is located along the southern edge of the property with a mix of single-family and multi-family residential uses located on the south side of the street. The area to the south of 63rd Terrace is zoned High Density Residential (R-3).

North: Vacant lots are located to the north of the property which are zoned Neighborhood Commercial (NC).
2. Conservation of property values.
The proposed use, if approved, will allow the business on the property to have someone live there as well. According to the applicant, having someone live there will provide for increased security on the property. Because there are residential uses on neighboring properties it does not appear that the proposed residential use will introduce an incompatible use to the neighborhood or adversely affect neighboring property values.
3. Protection against fire and casualties.
The requirements for commercial and residential uses differ within the city's adopted building and fire codes. Therefore, if the conditional use permit application is approved, the city's adopted codes require the building to be inspected by the city's Building Official to ensure compliance with the life safety codes contained in the city's adopted Building and Fire Codes. The purpose of this inspection for compliance is to protect against fire and casualties.
4. Observation of general police regulations.
The applicant is not proposing to alter or add onto the existing buildings or parking area. The parking lot is paved with asphalt. In addition, as previously stated, prior to occupying the building for the proposed residential use, the tenant space will be inspected by the City's Building Inspector and Fire Marshall to ensure compliance with the life safety codes contained in the city's adopted Building and Fire Codes.
5. Prevention of traffic congestion.
The applicant requested a waiver to the city's traffic impact analysis submittal requirements. Because the proposed residential use, if approved, would result in an increase of only one additional vehicle coming to and from the property and the street which provides access to the property does not carry a high volume of traffic, the Public Works Department did not foresee the proposed use creating traffic congestion. Therefore the applicant's request for a waiver to the city's traffic impact analysis requirements was granted.
6. Promotion of traffic safety and the orderly parking of motor vehicles.
The parking is limited to the number of spaces existing on the property. The applicant is not proposing to change the layout of the existing parking area. The parking is located to the rear of the building on the property. This is consistent with the parking arrangement that previous uses on the property have utilized in the past. There have not been any traffic safety issues in the

past with the existing parking layout on the property. Therefore, due to the minimal increase in the number of vehicles that would result from approval of the application, there will be orderly off-street parking and no traffic safety issues will be created.

7. Promotion of the safety of individuals and property.
As previously described, prior to the business opening the building and property will be inspected by the City's Building Official and the Fire Marshal from the Raytown Fire Protection District to ensure the building complies with all applicable life safety codes and that the property is in compliance with the city's property maintenance codes.
8. Provision for adequate light and air.
The residential use is proposing to locate within the existing building on the property with no new construction. Therefore, there will be no impact on the provision for adequate light and air.
9. Prevention of overcrowding and excessive intensity of land uses.
The proposed residential use will generate a minimal amount of traffic. Therefore the proposed use is low intensity in nature and does not appear it will cause overcrowding or be an excessively intense land use.
10. Provision for public utilities and schools.
The proposed use will have a minimal impact if any on schools. In addition, all utilities are available to serve the property.
11. Invasion by inappropriate uses.
There is a mix of residential and commercial uses in the neighborhood in which the subject property is located. Therefore, it does not appear that the proposed residential use will be invasion of an inappropriate use.
12. Value, type and character of existing or authorized improvements and land uses.
The property on which the proposed use would be located is developed and does not necessitate any exterior site or building improvements. Additionally, as previously described, the proposed use will use the existing building and parking area. Therefore, the proposed use is in keeping with the value, type and character of existing or authorized improvements and land uses.
13. Encouragement of improvements and land uses in keeping with overall planning.
The City's Central Business District (CBD) Plan identifies the area in which the subject property is located as an area for a mix of small businesses and residential uses. As such the proposed residential use and the existing small business are in keeping with the vision for the area.
14. Provision for orderly and proper renewal, development and growth.
If approved, the proposed use will occupy an existing building in which the applicant also operates his business. The applicant has stated to staff that allowing someone to reside in the building will help provide increased security for the property.

Staff Recommendation:

It is the recommendation of staff that the conditional use permit to allow a residential use in the Neighborhood Commercial (NC) District be approved subject to the following conditions:

3. The residential use shall only be allowed as long as the applicant leases the property.
4. Compliance with all applicable ordinances and codes of the City of Raytown, the State of Missouri and the United States.

CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING
MINUTES

May 14, 2015
7:00 pm
Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133

1. Welcome by Chairperson

Chairman Wilson welcomed all to the Planning and Zoning meeting for May 14, 2015.

2. Call meeting to order and Roll Call

Mr. Wilson called the meeting of May 14, 2015 to order, and the following members were present.

Wilson: Present

Jimenez: Absent

Stock: Absent

Bettis: Present

Robinson: Present

Lightfoot: Present

Hartwell: Present

Dwight: Present

Meyers: Absent

3. Approval of Minutes of February 12, 2015 Meeting Minutes

A. Revisions- None

B. Motion- Ms. Hartwell made a motion to approve

C. Second- Mr. Bettis seconded the motion.

D. Additional Board Discussion- Mr. Lightfoot abstained from the vote due to his absence from the February 12, 2015 meeting.

E. Vote- Passed unanimously.

4. Old Business. – None

5. New Business

A. Application: Conditional Use Permit Application that seeks to allow a residential use in the Neighborhood Commercial (NC) District at 5902 Blue Ridge Boulevard, Raytown, MO 64133

Case No.: PZ-2015-004

Applicant: Wanda Mullins

1. Introduce Application

Mr. Wilson introduced PZ-2015-004 to the board.

2. Open Public Hearing
Mr. Wilson opened the Public Hearing of PZ-2015-001.
3. Explain Procedure for a Public Hearing and swear-in speakers
The City Attorney, George Kapke, swore in all that were planning to speak on this application.
4. Mr. Wilson Entered Relevant City Exhibits into the Record:
 - a. Conditional Use Permit Application submitted by applicant
 - c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
 - d. Public Hearing Notices sent to property owners within 185-feet of subject property
 - e. City of Raytown Zoning Ordinance, as amended
 - f. City of Raytown Comprehensive Plan
 - g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting
5. Explanation of any exparte' communication from Commission members regarding the application.
None.
6. Introduction of Application by Staff
Mr. Benson introduced this application to the board and stated that Ms. Wanda Mullins is seeking to operate a bakery and residential use for a building located at 5902 Blue Ridge Boulevard. The building on the property is built as a house, but is zoned in a Neighborhood Commercial (NC) district. The most recent use of the property was as a residential use, but since it has been vacant for longer than six months, the residential use is no longer allowed and requires Board approval. Mr. Benson also stated that as a part of the CUP for this property the applicant would be required to install a parking lot with handicap spaces as well as fire protection between the first and second floors of the building, and these plans had not yet been approved, so they were not brought before the Board during this meeting.
7. Presentation of Application By Applicant
Wanda Mullins of 5902 Blue Ridge Boulevard introduced herself as the applicant. Ms. Mullins mentioned that she was working with her contractor and Andy Boyd, Raytown Building Inspector, to make the necessary changes to the building to make it compliant with all local, state, and federal codes. Ms. Mullins clarified that she will be the tenant of the building as she operates her bakery business in the kitchen on the first floor.
8. Request for Public Comment
None
9. Additional Comment from Applicant, if necessary
None
10. Additional Staff Comments and Recommendation
Mr. Benson clarified that Andy Boyd had not spoken with the architect for the applicant prior to the drafting of the meeting's agenda, but since has, and City Staff was

comfortable with the Commission taking action on the application instead of the recommendation in the staff report that the project be continued to a future meeting. Mr. Benson further clarified that Mr. Boyd said that after talking with the applicant's architect, fire separation between the first and second floors will be required.

Mr. Lightfoot asked if the Conditional Use Permit would remain in effect should the permit be given and the business would subsequently close. Mr. Benson stated that such a requirement is up to the Board to decide, but that staff would recommend that the use be permitted to all future applicants due to the cost of constructing the fire separation per city construction codes.

11. Board Discussion

None.

12. Close Public Hearing

With no further discussion, Mr. Wilson closed the public hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Mr. Lightfoot made a motion to approve the application subject to Staff recommendations.
- b. Second- Mr. Bettis made a second on Mr. Lightfoot's motion.
- c. Additional Board Discussion- None.
- d. Vote- Motion was passed unanimously (6-0).

B. Application: Conditional Use Permit Application that seeks to allow a residential use in the Neighborhood Commercial (NC) District at 10200 E. 63rd Terrace, Raytown, MO 64133.

Case No.: PZ-2015-005

Applicant: John Smith on behalf of Joe Medlin

1. Introduce Application

Mr. Wilson introduced PZ-2015-005 to the board.

2. Open Public Hearing

Mr. Wilson opened the public hearing.

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke, swore in all that were planning to speak.

4. Enter Relevant City Exhibits into the Record:

- a. Conditional Use Permit Application submitted by applicant
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting

5. Explanation of any exparte' communication from Commission members regarding the application.

Mr. Lightfoot stated that he had in the past had exparte' communication with the property owner, but stated it would not affect his ability to make a decision on the application.

6. Introduction of Application by Staff

Mr. Benson stated that the applicant, John Smith, was seeking a residential use in a house at 10200 E 63rd Terrace, which is currently zoned Neighborhood Commercial. Mr. Benson also stated that Mr. Smith currently legally operates a business out of the property.

7. Presentation of Application By Applicant

John Smith came forward and stated that seeks to purchase the property at 10200 E 63rd Ter. He clarified that his mother will be the occupant of the house and he will continue to use the house for his business, mostly file storage and parking for his trailers. He also stated that he is purchasing the house and not renting it.

8. Request for Public Comment

None.

9. Additional Comment from Applicant, if necessary.

None.

10. Additional Staff Comments and Recommendation

Staff recommended approval of the application subject to the following requirements:

1. The residential used be allowed as long as the applicant, John Smith, owns the property.
2. The applicant remains in compliance with all applicable ordinances and codes and ordinances.

11. Board Discussion

Mr. Lightfoot asked if the 353 tax abatement still applied to the property from previous owners. Mr. Benson stated that transfer of ownership does not affect the status of the Chapter 353 tax abatement as there are no new jobs or a specific type of use or business made as a condition of abatement.

Mr. Bettis asked what the sunset date was for the tax abatement. Mr. Benson replied that he did not recall the exact date but estimated that there was about 5-10 years remaining on the abatement.

12. Close Public Hearing

With no further discussion, Mr. Wilson closed the public hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Mr. Robinson made a motion to approve the application subject to Staff recommendations.

- b. Second- Ms. Dwight made a second to Mr. Robinson's motion.
- c. Additional Board Discussion- None.
- d. Vote- Motion passed unanimously (6-0).

C. Application: Conditional Use Permit Application that seeks to allow an indoor shooting range in the Highway Corridor Commercial (HC) District at 8830 Highway 350, Raytown, MO 64133.

Case No.: PZ-2015-006

Applicant: Jim Bloomquist on behalf of Billy and Marilyn Green

1. Introduce Application

Mr. Wilson introduced PZ-2015-006 to the board.

2. Open Public Hearing

Mr. Wilson opened the Public Hearing.

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke, swore in all that were speaking.

4. Enter Relevant City Exhibits into the Record:

- a. Conditional Use Permit Application submitted by applicant
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting

5. Explanation of any exparte' communication from Commission members regarding the application.

Mr. Wilson stated that he has had exparte' communication with the applicant, including doing business with the applicant in the past, but felt that it would not affect his ability to make a decision on the application.

6. Introduction of Application by Staff

Mr. Benson stated that the applicant was representing Blue Steel Guns and Ammo, located at 8830 Highway 350, which seeks to build an indoor shooting range, requiring a Conditional Use Permit. He deferred all other information to the application.

7. Presentation of Application By Applicant

Steve Brackeen of 12116 E. 78th Ter, Kansas City, MO, owner of Blue Steel Guns and Ammo, requested that the board grant a Conditional Use Permit to build an indoor shooting range next door to his gun shop. Mr. Brackeen made clear that the shooting range will have a separate entrance from the gun shop. The range will have twelve (12) total shooting lanes, with two of them allowing rifles, the remainder being only for the shooting of handguns. Mr. Brackeen also clarified that there will always be two licensed shooting range guards while the range is operational, as well as security cameras.

Mr. Wilson asked about the ventilation of the shooting range. Mr. Brackeen responded that they will be using a state of the art "negative filtration" system, which is in fact the most costly portion of the shooting range. He stated that the air flow system will constantly draw out the gases and contaminants expended by the firearms, then filter them before they reach the air outside.

Mr. Wilson asked about the sound level of the shooting range. Mr. Brackeen stated that the whole building is concrete cinder block with a steel and wood barrier on the ceiling. Mr. Brackeen stated that if you're in the gun shop you may be able to hear the guns firing, but outside of the building no one will be able to hear the guns firing.

Mr. Wilson asked about the hours of operation for the gun range. Mr. Brackeen stated that the hours of operation to begin would be 10:00 a.m. to 9:00 p.m., but would consider shortening the hours if they do not get enough evening business.

8. Request for Public Comment

None.

9. Additional Comment from Applicant, if necessary.

None.

10. Additional Staff Comments and Recommendation

Mr. Benson stated that Staff recommends approval of the application subject to compliance with all applicable local, state, and federal laws.

11. Board Discussion

Mr. Lightfoot asked Mr. Benson if there were any other known gun ranges uses so close to a highway in the area. Mr. Benson replied that there is a shooting range in Lee's Summit near a highway, as well as one in Claycomo near Highway 69. Mr. Benson stated that to his knowledge there are no issues regarding a shooting range's proximity to a highway.

12. Close Public Hearing

With there being no further discussion, Mr. Wilson closed the Public Hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Mr. Lightfoot made a motion to approve the application subject to staff recommendations.
- b. Second- Mr. Robinson seconded Mr. Lightfoot's motion.
- c. Additional Board Discussion- None
- d. Vote- Motion passed unanimously (6-0).

D. Application: Conditional Use Permit Application that seeks to allow an animal kennel in the Highway Corridor Commercial (HC) District at 8814 E. 67th Street, Raytown, MO 64133.

Case No.: PZ-2015-007

Applicant: Susan Jones on behalf of Chain of Hope on behalf of Summit Bank of Kansas City

1. Introduce Application

Mr. Wilson introduced PZ-2015-007

2. Open Public Hearing

Mr. Wilson opened the Public Hearing

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke, swore in all that were speaking.

4. Enter Relevant City Exhibits into the Record:

- a. Conditional Use Permit Application submitted by applicant
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting

5. Explanation of any exparte' communication from Commission members regarding the application.

None.

6. Introduction of Application by Staff

Mr. Benson stated that Chain of Hope is currently seeking to move its operations to 8814 E 67th St. The facility would hold an average of fifteen (15) dogs in the kennels, but could have more than that number at times. The property is currently vacant and in foreclosure, with taxes from the previous owner overdue. Mr. Benson stated that the City's Building Official, Andy Boyd, has performed an inspection on the building and has indicated the building will be able to comply with the city's adopted construction and fire codes for the use as proposed by the applicant.

7. Presentation of Application By Applicant

Susan Jones of 409 SW Lakeview Blvd., Lee's Summit, MO, Board President of Chain of Hope, stated that the purpose for the application is to move the Chain of Hope operations to a larger space, as well as to reduce the cost of rent. Ms. Jones emphasized that the larger space required is not to increase the number of dogs they care for, but to increase the quality of care they provide to their current number of dogs. Chain of Hope would still focus most of its resources on community outreach, not dog collection. She also stated that the facilities would comply with the Department of Agriculture requirements and would be inspected by that department.

Ms. Hartwell asked if boarding rentals would be provided to the public. Ms. Jones responded that they would not provide boarding services to the general public, and that all kennels would be provided solely for care of animals in need.

Mr. Lightfoot asked if the dogs would be outdoors at night. Ms. Jones said no, they would be kenneled at night, and dogs would only be allowed outside during the day under supervision.

8. Request for Public Comment

None.

9. Additional Comment from Applicant, Additional Comment from Applicant, if necessary

None.

10. Additional Staff Comments and Recommendation

Mr. Benson stated that he would be willing to remove the first recommendation in the staff report limiting the maximum number of kennels to 15 due to the regulations of the Department of Agriculture with which the applicant will have to comply. Mr. Benson further stated that subject to the removal of the first recommendation, Staff would recommend approval of the application, subject to the following recommendations:

1. All kennels shall be located inside of the building.
2. Animals when outside of the building shall be supervised by an employee of Chain of Hope.
3. All licensing and micro chipping events, etc. that would bring the public to Chain of Hope be held outside of the property, excluding volunteers.
4. Compliance with all applicable ordinances and codes with the City of Raytown, and all state and federal ordinances and codes.
5. All taxes applicable to the property be paid in full prior to the use beginning operations on the subject property.

11. Board Discussion

None.

12. Close Public Hearing

With no further discussion, Mr. Wilson closed the Public Hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Ms. Hartwell made a motion to approve the application subject to Staff recommendations.
- b. Second- Mr. Bettis made a second on Ms. Hartwell's motion.
- c. Additional Board Discussion- None.
- d. Vote- The motion passed unanimously

E. Application: Final Site Plan for a proposed convenience store at 9323 E. 350 Highway, Raytown, MO

Case No.: PZ-2015-003

Applicant: Triple M Enterprises dba QuikTrip

1. Introduce Application

Mr. Wilson introduced PZ-2015-003 to the board.

2. Open Public Hearing

Mr. Wilson opened the Public Hearing.

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke, swore in all that were speaking.

4. Enter Relevant City Exhibits into the Record:

- a. Site Plan Application submitted by applicant
- b. Site Development Plan
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting

5. Explanation of any ex parte communication from Commission members regarding the application.

None.

6. Introduction of Application by Staff

Mr. Benson entered in some additional exhibits to be seen by the board. They were:

- h. Material sample board for the proposed application.
- i. Waiver letter from the applicant for waiver requests to the Highway 350 Design Standards.
- j. Cross-section drawing of the landscape plan showing residence line-of-sights behind the convenience store.

Mr. Benson stated that the QuikTrip currently located at 9323 Highway 350 is proposing to upgrade its convenience store and services. QuikTrip has purchased both of their neighboring properties to the east of the store, and will tear down buildings on those properties to expand the property of the applicant. The proposed redevelopment project requires Site Plan Approval from the Commission due to their proposed use not complying with several of the Highway 350 Design Standards, to which the applicant has requested waivers.

7. Presentation of Application by Applicant

Matt Brooks of 5725 Foxridge Dr., Mission, KS, represented QuikTrip for the application. Mr. Brooks stated that they are wanting to upgrade their facilities to the new "Generation 3" facilities that QuikTrip is building. Mr. Brooks stated that they will also build a new canopy for gas stations, new underground stormwater detention facilities, and new fuel storage tanks. Mr. Brooks stated that the new buildings will employ an additional 5-8 employees, and that there will be no requested tax incentives for the project, so the new building will be taxable income as soon as it is completed.

Ms. Hartwell requested clarification on the location of the stormwater detention basin. Mr. Brooks responded that it would be under the pavement of the store.

Mr. Bettis asked what would happen with the old storage tanks. Mr. Brooks responded that they work with state agencies to properly and safely decommission and remove the old tanks.

Mr. Lightfoot asked when the construction would be occurring during the week. Mr. Brooks responded that they would work six days a week, and there would likely be some work in the evenings, but that they would remain mindful of the residential properties nearby.

Ms. Hartwell asked how long the construction would take. Mr. Brooks responded that the target period is around twenty (20) weeks, but that that date is often optimistic and usually takes longer. He further clarified that they would like to start around July or August, but due to some unforeseen circumstances they may have to start around November or December.

8. Request for Public Comment

None

9. Additional Comment from Applicant, if necessary.

None

10. Additional Staff Comments and Recommendation

Mr. Benson stated that the site plan was for the most part approved through Staff review, with a few minor details still outstanding, but that a few waivers from the Highway 350 Design Standards were requested by the applicant. Mr. Benson stated that Staff recommended approval of the Site Plan requested, subject to board approval of the necessary waivers. Those waivers requested were:

1. Direct access to Highway 350 from the lot. Due to the high volume of traffic generated by the project, Staff felt that limiting access from Highway 350 would actually increase traffic issues on neighboring properties and on Maple Avenue.
2. Driveways are required to be a minimum of 440 feet from roadway intersections. Both driveways would be less than 440 feet from the intersection of Highway 350 and Maple Ave, but for reasons listed in the previous waiver, Staff recommended approval of this waiver.
3. Driveways are required to have a minimum spacing of 440 feet from adjacent driveways. Both driveways on Highway 350 would not comply with this standard, but Mr. Benson stated that Staff recommended granting this waiver, as the western-most driveway proposed would ultimately provide access to neighboring properties, since an existing driveway west of the property will ultimately need to be removed.
4. All vehicle driveways must be located on side roads, and not to have direct ingress or egress from Highway 350. For reasons similar with waiver #1, Staff recommends approval of this waiver.
5. Parking facilities are to be located away from frontages on Highway 350. Mr. Benson stated that due to the property's use as a convenience store it would be very difficult for them to comply with this standard. Mr. Benson further clarified that the relocation of the pump canopy in accordance with this standard would place the pumps, canopy and traffic in close proximity to the neighboring residential properties.

11. Board Discussion

A ten minute recess was declared in order for the board to review the site plan provided in the application.

Ms. Harwell requested clarification on the height of the privacy fence along the south side of the property facing the residential buildings. Mr. Brooks stated that the fence would be a six-foot privacy fence, and that any indication of the fence being four feet in height was a typographical error. He also clarified that security around the property would provide constant coverage, both visual and audio, of everywhere on the property.

12. Close Public Hearing

With there being no further discussion, Mr. Wilson closed the Public Hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Mr. Lightfoot made a motion to approve the Site Plan application and all waivers requested, subject to Staff recommendations.
- b. Second- Ms. Hartwell seconded Mr. Lightfoot's motion.
- c. Additional Board Discussion
- d. Vote- the motion passed unanimously.

6. Other Business

None.

7. Planning Project Reports:

Mr. Benson updated the board on the Family Dollar project. The construction is moving along, and the footings have been poured. Second, the Public Works Department met with the engineering firm responsible for designing the bike lanes on Blue Ridge Boulevard from 59th St. to Woodson Rd., and Woodson Rd. to 51st St. The City received a Congestion Mitigation and Air Quality Grant to perform that work. The City plans to go out for bid on that project this summer. Mr. Benson also stated that the City is designing sidewalks along the south side of 59th St. from Raytown Middle School east to Woodson Road. This project is anticipated to go out for bid this summer also. Finally, Mr. Benson stated that representatives of the Public Works department and himself met with the Missouri Department of Transportation regarding improvements at the intersections of Raytown Road and Highway 350. Public meetings will be held regarding those improvements later this year.

8. Set Future Meeting Date - Thursday, June 4, 2015 at 7:00 PM

9. Adjourn

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW A RESIDENTIAL USE IN THE NEIGHBORHOOD COMMERCIAL (NC) DISTRICT ON PROPERTY LOCATED AT 10200 E. 63RD TERRACE IN RAYTOWN, MISSOURI

WHEREAS, application PZ-2015-005, submitted by Joe Medlin on behalf of John Smith and seeks to allow a residential use in the Neighborhood Commercial (NC) District at 10200 E. 63rd Terrace in Raytown, Missouri; and

WHEREAS, pursuant to City Code Chapter 50, Article V of the City of Raytown Code of Ordinances, application PZ-2015-005, was referred to the Planning & Zoning Commission to hold a public hearing; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning & Zoning Commission held said public hearing on May 14, 2015; and

WHEREAS, at the conclusion of said public hearing the Planning & Zoning Commission by a vote of six (6) in favor and zero (0) against rendered a report to the Board of Aldermen recommending that the Conditional Use Permit Application be approved subject to certain conditions; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on June 2, 2015 and on June 16, 2015; and

WHEREAS, based on all of the information presented finds it is in the best interest of the citizens of the City of Raytown to grant said Conditional Use Permit subject to certain conditions;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

SECTION 1 – GRANT OF CONDITIONAL USE PERMIT. That a Conditional Use Permit is hereby granted to allow a residential use in the Neighborhood Commercial (NC) District on property located at 10200 E. 63rd Terrace in Raytown, Missouri, as legally described in Exhibit “A”, subject to the conditions set forth in Section 2 herein.

SECTION 2 – CONDITIONS OF APPROVAL AND OPERATION. That the following conditions of approval shall apply and be followed during the duration of the use allowed by this Conditional Use Permit.

1. The residential use shall only be allowed as long as John F. Smith leases or owns the subject property to which this conditional use permit applies.
2. Compliance with all applicable ordinances and codes of the City of Raytown, the State of Missouri and the United States.

SECTION 3 – FAILURE TO COMPLY. That failure to comply with any of the conditions or provisions contained in this ordinance shall constitute violations of both this ordinance and the City’s Comprehensive Zoning Code and shall be cause for revocation of the Conditional Use Permit granted herein in addition to other penalties contained in the City Code.

SECTION 4 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5 – 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.

SECTION 6 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 16th day of June, 2015.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Joe Willerth, City Attorney

Exhibit "A"

Lot 28, MUIRSMITH ADDITION, A SUBDIVISION IN RAYTOWN, JACKSON COUNTY,
MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF.

Case Number _____
Date Received _____
Map Page _____

**CITY OF RAYTOWN
APPLICATION FOR CONDITIONAL USE PERMIT**

PART I Background Information

1. This request applies to property at the following address:
10200 E 43rd Terr Raytown, MO 64133

2. The name(s), address(es), and phone number(s) of the property owners: (As listed on the deed)

Name	Address	Phone
Joseph Medlin		
LEM Contracting LLC	904 NE FAIRWAY HOMES CT LEES SUMMIT MO 64064	

3. We, the property owner(s), do hereby appoint the following person as our agent during consideration of our request:

Name	Address	Phone/Email
John F Smith	5123 Hedges Kcino 64133	816-419-7084

4. The property is currently being used for the following purposes:
office

5. Zoning classification of the property: Commercial

6. Specify the use desired for the property: Residential

7. Please list all existing structures and their heights located on the property:

<u>Structure</u>	<u>Height</u>
House Structure	
Garage foundation 24'x12'	

8. We, the undersigned, do hereby authorize the submission of this application and associated documents, and do hereby certify that all the information contained therein is true and correct. (Signatures of property owners)

Joe Medlin 3/23/2015

PART II Conditional Use Permit Information

In considering an application for a conditional use permit, the city shall give consideration to the health, safety, morals, comfort and general welfare of the inhabitants of the city, including but not limited to the following factors:

1. The stability and integrity of the various zoning districts;
2. Conservation of property values;
3. Protection against fire and casualties;
4. Observation of general police regulations;
5. Prevention of traffic congestion;
6. Promotion of traffic safety and the orderly parking of motor vehicles;
7. Promotion of the safety of individuals and property;
8. Provision for adequate light and air;
9. Prevention of overcrowding and excessive intensity of land uses;
10. Provision for public utilities and schools;
11. Invasion by inappropriate uses;
12. Value, type and character of existing or authorized improvements and land uses;
13. Encouragement of improvements and land uses in keeping with overall planning; and
14. Provision for orderly and proper renewal, development and growth.

The information provided by the applicant to the following questions is an opportunity to justify approval of a conditional use permit based on the above listed factors.

If the space provided is not adequate, the applicant may attach additional pages. The applicant is also encouraged to submit any other pertinent information, such as photographs, drawings, maps, statistics, legal documents, and letters of support.

A. The proposed conditional use will be in keeping with the character of the neighborhood because:

Most Surrounding Properties are Residential, and changing the property to Residential would keep the neighborhood quiet and more appealing to surrounding properties.

B. The proposed use will be consistent with the uses and zoning on nearby parcels because:

They are Residential, quiet, and said property has the characteristics of a residential home.

C. This property is more suited for the proposed use than its current uses because:

The characteristic of the property is more suitable as a residential home. The area is quiet and peaceful. Changing this use would be beneficial to area neighbors.

D. The proposed conditional use could have the following detrimental effects on nearby parcels:

None.

E. Prior to submitting this application, the property has been vacant for:

Property is not vacant.

F. If the application is denied, the property owner(s) will face the following hardships:

would have to find a suitable business that would want a residential type structure and would probably end up a vacant property.

G. Public facilities and utilities are adequate to serve the proposed use as follows:

Facilities and utilities are already suitable for residential use,

H. Additional comments:

We ask that you please consider our request, as we feel ~~that~~ this change would not have any negative effects on the city, neighborhood, or neighbors and would only help to make this particular neighborhood maintain the quiet, peaceful, and friendly status it currently has.

AN ORDINANCE ADOPTING AND APPROVING THE FOURTH AMENDED DEVELOPMENT PLAN SUBMITTED BY THE RAYTOWN MUNICIPAL REDEVELOPMENT CORPORATION, ESTABLISHING A DECLARATION THAT THE REDEVELOPMENT AREA DESCRIBED WITHIN THE FOURTH AMENDED DEVELOPMENT PLAN IS A BLIGHTED AREA IN NEED OF DEVELOPMENT AND REDEVELOPMENT, AND AUTHORIZING CERTAIN TAX ABATEMENTS WITHIN THE REDEVELOPMENT AREA DESCRIBED WITHIN THE FOURTH AMENDED DEVELOPMENT PLAN

WHEREAS, the Raytown Municipal Redevelopment Corporation ("Redevelopment Corporation"), an Urban Redevelopment Corporation organized under and pursuant to the Urban Redevelopment Corporations Law of 1945, as amended, did file with the City of Raytown, Missouri, the Fourth Amended Development Plan ("Fourth Amended Development Plan") for approval which contemplates the development and redevelopment of an area described in it as the "Redevelopment Area"; and

WHEREAS, 1) due notice was given to each political subdivision whose boundaries for ad valorem taxation purposes included any portion of the real property included within the Redevelopment Area and 2) the Raytown Board of Aldermen ("Board") held a public hearing; and

WHEREAS, in connection with the public hearing on the Fourth Amended Development Plan, the Board also considered a Blight Study for the Redevelopment Area described within the Fourth Amended Development Plan and also considered other evidence and testimony in connection with the existence of blighted conditions with the Redevelopment Area, the means by which the Fourth Amended Development Plan would be implemented and the granting of tax abatement within the Redevelopment Area as authorized by law.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

SECTION 1 - NOTICE The Board finds that all notices, legal or accommodating, have been given to all interested parties as such notices may be required to be given by law.

SECTION 2 - DEVELOPMENT PLAN The Board has reviewed, considered and taken evidence on the Fourth Amended Development Plan of Raytown Municipal Redevelopment Corporation for the redevelopment of the City of Raytown Central Business District, which is attached hereto and incorporated by this reference as though fully set out.

SECTION 3 - FINDINGS The Board does hereby find that:

a. The Redevelopment Area described within the Fourth Amended Development Plan on the whole is a blighted area and is suffering from obsolescence due to age, is of an inadequate and outmoded design, has become an economic and social liability, is unable to pay a reasonable level of taxes, and is therefore blighted within the meaning of the Missouri Urban Redevelopment Corporations Law, § 353.020(2), RSMo.

b. A finding by the Board as to the blighted conditions of the Redevelopment Area as described in the Fourth Amended Development Plan is hereby made.

SECTION 4 - CONTENTS OF PLAN The Board finds that the Fourth Amended Development Plan sets forth in writing the program to be undertaken to accomplish the

redevelopment objectives described therein and the redevelopment objectives and purposes of the Urban Redevelopment Corporations Law.

SECTION 5 - ADOPTION OF PLAN The Board does hereby adopt and approve the Fourth Amended Development Plan submitted by RMRC in its entirety. The approval of the Fourth Amended Development Plan and the development, redevelopment and construction in the Redevelopment Area is necessary for the preservation of the public peace, prosperity, health, safety, morals and welfare of the City of Raytown, Missouri.

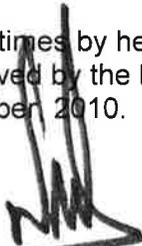
SECTION 6 - TAX ABATEMENT Raytown Municipal Redevelopment Corporation, or its successors and assigns, all in accordance with Chapter 353, RSMo, as amended, is hereby granted tax abatement on land improvements that shall apply to RMRC or its successors and assigns, as more particularly described within the Fourth Amended Development Plan.

SECTION 7 - REPEAL OF ORDINANCES IN CONFLICT All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 8 - 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.

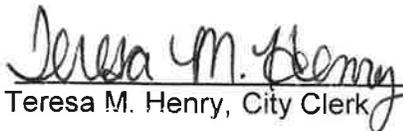
SECTION 9 - EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage.

BE IT REMEMBERED that the above was read two times by heading only, passed and approved by a majority of the Board of Aldermen and approved by the Mayor of the City of Raytown, Jackson County, Missouri, this 21st day of December, 2010.



David W. Bower, Mayor

ATTEST:



Teresa M. Henry, City Clerk

APPROVED AS TO FORM:



George Kapke, City Attorney

**RAYTOWN MUNICIPAL REDEVELOPMENT CORPORATION
FOURTH AMENDED DEVELOPMENT PLAN**

DEVELOPMENT PLAN

1. Introduction

The Raytown Municipal Redevelopment Corporation ("RMRC") was formed on September 19, 2007 to serve as a tool to bring about the revitalization of the downtown area of Raytown. Stock in the corporation is owned wholly by the City of Raytown and the corporation is managed by a board of directors. The purpose of the corporation is to provide a streamlined, cost-effective means for individual property owners to obtain partial tax abatement on their downtown properties in return for making improvements.

The RMRC desires the availability of property tax abatement for the Redevelopment Area for the purposes of stimulating reinvestment, both economic and otherwise, into the Central Business District. It is anticipated that the RMRC will (i) work with the current owners of property within the Redevelopment Area to promote and encourage their reinvestment in their property in exchange for property tax abatement, and (ii) work with prospective new owners to encourage new investment in existing or new buildings in the Redevelopment Area. It is further anticipated that the RMRC will only acquire property briefly so as to qualify the redevelopment project for tax abatement, and then the RMRC will assign certain tax abatement rights to property owners who make improvements to their property. Each development plan will require approval by the Board of Aldermen in order to secure the benefits available under Missouri's Urban Redevelopment Corporations Law, Chapter 353, RSMo, as amended. Property will be conveyed to the RMRC and immediately reconveyed back to the original property owner, triggering the tax abatement rights.

2. Redevelopment Area

The Redevelopment Area currently includes residential, commercial and retail uses and its character can be generally described as mixed-use. Within the Redevelopment Area there are some predominately residential blocks featuring both multi-family and single-family dwellings. There also exists mixes of residential, retail and office which have evolved over time as many residences within the neighborhood were converted to other uses.

A majority of the improvements, both public and private, within the Redevelopment Area are at least 40 years old. As such, many of the commercial properties in the area have lost their vitality and many of the residential structures have fallen into various states of disrepair, losing appeal and functionality in the market. Most of the properties in the Redevelopment Area require modernization in order to retain reasonable and competitive utility and viability in comparison to other suburbs throughout the metropolitan region.

3. Redevelopment Projects

The Redevelopment Area will have within it many redevelopment projects, the number, location and construction details of which cannot be predicted at this time. The following are the current projects:

Redevelopment Project 1(a). 6109-6111 Blue Ridge Boulevard (2008 Jackson County Parcel No. 45-120-11-08-00-0-00-000). Owners: Jeffrey and Diane Page. This project consists of parking lot resurfacing, new roof and siding, interior and exterior renovation at a cost of approximately \$190,000.00.

Redevelopment Project 1(b). 6326 Raytown Road (2008 Jackson County Parcel No. 45-240-08-11-01-0-00-000). Owner: Cary Properties LLC. This project generally consists of complete interior renovation and facade improvements at a cost of approximately \$57,000.

Redevelopment Project 1(c). 9711-9715 E. 63rd Street (2008 Jackson County Parcel No. 45-240-06-35-00-0-00-000). Owner: Pamela G. Clark McKinley, Trustee. This project generally consists of interior and exterior renovations including new siding, hand railings, front windowpanes, lighting and drop ceiling at a cost of approximately \$37,000.

Redevelopment Project 2(a). 10200 East 63rd Terrace (2010 Jackson County Parcel No. 45-130-04-13-00-0-00-000). Owner LEM Contracting LLC (Joe Medlin). This project generally involves repairing the structure which has been damaged by fire and then lease the building as office space. Building rehabilitation costs are estimated to be \$50,000.

Redevelopment Project 2(b) as revised. 6323 Raytown Road (2010 Jackson County Parcel No. 45-130-05-08-00-0-00-000). Owner: J. Guenther Keating, LLC. The project as originally approved involved renovating the existing the building into a restaurant. The revised project, due to unknown building structural issues, now involves replacing the old building footprint and adding 160 square feet of additional space for a new hot dog restaurant. Project costs are still estimated to be \$78,000.

Redevelopment Project 3(a). 10409 East 63rd Street (2010 Jackson County Parcel No. 45-130-20-01-00-0-00-000). Owner: Shop T1 Services, Inc. This structure has undergone a major renovation, such as: plaster perimeter, interior walls and insulate; replace HVAC and duct work; replace windows; tear off and rebuild roof on north end; new exterior staircase, new drywall; interior and exterior paint. Total project costs: \$40,150.

Redevelopment Project 4(a). 6300 Evanston (2010 Jackson County Parcel No. 45-240-04-01-00-0-00-000). Owner: DCB Properties, LLC. This project was a total demolition and reconstruction of offices, open work area, rest rooms, kitchen and storage area. The exterior was refaced, new windows were installed, new roof installed with gable roofs and overhangs and new rock pillars were constructed. A wood porch and deck were constructed on the front and a concrete patio was poured in the back, along with new concrete steps to allow access to the front from the parking lot. Eligible project costs: 98,704.

The Redevelopment Projects are within a larger area that has been determined by the Board of Aldermen to be blighted and the clearance, replanning, rehabilitation or reconstruction of certain portions of the Redevelopment Area to be necessary to effectuate the purposes of the Urban Redevelopment Corporations Law.

4. Tax Abatement.

1. LEM Contracting (Joe Medlin). 9312 E. 63rd Street Raytown MO 64133. 816-885-4205
2. LEM Contracting has done significant rehab work throughout Raytown and the greater metro area. LEM Contracting is a limited liability corporation.
3.
 - A. Office space.
 - B. Jobs will be generated for the area and tax dollars generated.
 - C. Square footage of building is approximately 1000 sq ft.
 - D. The building was burnt and is more than 50% damaged (as determined by the City staff). We will be rehabbing the building restoring it as a profitable facility meeting all standards set forth.
 - E. *plans attached.
4. This property will be marketed for office use to local business owners. Full occupancy would be between 5-15 employees. This project will be managed by LEM Contracting.
5. 10200 E 63rd Terr Raytown MO 64133
 - A. LEM Contracting
 - B. Property is owned by applicant.
 - C. There is no existing financing, options, or liens on the property.
6. Building rehabilitation estimated cost to be \$50,000
 - A. Roof - \$5,000
 - B. Driveway, parking lot, pavement - \$7,500
 - C. Electrical - \$5,000
 - D. Plumbing - \$5,000
 - E. HVAC - \$5,000
 - F. General Construction - \$22,500
7. Financing will not be required as this project will be funded by cash reserves.
8.
 - A. No loan will be acquired
 - B. As soon as permits are issued. July 1st (approximately 2 months after 353 abatement application is submitted).
 - C. As soon as permits are issued. July 1st (approximately 2 months after 353 abatement application is submitted).
 - D. October 1st 2010
 - E. As soon as permits are issued. July 1st (approximately 2 months after 353 abatement application is submitted).
9.
 - A. No legal council will be retained
 - B. Architect - Sullivan Palmer (913.888.8540)
 - C. Electrical - Randy Redford (816.405.8851)

- D. Plumbing -- Delimeter Plumbing (816.213.0206)
- E. Mechanical -- Comfort Systems (816.322.1013)
- F. No other professionals determined

10. Neither the applicant nor any of the contractors (to my knowledge) have been involved in any civil or criminal proceedings nor been convicted of a felony or are under indictment.

11.

- A. Photos provided on blue print (submitted previously).
- B. Photos provided on blue print (submitted previously).
- C. Existing floor plan is not relevant as it is severely fire damaged.
- D. Bids to be submitted at a later date.

12. Approximately 5-15 permanent jobs will be anticipated as a result of this project.



Applicant Signature

7-27-10

Date

Staff Report

To: The Raytown Municipal Redevelopment Corporation
From: The Community Development Department
Date: May 28, 2010
Subject: Consider an application for a Chapter 353 Tax abatement at 10200 East 63rd Terrace in Raytown, Missouri

Background Information:

According to the Program Statement, the intent of the Raytown Municipal Redevelopment Corporation (RMRC) is to strengthen the economic viability of the Downtown Raytown area by providing financial incentives for improving the appearance, interior and structural conditions of its buildings.

Joe Medlin, of LEM Contracting, has submitted an application for a Chapter 353 Tax Abatement at 10200 East 63rd Terrace in Raytown, Missouri. A copy of that application is included with this memo. The structure located at 10200 East 63rd Terrace sustained significant fire damage to over 50% of the structure on December 30, 2009. On February 9, 2010, the structure was declared a dangerous building in accordance with city ordinance based on an inspection by the Building Official. Mr. Medlin purchased the property on April 16, 2010 with the intent to repair the structure and lease the building as office space.

Project Description:

Mr. Medlin has submitted an application for Level A – “Market Stabilizing” tax abatement meeting Design Level 1 and Economic Impact Level 1. According to the application, Mr. Medlin and LEM Contracting plan to renovate the building for office space to be marketed to local business owners.

Level A – “Market Stabilizing” is defined as abatement of the cost of improvements (excluding acquisition) OR 100% abatement for 10 years (whichever occurs first). Design Level 1 indicates that the project must meet all applicable city codes and the Central Business District (CBD) Design Standards. Economic Impact Level 1 indicates the actual construction investment must be at least \$25,000 with at least 50% of the construction expended on the exterior. Additional details about Design and Economic Impact criteria may be found in the attached application document.

Staff has completed the initial review of the plans submitted for the remodel of 10200 East 63rd Terrace and provided comments to Mr. Medlin on May 18, 2010. That comment letter is attached to this memo for your reference.

Tax Impact Analysis:

Paul Campo, of Williams & Campo, P.C., performed a tax impact analysis of the property at 10200 East 63rd Terrace including the impact of possible Chapter 353 tax abatement. In doing this tax analysis, some assumptions must be made including inflation, new value assessed by Jackson County after improvements are completed, etc. A copy of that tax analysis is included with this memo.

Mr. Medlin is requesting Level A – “Market Stabilizing” defined as abatement of the cost of improvements (excluding acquisition) OR 100% abatement for 10 years (whichever occurs first) for a total abatement of approximately \$13,000 to \$15,000. Mr. Medlin identified \$16,000 in eligible exterior costs including roof, siding and hard surfaces and \$10,000 in interior costs including HVAC, electrical and plumbing. Total project costs submitted for Chapter 353 abatement would total \$26,000. Mr. Medlin indicated there would be additional finish work items not included in that total such as sheetrock, paint, trim, etc.

Based on the tax impact analysis performed by Williams & Campo, the estimated maximum abatement amount over 10 years would be \$12,336.06. This amount broken down by entity is shown below.

\$	7,274.62	Raytown School District
\$	1,185.21	Raytown Fire Protection District
\$	645.41	City of Raytown
\$	87.78	Handicap Workshop
\$	637.20	Jackson County
\$	142.93	Mental Health
\$	265.91	Metro Junior College
\$	375.51	Library
\$	35.20	State blind
\$	1,686.29	Replacement
\$	12,336.06	Total

Attachments:

1. Incentive Application (including description of Level A Market Stabilizing Investment)
2. Application submitted from Joe Medlin, LEM Contracting
3. Email from Joe Medlin with additional information
4. Plan sheet submitted by Joe Medlin
5. Property ownership information from Jackson County, Missouri
6. Tax Impact Analysis performed by Williams & Campo
7. Staff comment letter dated May 18, 2010

CITY OF RAYTOWN
Request for Board Action

Date: June 10, 2015

Bill No.: 6387-15

To: Mayor and Board of Aldermen

Section No.: XIII

From: John Benson, Director of Development & Public Affairs

Department Head Approval: _____

Finance Director Approval: _____ (only if funding requested)

City Administrator Approval: _____

Action Requested: Conduct a public hearing to consider a Conditional Use Permit application seeking to allow an indoor shooting range on property located at 8830 Highway 350.

Recommendation: The Planning & Zoning Commission by a vote of 6 in favor and 0 against recommends approval of the conditional use permit subject to the following conditions.

1. Compliance with all applicable ordinances and codes of the City of Raytown, the State of Missouri and the United States.

Analysis: Jim Bloomquist is seeking approval of his conditional use permit application to allow an indoor shooting range on property located at 8830 Highway 350. The applicant leases space from the property owners, Billy and Marilyn Green at this location. The proposed use will be located in an existing building with multiple tenant spaces adjacent to an existing gun and ammunition store (Blue Steel Gun & Ammo), which is owned by the applicant. The property is zoned Highway Corridor Commercial (HC) zoning district.

Alternatives: Alternatives to the recommendation of the Planning & Zoning Commission would be to either deny the conditional use permit application or refer the application back to the Planning & Zoning Commission for revisions and/or further review.

Budgetary Impact: This application does not require the City to provide any funding.

Additional Reports Attached:

- Staff Report on this application for May 14, 2015 Planning & Zoning Commission meeting.
- Proposed floor plan of the shooting range area.
- Conditional Use Permit Application submitted by applicant.
- Minutes of the May 14, 2015 Planning & Zoning Commission meeting.

STAFF REPORT

To: THE CITY OF RAYTOWN PLANNING AND ZONING COMMISSION

From: John Benson, AICP,
Director of Development and Public Affairs

Date: May 14, 2015

Subject: Agenda Item No. 5.C: (Case NO. PZ-2015-006) Conditional Use Permit Application to allow A Shooting Range in the Highway Corridor Commercial (HC) District on property located at 8830 Highway 350.

Background Information:

Jim Bloomquist is seeking approval of a conditional use permit application to allow an indoor shooting range to be located at 8830 Highway 350. The applicant leases space from the property owners, Billy and Marilyn Green. The proposed use will be located in an existing building with multiple tenant spaces adjacent to an existing gun and ammunition store (Blue Steel Gun & Ammo), which is owned by the applicant. The property is zoned Highway Corridor Commercial (HC) zoning district.



Factors To Be Considered:

In considering and making a decision on an application for a conditional use permit, consideration is required to be given by the city to the health, safety, morals, comfort and general welfare of the inhabitants of the city, including but not limited to, the following factors.

1. The stability and integrity of the various zoning districts.
The property to which the conditional use permit application applies is zoned Highway Corridor Commercial (HC). The zoning and uses on surrounding properties are more specifically described below:
 - East: Two single-family homes are located to the east (rear) of the proposed shooting range location. The properties on which the residential homes are located are zoned Highway Corridor Commercial (HC).
 - West: The parking lot for Extreme Grand Prix Indoor Go-Cart Racing is located immediately to the west of the proposed shooting range location with Dunkin Donuts located further to the west. The area to the west is zoned Highway Corridor Commercial (HC).
 - South: The applicant's existing gun and ammunition business, which is owned by the applicant, as well as a pawn shop and transmission repair business are located to the south of the proposed shooting range location. 69th Street and Highway 350 are located further south. The area to the south is zoned Highway Corridor Commercial (HC).
 - North: The building in which Extreme Grand Prix Indoor Go-Cart racing is located immediately to the north of the proposed location of the shooting range with Sutherland's retail store located further to the north all of which are zoned Highway Corridor Commercial (HC).
2. Conservation of property values.
The proposed use, if approved, will allow the applicant to open the shooting range adjacent to his existing gun and ammunition store in a tenant space that has been vacant for 4 years. It will also result in the entire building being fully occupied for the first time in 15 years, which will help attract increased customer traffic to the area that can be of benefit to neighboring businesses in the area. Because the shooting range will be the only one in Raytown it will help attract customers that may not otherwise come to Raytown which can be of benefit to surrounding businesses as well. The increased number of customers will help strengthen the business climate that can help strengthen property values.
3. Protection against fire and casualties.
If the conditional use permit application is approved, the city's adopted codes require the building to be inspected by the city and Raytown Fire Protection District to ensure compliance with life safety codes contained in the city's adopted Building Codes and Fire Codes.
4. Observation of general police regulations.
The applicant is not proposing to alter or add onto the existing buildings or parking area. The existing parking lot can accommodate the anticipated traffic from the proposed use. In addition, as indicated on the interior drawings submitted with their application, the shooting range will be constructed in a manner to ensure bullets cannot go through exterior walls or the ceiling / roof of the tenant space.

5. Prevention of traffic congestion.
The number of shooting lanes is limited the amount of traffic generated at any given time by the proposed use will be limited resulting in a minimal increase of traffic. In addition, the majority of the traffic anticipate to be generated will use Highway 350 which has the capacity to accommodate the increased traffic volume. For these reasons, the applicant requested a waiver to the city's traffic impact analysis submittal requirements, which the Public Works Department granted.
6. Promotion of traffic safety and the orderly parking of motor vehicles.
The parking is limited to the number of spaces existing on the property. The applicant is not proposing to change the layout of the existing parking area and to utilize the existing parking area which the applicant has stated is largely unused currently. Staff is not aware of any traffic safety issues in the past with the existing parking layout on the property or onto 69th Street or Highway 350. Therefore, due to the minimal increase in the number of vehicles that would result from approval of the application, it appears there will be orderly off-street parking and no traffic safety issues will be created.
7. Promotion of the safety of individuals and property.
As previously described, prior to the business opening the building and property will be inspected by the City's Building Official and the Fire Marshal from the Raytown Fire Protection District to ensure the building complies with all applicable life safety codes and that the property is in compliance with the city's property maintenance codes. In addition, the application states that there will be at least two certified range masters on duty, one of which will man the range and one who will monitor the surveillance cameras placed in each lane at all times during business operation. The application also states that the business will be a drug and alcohol free zone.
8. Provision for adequate light and air.
The residential use is proposing to locate within the existing building on the property with no new construction. Therefore, there will be no impact on the provision for adequate light and air in the area.
9. Prevention of overcrowding and excessive intensity of land uses.
The proposed use will is expected to generate a minimal amount of traffic. Therefore the proposed use is relatively low intensity in nature. As such, it does not appear it will cause overcrowding or be an excessively intense land use.
10. Provision for public utilities and schools.
All utilities are available to serve the property and the proposed use. In addition, the proposed use is not anticipated to not have any impact on schools.
11. Invasion by inappropriate uses.
The proposed use will be located in an existing commercial building adjacent to other commercial uses. The neighboring residential uses to the east are located to the rear of the proposed location and will not be able to see the entrance or parking area for the proposed business. Therefore, it does not appear that the proposed shooting range will be invasion of an inappropriate use.
12. Value, type and character of existing or authorized improvements and land uses.
The property on which the proposed use would be located is developed and does not necessitate any exterior site or building improvements. Additionally, as previously described, the proposed use will use the existing building and parking area. Therefore, the proposed use is in keeping with the value, type and character of existing or authorized improvements and land uses.

13. Encouragement of improvements and land uses in keeping with overall planning.
The City's Comprehensive Plan identifies the area in which the subject property is located as an area for commercial uses. The property has an existing paved parking area which can accommodate the traffic that is anticipated to be generated by the proposed business. As such the proposed use is in keeping with the type of uses envisioned for the area and there are no anticipated improvements needed.
14. Provision for orderly and proper renewal, development and growth.
If approved, the proposed use will occupy an existing tenant space adjacent to the applicant gun and ammunition business (Blue Steel Gun & Ammo). The proposed business will be located in a tenant space that has been vacant for 4 years and will also result in the entire building being fully occupied for the first time in 15 years.

Staff Recommendation:

It is the recommendation of staff that the conditional use permit for an indoor shooting range be approved subject to the following conditions:

1. Compliance with all applicable ordinances and codes of the City of Raytown, the State of Missouri and the United States.

CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING

MINUTES

May 14, 2015

7:00 pm

Raytown City Hall

Board of Aldermen Chambers

10000 East 59th Street

Raytown, Missouri 64133

1. Welcome by Chairperson

Chairman Wilson welcomed all to the Planning and Zoning meeting for May 14, 2015.

2. Call meeting to order and Roll Call

Mr. Wilson called the meeting of May 14, 2015 to order, and the following members were present.

Wilson: Present

Jimenez: Absent

Stock: Absent

Bettis: Present

Robinson: Present

Lightfoot: Present

Hartwell: Present

Dwight: Present

Meyers: Absent

3. Approval of Minutes of February 12, 2015 Meeting Minutes

A. Revisions- None

B. Motion- Ms. Hartwell made a motion to approve

C. Second- Mr. Bettis seconded the motion.

D. Additional Board Discussion- Mr. Lightfoot abstained from the vote due to his absence from the February 12, 2015 meeting.

E. Vote- Passed unanimously.

4. Old Business. – None

5. New Business

A. Application: Conditional Use Permit Application that seeks to allow a residential use in the Neighborhood Commercial (NC) District at 5902 Blue Ridge Boulevard, Raytown, MO 64133

Case No.: PZ-2015-004

Applicant: Wanda Mullins

1. Introduce Application

Mr. Wilson introduced PZ-2015-004 to the board.

2. Open Public Hearing
Mr. Wilson opened the Public Hearing of PZ-2015-001.
3. Explain Procedure for a Public Hearing and swear-in speakers
The City Attorney, George Kapke, swore in all that were planning to speak on this application.
4. Mr. Wilson Entered Relevant City Exhibits into the Record:
 - a. Conditional Use Permit Application submitted by applicant
 - c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
 - d. Public Hearing Notices sent to property owners within 185-feet of subject property
 - e. City of Raytown Zoning Ordinance, as amended
 - f. City of Raytown Comprehensive Plan
 - g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting
5. Explanation of any exparte' communication from Commission members regarding the application.
None.
6. Introduction of Application by Staff
Mr. Benson introduced this application to the board and stated that Ms. Wanda Mullins is seeking to operate a bakery and residential use for a building located at 5902 Blue Ridge Boulevard. The building on the property is built as a house, but is zoned in a Neighborhood Commercial (NC) district. The most recent use of the property was as a residential use, but since it has been vacant for longer than six months, the residential use is no longer allowed and requires Board approval. Mr. Benson also stated that as a part of the CUP for this property the applicant would be required to install a parking lot with handicap spaces as well as fire protection between the first and second floors of the building, and these plans had not yet been approved, so they were not brought before the Board during this meeting.
7. Presentation of Application By Applicant
Wanda Mullins of 5902 Blue Ridge Boulevard introduced herself as the applicant. Ms. Mullins mentioned that she was working with her contractor and Andy Boyd, Raytown Building Inspector, to make the necessary changes to the building to make it compliant with all local, state, and federal codes. Ms. Mullins clarified that she will be the tenant of the building as she operates her bakery business in the kitchen on the first floor.
8. Request for Public Comment
None
9. Additional Comment from Applicant, if necessary
None
10. Additional Staff Comments and Recommendation
Mr. Benson clarified that Andy Boyd had not spoken with the architect for the applicant prior to the drafting of the meeting's agenda, but since has, and City Staff was

comfortable with the Commission taking action on the application instead of the recommendation in the staff report that the project be continued to a future meeting. Mr. Benson further clarified that Mr. Boyd said that after talking with the applicant's architect, fire separation between the first and second floors will be required.

Mr. Lightfoot asked if the Conditional Use Permit would remain in effect should the permit be given and the business would subsequently close. Mr. Benson stated that such a requirement is up to the Board to decide, but that staff would recommend that the use be permitted to all future applicants due to the cost of constructing the fire separation per city construction codes.

11. Board Discussion

None.

12. Close Public Hearing

With no further discussion, Mr. Wilson closed the public hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Mr. Lightfoot made a motion to approve the application subject to Staff recommendations.
- b. Second- Mr. Bettis made a second on Mr. Lightfoot's motion.
- c. Additional Board Discussion- None.
- d. Vote- Motion was passed unanimously (6-0).

B. Application: Conditional Use Permit Application that seeks to allow a residential use in the Neighborhood Commercial (NC) District at 10200 E. 63rd Terrace, Raytown, MO 64133.

Case No.: PZ-2015-005

Applicant: John Smith on behalf of Joe Medlin

1. Introduce Application

Mr. Wilson introduced PZ-2015-005 to the board.

2. Open Public Hearing

Mr. Wilson opened the public hearing.

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke, swore in all that were planning to speak.

4. Enter Relevant City Exhibits into the Record:

- a. Conditional Use Permit Application submitted by applicant
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting

5. Explanation of any ex parte communication from Commission members regarding the application.

Mr. Lightfoot stated that he had in the past had ex parte communication with the property owner, but stated it would not affect his ability to make a decision on the application.

6. Introduction of Application by Staff

Mr. Benson stated that the applicant, John Smith, was seeking a residential use in a house at 10200 E 63rd Terrace, which is currently zoned Neighborhood Commercial. Mr. Benson also stated that Mr. Smith currently legally operates a business out of the property.

7. Presentation of Application By Applicant

John Smith came forward and stated that seeks to purchase the property at 10200 E 63rd Ter. He clarified that his mother will be the occupant of the house and he will continue to use the house for his business, mostly file storage and parking for his trailers. He also stated that he is purchasing the house and not renting it.

8. Request for Public Comment

None.

9. Additional Comment from Applicant, if necessary.

None.

10. Additional Staff Comments and Recommendation

Staff recommended approval of the application subject to the following requirements:

1. The residential used be allowed as long as the applicant, John Smith, owns the property.
2. The applicant remains in compliance with all applicable ordinances and codes and ordinances.

11. Board Discussion

Mr. Lightfoot asked if the 353 tax abatement still applied to the property from previous owners. Mr. Benson stated that transfer of ownership does not affect the status of the Chapter 353 tax abatement as there are no new jobs or a specific type of use or business made as a condition of abatement.

Mr. Bettis asked what the sunset date was for the tax abatement. Mr. Benson replied that he did not recall the exact date but estimated that there was about 5-10 years remaining on the abatement.

12. Close Public Hearing

With no further discussion, Mr. Wilson closed the public hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Mr. Robinson made a motion to approve the application subject to Staff recommendations.

- b. Second- Ms. Dwight made a second to Mr. Robinson's motion.
- c. Additional Board Discussion- None.
- d. Vote- Motion passed unanimously (6-0).

C. Application: Conditional Use Permit Application that seeks to allow an indoor shooting range in the Highway Corridor Commercial (HC) District at 8830 Highway 350, Raytown, MO 64133.

Case No.: PZ-2015-006

Applicant: Jim Bloomquist on behalf of Billy and Marilyn Green

1. Introduce Application

Mr. Wilson introduced PZ-2015-006 to the board.

2. Open Public Hearing

Mr. Wilson opened the Public Hearing.

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke, swore in all that were speaking.

4. Enter Relevant City Exhibits into the Record:

- a. Conditional Use Permit Application submitted by applicant
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting

5. Explanation of any exparte' communication from Commission members regarding the application.

Mr. Wilson stated that he has had exparte' communication with the applicant, including doing business with the applicant in the past, but felt that it would not affect his ability to make a decision on the application.

6. Introduction of Application by Staff

Mr. Benson stated that the applicant was representing Blue Steel Guns and Ammo, located at 8830 Highway 350, which seeks to build an indoor shooting range, requiring a Conditional Use Permit. He deferred all other information to the application.

7. Presentation of Application By Applicant

Steve Brackeen of 12116 E. 78th Ter, Kansas City, MO, owner of Blue Steel Guns and Ammo, requested that the board grant a Conditional Use Permit to build an indoor shooting range next door to his gun shop. Mr. Brackeen made clear that the shooting range will have a separate entrance from the gun shop. The range will have twelve (12) total shooting lanes, with two of them allowing rifles, the remainder being only for the shooting of handguns. Mr. Brackeen also clarified that there will always be two licensed shooting range guards while the range is operational, as well as security cameras.

Mr. Wilson asked about the ventilation of the shooting range. Mr. Brackeen responded that they will be using a state of the art "negative filtration" system, which is in fact the most costly portion of the shooting range. He stated that the air flow system will constantly draw out the gases and contaminants expended by the firearms, then filter them before they reach the air outside.

Mr. Wilson asked about the sound level of the shooting range. Mr. Brackeen stated that the whole building is concrete cinder block with a steel and wood barrier on the ceiling. Mr. Brackeen stated that if you're in the gun shop you may be able to hear the guns firing, but outside of the building no one will be able to hear the guns firing.

Mr. Wilson asked about the hours of operation for the gun range. Mr. Brackeen stated that the hours of operation to begin would be 10:00 a.m. to 9:00 p.m., but would consider shortening the hours if they do not get enough evening business.

8. Request for Public Comment

None.

9. Additional Comment from Applicant, if necessary.

None.

10. Additional Staff Comments and Recommendation

Mr. Benson stated that Staff recommends approval of the application subject to compliance with all applicable local, state, and federal laws.

11. Board Discussion

Mr. Lightfoot asked Mr. Benson if there were any other known gun ranges uses so close to a highway in the area. Mr. Benson replied that there is a shooting range in Lee's Summit near a highway, as well as one in Claycomo near Highway 69. Mr. Benson stated that to his knowledge there are no issues regarding a shooting range's proximity to a highway.

12. Close Public Hearing

With there being no further discussion, Mr. Wilson closed the Public Hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Mr. Lightfoot made a motion to approve the application subject to staff recommendations.
- b. Second- Mr. Robinson seconded Mr. Lightfoot's motion.
- c. Additional Board Discussion- None
- d. Vote- Motion passed unanimously (6-0).

D. Application: Conditional Use Permit Application that seeks to allow an animal kennel in the Highway Corridor Commercial (HC) District at 8814 E. 67th Street, Raytown, MO 64133.

Case No.: PZ-2015-007

Applicant: Susan Jones on behalf of Chain of Hope on behalf of Summit Bank of Kansas City

1. Introduce Application

Mr. Wilson introduced PZ-2015-007

2. Open Public Hearing

Mr. Wilson opened the Public Hearing

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke, swore in all that were speaking.

4. Enter Relevant City Exhibits into the Record:

- a. Conditional Use Permit Application submitted by applicant
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting

5. Explanation of any exparte' communication from Commission members regarding the application.

None.

6. Introduction of Application by Staff

Mr. Benson stated that Chain of Hope is currently seeking to move its operations to 8814 E 67th St. The facility would hold an average of fifteen (15) dogs in the kennels, but could have more than that number at times. The property is currently vacant and in foreclosure, with taxes from the previous owner overdue. Mr. Benson stated that the City's Building Official, Andy Boyd, has performed an inspection on the building and has indicated the building will be able to comply with the city's adopted construction and fire codes for the use as proposed by the applicant.

7. Presentation of Application By Applicant

Susan Jones of 409 SW Lakeview Blvd., Lee's Summit, MO, Board President of Chain of Hope, stated that the purpose for the application is to move the Chain of Hope operations to a larger space, as well as to reduce the cost of rent. Ms. Jones emphasized that the larger space required is not to increase the number of dogs they care for, but to increase the quality of care they provide to their current number of dogs. Chain of Hope would still focus most of its resources on community outreach, not dog collection. She also stated that the facilities would comply with the Department of Agriculture requirements and would be inspected by that department.

Ms. Hartwell asked if boarding rentals would be provided to the public. Ms. Jones responded that they would not provide boarding services to the general public, and that all kennels would be provided solely for care of animals in need.

Mr. Lightfoot asked if the dogs would be outdoors at night. Ms. Jones said no, they would be kenneled at night, and dogs would only be allowed outside during the day under supervision.

8. Request for Public Comment

None.

9. Additional Comment from Applicant, Additional Comment from Applicant, if necessary

None.

10. Additional Staff Comments and Recommendation

Mr. Benson stated that he would be willing to remove the first recommendation in the staff report limiting the maximum number of kennels to 15 due to the regulations of the Department of Agriculture with which the applicant will have to comply. Mr. Benson further stated that subject to the removal of the first recommendation, Staff would recommend approval of the application, subject to the following recommendations:

1. All kennels shall be located inside of the building.
2. Animals when outside of the building shall be supervised by an employee of Chain of Hope.
3. All licensing and micro chipping events, etc. that would bring the public to Chain of Hope be held outside of the property, excluding volunteers.
4. Compliance with all applicable ordinances and codes with the City of Raytown, and all state and federal ordinances and codes.
5. All taxes applicable to the property be paid in full prior to the use beginning operations on the subject property.

11. Board Discussion

None.

12. Close Public Hearing

With no further discussion, Mr. Wilson closed the Public Hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Ms. Hartwell made a motion to approve the application subject to Staff recommendations.
- b. Second- Mr. Bettis made a second on Ms. Hartwell's motion.
- c. Additional Board Discussion- None.
- d. Vote- The motion passed unanimously

E. Application: Final Site Plan for a proposed convenience store at 9323 E. 350 Highway, Raytown, MO

Case No.: PZ-2015-003

Applicant: Triple M Enterprises dba QuikTrip

1. Introduce Application

Mr. Wilson introduced PZ-2015-003 to the board.

2. Open Public Hearing

Mr. Wilson opened the Public Hearing.

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke, swore in all that were speaking.

4. Enter Relevant City Exhibits into the Record:

- a. Site Plan Application submitted by applicant
- b. Site Development Plan
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting

5. Explanation of any exparte' communication from Commission members regarding the application.

None.

6. Introduction of Application by Staff

Mr. Benson entered in some additional exhibits to be seen by the board. They were:

- h. Material sample board for the proposed application.
- i. Waiver letter from the applicant for waiver requests to the Highway 350 Design Standards.
- j. Cross-section drawing of the landscape plan showing residence line-of-sights behind the convenience store.

Mr. Benson stated that the QuikTrip currently located at 9323 Highway 350 is proposing to upgrade its convenience store and services. QuikTrip has purchased both of their neighboring properties to the east of the store, and will tear down buildings on those properties to expand the property of the applicant. The proposed redevelopment project requires Site Plan Approval from the Commission due to their proposed use not complying with several of the Highway 350 Design Standards, to which the applicant has requested waivers.

7. Presentation of Application by Applicant

Matt Brooks of 5725 Foxridge Dr., Mission, KS, represented QuikTrip for the application. Mr. Brooks stated that they are wanting to upgrade their facilities to the new "Generation 3" facilities that QuikTrip is building. Mr. Brooks stated that they will also build a new canopy for gas stations, new underground stormwater detention facilities, and new fuel storage tanks. Mr. Brooks stated that the new buildings will employ an additional 5-8 employees, and that there will be no requested tax incentives for the project, so the new building will be taxable income as soon as it is completed.

Ms. Hartwell requested clarification on the location of the stormwater detention basin. Mr. Brooks responded that it would be under the pavement of the store.

Mr. Bettis asked what would happen with the old storage tanks. Mr. Brooks responded that they work with state agencies to properly and safely decommission and remove the old tanks.

Mr. Lightfoot asked when the construction would be occurring during the week. Mr. Brooks responded that they would work six days a week, and there would likely be some work in the evenings, but that they would remain mindful of the residential properties nearby.

Ms. Hartwell asked how long the construction would take. Mr. Brooks responded that the target period is around twenty (20) weeks, but that that date is often optimistic and usually takes longer. He further clarified that they would like to start around July or August, but due to some unforeseen circumstances they may have to start around November or December.

8. Request for Public Comment

None

9. Additional Comment from Applicant, if necessary.

None

10. Additional Staff Comments and Recommendation

Mr. Benson stated that the site plan was for the most part approved through Staff review, with a few minor details still outstanding, but that a few waivers from the Highway 350 Design Standards were requested by the applicant. Mr. Benson stated that Staff recommended approval of the Site Plan requested, subject to board approval of the necessary waivers. Those waivers requested were:

1. Direct access to Highway 350 from the lot. Due to the high volume of traffic generated by the project, Staff felt that limiting access from Highway 350 would actually increase traffic issues on neighboring properties and on Maple Avenue.
2. Driveways are required to be a minimum of 440 feet from roadway intersections. Both driveways would be less than 440 feet from the intersection of Highway 350 and Maple Ave, but for reasons listed in the previous waiver, Staff recommended approval of this waiver.
3. Driveways are required to have a minimum spacing of 440 feet from adjacent driveways. Both driveways on Highway 350 would not comply with this standard, but Mr. Benson stated that Staff recommended granting this waiver, as the western-most driveway proposed would ultimately provide access to neighboring properties, since an existing driveway west of the property will ultimately need to be removed.
4. All vehicle driveways must be located on side roads, and not to have direct ingress or egress from Highway 350. For reasons similar with waiver #1, Staff recommends approval of this waiver.
5. Parking facilities are to be located away from frontages on Highway 350. Mr. Benson stated that due to the property's use as a convenience store it would be very difficult for them to comply with this standard. Mr. Benson further clarified that the relocation of the pump canopy in accordance with this standard would place the pumps, canopy and traffic in close proximity to the neighboring residential properties.

11. Board Discussion

A ten minute recess was declared in order for the board to review the site plan provided in the application.

Ms. Harwell requested clarification on the height of the privacy fence along the south side of the property facing the residential buildings. Mr. Brooks stated that the fence would be a six-foot privacy fence, and that any indication of the fence being four feet in height was a typographical error. He also clarified that security around the property would provide constant coverage, both visual and audio, of everywhere on the property.

12. Close Public Hearing

With there being no further discussion, Mr. Wilson closed the Public Hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Mr. Lightfoot made a motion to approve the Site Plan application and all waivers requested, subject to Staff recommendations.
- b. Second- Ms. Hartwell seconded Mr. Lightfoot's motion.
- c. Additional Board Discussion
- d. Vote- the motion passed unanimously.

6. Other Business

None.

7. Planning Project Reports:

Mr. Benson updated the board on the Family Dollar project. The construction is moving along, and the footings have been poured. Second, the Public Works Department met with the engineering firm responsible for designing the bike lanes on Blue Ridge Boulevard from 59th St. to Woodson Rd., and Woodson Rd. to 51st St. The City received a Congestion Mitigation and Air Quality Grant to perform that work. The City plans to go out for bid on that project this summer. Mr. Benson also stated that the City is designing sidewalks along the south side of 59th St. from Raytown Middle School east to Woodson Road. This project is anticipated to go out for bid this summer also. Finally, Mr. Benson stated that representatives of the Public Works department and himself met with the Missouri Department of Transportation regarding improvements at the intersections of Raytown Road and Highway 350. Public meetings will be held regarding those improvements later this year.

8. Set Future Meeting Date - Thursday, June 4, 2015 at 7:00 PM

9. Adjourn

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW AN INDOOR SHOOTING RANGE ON PROPERTY LOCATED AT 8830 HIGHWAY 350 IN RAYTOWN, MISSOURI

WHEREAS, application PZ-2015-006, submitted by Jim Bloomquist on behalf of Billy and Marilyn Green that seeks to allow an indoor shooting range on property located at 8830 Highway 350 in Raytown, Missouri; and

WHEREAS, pursuant to City Code Chapter 50, Article V of the City of Raytown Code of Ordinances, application PZ-2015-006, was referred to the Planning & Zoning Commission to hold a public hearing; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning & Zoning Commission held said public hearing on May 14, 2015; and

WHEREAS, at the conclusion of said public hearing the Planning & Zoning Commission by a vote of six (6) in favor and zero (0) against rendered a report to the Board of Aldermen recommending that the Conditional Use Permit Application be approved subject to certain conditions; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on June 2, 2015 and on June 16, 2015; and

WHEREAS, based on all of the information presented finds it is in the best interest of the citizens of the City of Raytown to grant said Conditional Use Permit subject to certain conditions;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

SECTION 1 – GRANT OF CONDITIONAL USE PERMIT. That a Conditional Use Permit is hereby granted to allow an indoor shooting range on property located at 8830 Highway 350 in Raytown, Missouri, as legally described in Exhibit “A”, subject to the conditions set forth in Section 2 herein.

SECTION 2 – CONDITIONS OF APPROVAL AND OPERATION. That the following conditions of approval shall apply and be followed during the duration of the use allowed by this Conditional Use Permit.

1. Compliance with all applicable ordinances and codes of the City of Raytown, the State of Missouri and the United States.

SECTION 3 – FAILURE TO COMPLY. That failure to comply with any of the conditions or provisions contained in this ordinance shall constitute violations of both this ordinance and the City’s Comprehensive Zoning Code and shall be cause for revocation of the Conditional Use Permit granted herein in addition to other penalties contained in the City Code.

SECTION 4 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5 – 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.

SECTION 6 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 16th day of June, 2015.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Joe Willerth, City Attorney

Exhibit "A"

Lots 10 and 11, LANE ACRES, a subdivision in Raytown, Jackson County, Missouri.

Case Number _____
Date Received _____
Map Page _____

**CITY OF RAYTOWN
APPLICATION FOR CONDITIONAL USE PERMIT**

PART I Background Information

1. This request applies to property at the following address:
8830 E 350 HWY Raytown, MO 64133

2. The name(s), address(es), and phone number(s) of the property owners: (As listed on the deed)

Name	Address	Phone
Billy V Green and Marilyn K.Green	8201 Ash Ave	Home 816-356-9530 Cell 816-550-8333
Raytown, Mo 64138		

3. We, the property owner(s), do hereby appoint the following person as our agent during consideration of our request:

Name	Address	Phone/Email
Jim Blomquist	843 N Main st Independence, Mo 64050	816-813-6538

4. The property is currently being used for the following purposes:

Vacant

5. Zoning classification of the property: Commercial

6. Specify the use desired for the property: Shooting Range

7. Please list all existing structures and their heights located on the property: 8830-8832-8834

<u>Structure</u>	<u>Height</u>
Block	12'

8. We, the undersigned, do hereby authorize the submission of this application and associated documents, and do hereby certify that all the information contained therein is true and correct. (Signatures of property owners)

PART II Conditional Use Permit Information

In considering an application for a conditional use permit, the city shall give consideration to the health, safety, morals, comfort and general welfare of the inhabitants of the city, including but not limited to the following factors:

1. The stability and integrity of the various zoning districts;
2. Conservation of property values;
3. Protection against fire and casualties;
4. Observation of general police regulations;
5. Prevention of traffic congestion;
6. Promotion of traffic safety and the orderly parking of motor vehicles;
7. Promotion of the safety of individuals and property;
8. Provision for adequate light and air;
9. Prevention of overcrowding and excessive intensity of land uses;
10. Provision for public utilities and schools;
11. Invasion by inappropriate uses;
12. Value, type and character of existing or authorized improvements and land uses;
13. Encouragement of improvements and land uses in keeping with overall planning; and
14. Provision for orderly and proper renewal, development and growth.

The information provided by the applicant to the following questions is an opportunity to justify approval of a conditional use permit based on the above listed factors.

If the space provided is not adequate, the applicant may attach additional pages. The applicant is also encouraged to submit any other pertinent information, such as photographs, drawings, maps, statistics, legal documents, and letters of support.

A. The proposed conditional use will be in keeping with the character of the neighborhood because:

Our current store Blue Steel Guns & Ammo Inc. is located in the adjoining building, the Race Experience is located In front of us, and the purposed Gun Range will be promoted as a family recreational center with a safe drug and alcohol free zone.

B. The proposed use will be consistent with the uses and zoning on nearby parcels because:

The purposed Gun Range is in the adjoining building, so in effect it will be an extension to the existing business Blue Steel Guns & Ammo Inc.

C. This property is more suited for the proposed use than its current uses because:

The proposed Gun Range will provide tax revenue to our city. This particular address (8830) has been vacant for the past 4 years, and in the 15 years I have had my business at (8832) this will be the first time including Golden Pawn that the entire building will be in use.

D. The proposed conditional use could have the following detrimental effects on nearby parcels:

The two addresses 8830-8832 are located on a dead end parking lot and I do not foresee any detrimental effects this proposed Gun Range would cause. There is adequate parking and lighting already in place.

E. Prior to submitting this application, the property has been vacant for:

This address 8830 has been vacant for the last 4 years, again in the 15yrs I have been located at 8832 this will be the first time including Golden Pawn the entire building has been in use.

F. If the application is denied, the property owner(s) will face the following hardships:

The property owner will be denied the long term lease/ rents that I am willing to provide them.

G. Public facilities and utilities are adequate to serve the proposed use as follows:

All public facilities and utilities are already in place and nothing new needs to be adapted.

H. Additional comments:

I believe that the Traffic Study can be bypassed due to the fact that Hy-Vee and Walmart have moved, Southerland, Dunkin Donuts and the Race Experience do not even begin to scratch the surface of the amount of traffic that Hy-Vee and Walmart brought to this area. I also believe that we will only have 10-15 cars per hour "if that". Our purposed range hours of operation will be 9am-9pm if business is good, if not we will shorten our evening hours to 7pm. We will not affect morning rush hour and or evening rush hour traffic is East bound.

To provide the safest environment possible, the purposed range will have at least two certified range masters on duty, one to man the range and one will be monitoring the surveillance cameras placed in each lane at all times of operation.

ALL employees working at the range will have extensive knowledge of guns and gun safety for instruction and lessons that will be provided to our customers.

City of Raytown

Development & Public Affairs Department

8. We, the undersigned, do hereby authorize the submission of this application and associated documents, and do hereby certify that all the information contained therein is true and correct. (Signatures of property owners)

4-10-15 Marilyn Kay Green

PART II Conditional Use Permit Information

In considering an application for a conditional use permit, the city shall give consideration to the health, safety, morals, comfort and general welfare of the inhabitants of the city, including but not limited to the following factors:

1. The stability and integrity of the various zoning districts;
2. Conservation of property values;
3. Protection against fire and casualties;
4. Observation of general police regulations;
5. Prevention of traffic congestion;
6. Promotion of traffic safety and the orderly parking of motor vehicles;
7. Promotion of the safety of individuals and property;
8. Provision for adequate light and air;
9. Prevention of overcrowding and excessive intensity of land uses;
10. Provision for public utilities and schools;
11. Invasion by inappropriate uses;
12. Value, type and character of existing or authorized improvements and land uses;
13. Encouragement of improvements and land uses in keeping with overall planning; and
14. Provision for orderly and proper renewal, development and growth.

The information provided by the applicant to the following questions is an opportunity to justify approval of a conditional use permit based on the above listed factors.

If the space provided is not adequate, the applicant may attach additional pages. The applicant is also encouraged to submit any other pertinent information, such as photographs, drawings, maps, statistics, legal documents, and letters of support.

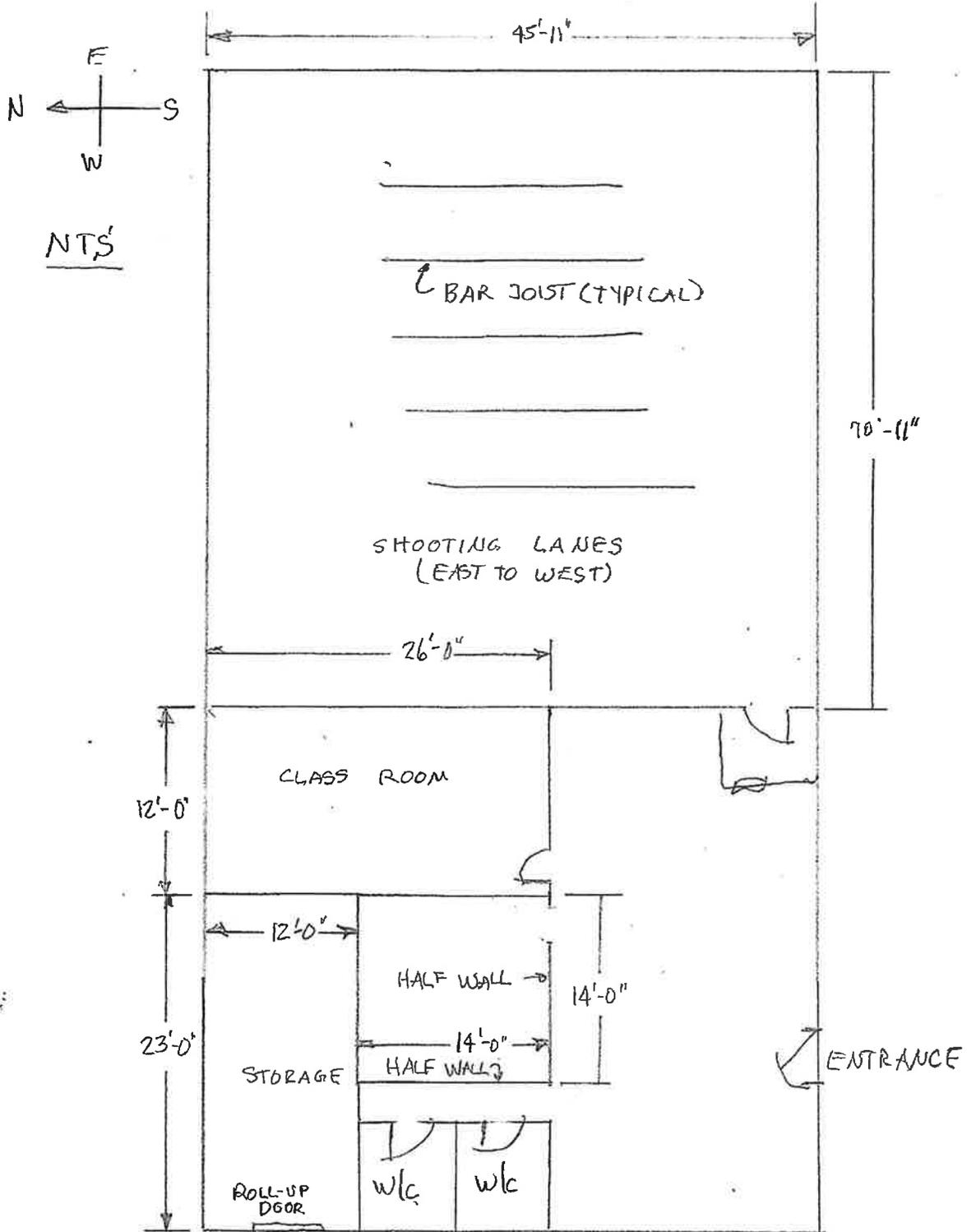
A. The proposed conditional use will be in keeping with the character of the neighborhood because:

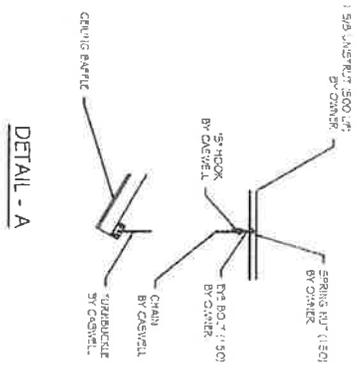
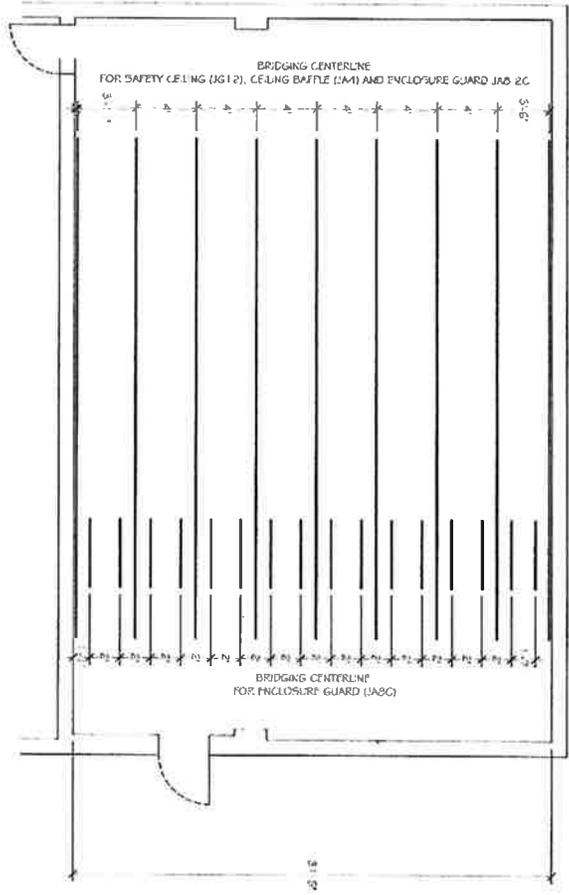
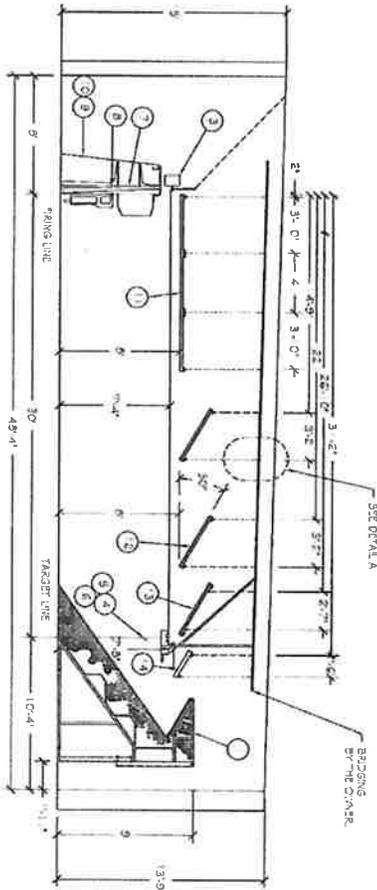


Guns & Ammo
bluesteelguns@aol.com

8832 E 350 Highway
Raytown, MO 64133

Sales: 816.358.8004
Fax: 816.358.8011





NO.	REV.	DATE	DESCRIPTION
1		3/25/74	ISSUED
2			
3			
4			
5			

MEGOTT DEFENSE SYSTEMS CASHELL	
3807 N. W. 10TH AVE. SUITE 100	
FORT LAUDERDALE, FL 33309	
DATE	3/25/74
BY	J.S.
CHECKED	J.S.
SCALE	AS SHOWN
PROJECT NO.	240017

CITY OF RAYTOWN
Request for Board Action

Date: June 10, 2015

To: Mayor and Board of Aldermen

From: John Benson, Director of Development & Public Affairs

Bill No. 6388-15

Section No.: XIII

Department Head Approval: _____

Finance Director Approval: _____ (only if funding requested)

City Administrator Approval: _____

Action Requested: Conduct a public hearing to consider a Conditional Use Permit application seeking to allow an animal kennel on property located at 8814 E. 67th Street.

Recommendation: The Planning & Zoning Commission by a vote of 6 in favor and 0 against recommends approval of the conditional use permit subject to the following conditions.

1. All kennels shall be located inside the building.
2. Animals when outside of the building shall be supervised by an employee of Chain of Hope.
3. Veterinary services, micro-chipping, adoption, or other events shall not be held on the property that results in the general public coming to the property.
4. Compliance with all applicable ordinances and codes of the City of Raytown, the State of Missouri and the United States.
5. All unpaid property taxes shall be paid in full prior to Chain of Hope operating from the property.

Analysis: Susan Jones, President of Chain of Hope, on behalf of Summit Bank of Kansas City is seeking approval of a conditional use permit application to allow Chain of Hope to operate an animal outreach and rescue facility at 8814 E. 67th Street. Their facility will include offices as well as animal kennels for dogs they take in. A day care was previously located on the property but closed several months ago. The subject property is in foreclosure and owned by Summit Bank of Kansas City. The property is zoned Highway Corridor Commercial (HC). Chain of Hope is seeking this conditional use permit as they want to move from their current location at 8000 Woodson Road, which is on the northwest corner of Woodson Road and westbound Highway 350 to this location which will allow them to own the property while providing them with additional space. They state in their application, however, that the additional space will not result in additional animals than their current location. Rather it will provide improved facilities and space for the animals they care for.

There is past due property taxes due for this property which are yet unpaid. The applicant has stated that these taxes, which were not paid by the previous property owner, will be paid at the time the applicant closes on the purchase of the property from Summit Bank of Kansas City. The payment of these past due property taxes is a recommended condition of approval.

Alternatives: Alternatives to the recommendation of the Planning & Zoning Commission would be to either deny the conditional use permit application or refer the application back to the Planning & Zoning Commission for revisions and/or further review.

Budgetary Impact: This application does not require the City to provide any funding.

Additional Reports Attached:

- Staff Report on this application for May 14, 2015 Planning & Zoning Commission meeting.
- Conditional Use Permit Application submitted by applicant.
- Minutes of the May 14, 2015 Planning Zoning Commission meeting.

STAFF REPORT

To: THE CITY OF RAYTOWN PLANNING AND ZONING COMMISSION

From: John Benson, AICP,
Director of Development and Public Affairs

Date: May 14, 2015

Subject: Agenda Item No. 5.D: (Case NO. PZ-2015-007) Conditional Use Permit Application to allow an animal kennel in the Highway Corridor Commercial (HC) District on property located at 8814 E. 67th Street.

Background Information:

Susan Jones President of Chain of Hope, an animal outreach and rescue organization, on behalf of Summit Bank of Kansas City, is seeking approval of a conditional use permit application to allow their facility to be located at 8814 E. 67th Street. Their facility will include offices as well as kennels for up to fifteen dogs they take in. A day care was previously located on the property but closed several months ago. The subject property is in foreclosure and owned by a bank. The property is zoned Highway Corridor Commercial (HC) zoning district. The applicant is seeking this conditional use permit as they want to move from their current location at 8000 Woodson Road, which is on the northwest corner of Woodson Road and westbound Highway 350. They state in their application, however, that the additional space will not result in additional animals. Rather it will provide improved facilities and space for the animals they care for.





Factors To Be Considered:

In considering and making a decision on an application for a conditional use permit, consideration is required to be given by the city to the health, safety, morals, comfort and general welfare of the inhabitants of the city, including but not limited to, the following factors.

1. The stability and integrity of the various zoning districts.

The property to which the conditional use permit application applies is zoned Highway Corridor Commercial (HC). The zoning and uses on surrounding properties are more specifically described below:

East: Two single-family homes are located to the east of the subject property with H&H Color Lab located further east. The properties on which the residential homes and H&H Color Lab are located are all zoned Highway Corridor Commercial (HC).

West: Three single-family homes are located to the west of the subject property with an auto repair business located further to the west at the intersection of 67th Street and Blue Ridge Boulevard. The properties to the west are zoned Highway Corridor Commercial (HC).

South: 67th Street abuts the south side of the property with Sutherland's being located on the south side of 67th Street. The area to the south is zoned Highway Corridor Commercial (HC).

North: The Rice Tremonti' property is located to the north (rear) of the subject property and is zoned Highway Corridor Commercial (HC).

2. Conservation of property values.

The proposed use will occupy a building that has been vacant since last year and is has gone into foreclosure. Also, as stated in their application, the applicant will make repairs to the building and property to bring it into compliance with city codes, thereby improving the value of the subject property as well as neighboring properties.

3. Protection against fire and casualties.

If the conditional use permit application is approved, the city's adopted codes require the building to be inspected by the city and Raytown Fire Protection District to ensure compliance with life safety codes contained in the city's adopted Building Codes and Fire Codes.

4. Observation of general police regulations.

The applicant is not proposing to alter or add onto the existing buildings or parking area. As previously described, the applicant has stated they will make repairs to the building and property which will help ensure it complies with the city's codes.

5. Prevention of traffic congestion.

The applicant has indicated that the public will not come to the property. Rather, the only persons who will come to the property will be employees, which would be less than four persons at any given time.

6. Promotion of traffic safety and the orderly parking of motor vehicles.

As depicted on the attached aerial photograph, there is an existing driveway on the front of the property that will provide access and parking for employees. The existing driveway is large enough to accommodate this number of vehicles.

7. Promotion of the safety of individuals and property.

As previously described, prior to the business opening the building and property will be inspected by the City's Building Official and the Fire Marshal from the Raytown Fire Protection District to ensure the building complies with all applicable life safety codes and that the property is in compliance with the city's property maintenance codes.

8. Provision for adequate light and air.

The proposed use would locate within the existing building on the property with no new additions or construction. Therefore, there will be no impact on the provision for adequate light and air in the area.

9. Prevention of overcrowding and excessive intensity of land uses.

The proposed use will be expected to generate a minimal amount of traffic. Therefore the proposed use is relatively low intensity in nature. In addition, dogs that are kept at the location will be kept in kennels inside the building. The dogs will be taken to the back yard, which is enclosed with a six foot high fence, but will always be supervised when they are outside to control noise such as barking. As such, it does not appear it will cause overcrowding or be an excessively intense land use.

10. Provision for public utilities and schools.

All utilities are available to serve the property and the proposed use. In addition, the proposed use is not anticipated to not have any impact on schools.

11. Invasion by inappropriate uses.

The proposed use will be located in a building in which a day care has previously been located. Additionally, the property is located directly across the street from Sutherland's, which generates a relatively larger volume of traffic than the proposed use. The kennels in which the dogs will be kept will be located inside the building except when they are given access to the back yard on the property. The applicant has stated that when the dogs are in the back yard they will always be supervised. Additionally, the back yard area is enclosed with a six foot high fence.

12. Value, type and character of existing or authorized improvements and land uses.

No improvements are proposed to the property except for repairs to the building and property the applicant has stated they will make to bring it into compliance with city codes.

13. Encouragement of improvements and land uses in keeping with overall planning.

The City's Comprehensive Plan identifies the area in which the subject property is located as an area for commercial uses. The property has an existing driveway that the applicant has stated will be used for employee parking, which will not be more than four vehicles at any given time. As such the proposed use is in keeping with the type of uses envisioned for the area.

14. Provision for orderly and proper renewal, development and growth.

If approved, the proposed use will occupy a currently vacant property in a commercial area.

Staff Recommendation:

It is the recommendation of staff that the conditional use permit for an animal kennel be approved subject to the following conditions:

1. The number of kennels shall not exceed fifteen (15).
2. All kennels shall be located inside the building.
3. Animals when outside of the building shall be supervised by an employee of Chain of Hope.
4. Veterinary services, micro-chipping, adoption, or other events shall not be held on the property that results in the general public coming to the property.
5. Compliance with all applicable ordinances and codes of the City of Raytown, the State of Missouri and the United States.

CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING
MINUTES

May 14, 2015
7:00 pm
Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133

1. Welcome by Chairperson

Chairman Wilson welcomed all to the Planning and Zoning meeting for May 14, 2015.

2. Call meeting to order and Roll Call

Mr. Wilson called the meeting of May 14, 2015 to order, and the following members were present.

Wilson: Present

Jimenez: Absent

Stock: Absent

Bettis: Present

Robinson: Present

Lightfoot: Present

Hartwell: Present

Dwight: Present

Meyers: Absent

3. Approval of Minutes of February 12, 2015 Meeting Minutes

A. Revisions- None

B. Motion- Ms. Hartwell made a motion to approve

C. Second- Mr. Bettis seconded the motion.

D. Additional Board Discussion- Mr. Lightfoot abstained from the vote due to his absence from the February 12, 2015 meeting.

E. Vote- Passed unanimously.

4. Old Business. – None

5. New Business

A. Application: Conditional Use Permit Application that seeks to allow a residential use in the Neighborhood Commercial (NC) District at 5902 Blue Ridge Boulevard, Raytown, MO 64133

Case No.: PZ-2015-004

Applicant: Wanda Mullins

1. Introduce Application

Mr. Wilson introduced PZ-2015-004 to the board.

2. Open Public Hearing
Mr. Wilson opened the Public Hearing of PZ-2015-001.
3. Explain Procedure for a Public Hearing and swear-in speakers
The City Attorney, George Kapke, swore in all that were planning to speak on this application.
4. Mr. Wilson Entered Relevant City Exhibits into the Record:
 - a. Conditional Use Permit Application submitted by applicant
 - c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
 - d. Public Hearing Notices sent to property owners within 185-feet of subject property
 - e. City of Raytown Zoning Ordinance, as amended
 - f. City of Raytown Comprehensive Plan
 - g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting
5. Explanation of any exparte' communication from Commission members regarding the application.
None.
6. Introduction of Application by Staff
Mr. Benson introduced this application to the board and stated that Ms. Wanda Mullins is seeking to operate a bakery and residential use for a building located at 5902 Blue Ridge Boulevard. The building on the property is built as a house, but is zoned in a Neighborhood Commercial (NC) district. The most recent use of the property was as a residential use, but since it has been vacant for longer than six months, the residential use is no longer allowed and requires Board approval. Mr. Benson also stated that as a part of the CUP for this property the applicant would be required to install a parking lot with handicap spaces as well as fire protection between the first and second floors of the building, and these plans had not yet been approved, so they were not brought before the Board during this meeting.
7. Presentation of Application By Applicant
Wanda Mullins of 5902 Blue Ridge Boulevard introduced herself as the applicant. Ms. Mullins mentioned that she was working with her contractor and Andy Boyd, Raytown Building Inspector, to make the necessary changes to the building to make it compliant with all local, state, and federal codes. Ms. Mullins clarified that she will be the tenant of the building as she operates her bakery business in the kitchen on the first floor.
8. Request for Public Comment
None
9. Additional Comment from Applicant, if necessary
None
10. Additional Staff Comments and Recommendation
Mr. Benson clarified that Andy Boyd had not spoken with the architect for the applicant prior to the drafting of the meeting's agenda, but since has, and City Staff was

comfortable with the Commission taking action on the application instead of the recommendation in the staff report that the project be continued to a future meeting. Mr. Benson further clarified that Mr. Boyd said that after talking with the applicant's architect, fire separation between the first and second floors will be required.

Mr. Lightfoot asked if the Conditional Use Permit would remain in effect should the permit be given and the business would subsequently close. Mr. Benson stated that such a requirement is up to the Board to decide, but that staff would recommend that the use be permitted to all future applicants due to the cost of constructing the fire separation per city construction codes.

11. Board Discussion

None.

12. Close Public Hearing

With no further discussion, Mr. Wilson closed the public hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Mr. Lightfoot made a motion to approve the application subject to Staff recommendations.
- b. Second- Mr. Bettis made a second on Mr. Lightfoot's motion.
- c. Additional Board Discussion- None.
- d. Vote- Motion was passed unanimously (6-0).

B. Application: Conditional Use Permit Application that seeks to allow a residential use in the Neighborhood Commercial (NC) District at 10200 E. 63rd Terrace, Raytown, MO 64133.

Case No.: PZ-2015-005

Applicant: John Smith on behalf of Joe Medlin

1. Introduce Application

Mr. Wilson introduced PZ-2015-005 to the board.

2. Open Public Hearing

Mr. Wilson opened the public hearing.

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke, swore in all that were planning to speak.

4. Enter Relevant City Exhibits into the Record:

- a. Conditional Use Permit Application submitted by applicant
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting

5. Explanation of any exparte' communication from Commission members regarding the application.

Mr. Lightfoot stated that he had in the past had exparte' communication with the property owner, but stated it would not affect his ability to make a decision on the application.

6. Introduction of Application by Staff

Mr. Benson stated that the applicant, John Smith, was seeking a residential use in a house at 10200 E 63rd Terrace, which is currently zoned Neighborhood Commercial. Mr. Benson also stated that Mr. Smith currently legally operates a business out of the property.

7. Presentation of Application By Applicant

John Smith came forward and stated that seeks to purchase the property at 10200 E 63rd Ter. He clarified that his mother will be the occupant of the house and he will continue to use the house for his business, mostly file storage and parking for his trailers. He also stated that he is purchasing the house and not renting it.

8. Request for Public Comment

None.

9. Additional Comment from Applicant, if necessary.

None.

10. Additional Staff Comments and Recommendation

Staff recommended approval of the application subject to the following requirements:

1. The residential used be allowed as long as the applicant, John Smith, owns the property.
2. The applicant remains in compliance with all applicable ordinances and codes and ordinances.

11. Board Discussion

Mr. Lightfoot asked if the 353 tax abatement still applied to the property from previous owners. Mr. Benson stated that transfer of ownership does not affect the status of the Chapter 353 tax abatement as there are no new jobs or a specific type of use or business made as a condition of abatement.

Mr. Bettis asked what the sunset date was for the tax abatement. Mr. Benson replied that he did not recall the exact date but estimated that there was about 5-10 years remaining on the abatement.

12. Close Public Hearing

With no further discussion, Mr. Wilson closed the public hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.
 - a. Motion- Mr. Robinson made a motion to approve the application subject to Staff recommendations.
 - b. Second- Ms. Dwight made a second to Mr. Robinson's motion.
 - c. Additional Board Discussion- None.
 - d. Vote- Motion passed unanimously (6-0).

C. Application: Conditional Use Permit Application that seeks to allow an indoor shooting range in the Highway Corridor Commercial (HC) District at 8830 Highway 350, Raytown, MO 64133.
Case No.: PZ-2015-006
Applicant: Jim Bloomquist on behalf of Billy and Marilyn Green

1. Introduce Application

Mr. Wilson introduced PZ-2015-006 to the board.

2. Open Public Hearing

Mr. Wilson opened the Public Hearing.

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke, swore in all that were speaking.

4. Enter Relevant City Exhibits into the Record:

- a. Conditional Use Permit Application submitted by applicant
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting

5. Explanation of any exparte' communication from Commission members regarding the application.

Mr. Wilson stated that he has had exparte' communication with the applicant, including doing business with the applicant in the past, but felt that it would not affect his ability to make a decision on the application.

6. Introduction of Application by Staff

Mr. Benson stated that the applicant was representing Blue Steel Guns and Ammo, located at 8830 Highway 350, which seeks to build an indoor shooting range, requiring a Conditional Use Permit. He deferred all other information to the application.

7. Presentation of Application By Applicant

Steve Brackeen of 12116 E. 78th Ter, Kansas City, MO, owner of Blue Steel Guns and Ammo, requested that the board grant a Conditional Use Permit to build an indoor shooting range next door to his gun shop. Mr. Brackeen made clear that the shooting range will have a separate entrance from the gun shop. The range will have twelve (12) total shooting lanes, with two of them allowing rifles, the remainder being only for the

shooting of handguns. Mr. Brackeen also clarified that there will always be two licensed shooting range guards while the range is operational, as well as security cameras.

Mr. Wilson asked about the ventilation of the shooting range. Mr. Brackeen responded that they will be using a state of the art "negative filtration" system, which is in fact the most costly portion of the shooting range. He stated that the air flow system will constantly draw out the gases and contaminants expended by the firearms, then filter them before they reach the air outside.

Mr. Wilson asked about the sound level of the shooting range. Mr. Brackeen stated that the whole building is concrete cinder block with a steel and wood barrier on the ceiling. Mr. Brackeen stated that if you're in the gun shop you may be able to hear the guns firing, but outside of the building no one will be able to hear the guns firing.

Mr. Wilson asked about the hours of operation for the gun range. Mr. Brackeen stated that the hours of operation to begin would be 10:00 a.m. to 9:00 p.m., but would consider shortening the hours if they do not get enough evening business.

8. Request for Public Comment

None.

9. Additional Comment from Applicant, if necessary.

None.

10. Additional Staff Comments and Recommendation

Mr. Benson stated that Staff recommends approval of the application subject to compliance with all applicable local, state, and federal laws.

11. Board Discussion

Mr. Lightfoot asked Mr. Benson if there were any other known gun ranges uses so close to a highway in the area. Mr. Benson replied that there is a shooting range in Lee's Summit near a highway, as well as one in Claycomo near Highway 69. Mr. Benson stated that to his knowledge there are no issues regarding a shooting range's proximity to a highway.

12. Close Public Hearing

With there being no further discussion, Mr. Wilson closed the Public Hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Mr. Lightfoot made a motion to approve the application subject to staff recommendations.
- b. Second- Mr. Robinson seconded Mr. Lightfoot's motion.
- c. Additional Board Discussion- None
- d. Vote- Motion passed unanimously (6-0).

D. Application: Conditional Use Permit Application that seeks to allow an animal kennel in the Highway Corridor Commercial (HC) District at 8814 E. 67th Street, Raytown, MO 64133.
Case No.: PZ-2015-007
Applicant: Susan Jones on behalf of Chain of Hope on behalf of Summit Bank of Kansas City

1. Introduce Application

Mr. Wilson introduced PZ-2015-007

2. Open Public Hearing

Mr. Wilson opened the Public Hearing

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke, swore in all that were speaking.

4. Enter Relevant City Exhibits into the Record:

- a. Conditional Use Permit Application submitted by applicant
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting

5. Explanation of any exparte' communication from Commission members regarding the application.

None.

6. Introduction of Application by Staff

Mr. Benson stated that Chain of Hope is currently seeking to move its operations to 8814 E 67th St. The facility would hold an average of fifteen (15) dogs in the kennels, but could have more than that number at times. The property is currently vacant and in foreclosure, with taxes from the previous owner overdue. Mr. Benson stated that the City's Building Official, Andy Boyd, has performed an inspection on the building and has indicated the building will be able to comply with the city's adopted construction and fire codes for the use as proposed by the applicant.

7. Presentation of Application By Applicant

Susan Jones of 409 SW Lakeview Blvd., Lee's Summit, MO, Board President of Chain of Hope, stated that the purpose for the application is to move the Chain of Hope operations to a larger space, as well as to reduce the cost of rent. Ms. Jones emphasized that the larger space required is not to increase the number of dogs they care for, but to increase the quality of care they provide to their current number of dogs. Chain of Hope would still focus most of its resources on community outreach, not dog collection. She also stated that the facilities would comply with the Department of Agriculture requirements and would be inspected by that department.

Ms. Hartwell asked if boarding rentals would be provided to the public. Ms. Jones responded that they would not provide boarding services to the general public, and that all kennels would be provided solely for care of animals in need.

Mr. Lightfoot asked if the dogs would be outdoors at night. Ms. Jones said no, they would be kenneled at night, and dogs would only be allowed outside during the day under supervision.

8. Request for Public Comment

None.

9. Additional Comment from Applicant, Additional Comment from Applicant, if necessary

None.

10. Additional Staff Comments and Recommendation

Mr. Benson stated that he would be willing to remove the first recommendation in the staff report limiting the maximum number of kennels to 15 due to the regulations of the Department of Agriculture with which the applicant will have to comply. Mr. Benson further stated that subject to the removal of the first recommendation, Staff would recommend approval of the application, subject to the following recommendations:

1. All kennels shall be located inside of the building.
2. Animals when outside of the building shall be supervised by an employee of Chain of Hope.
3. All licensing and micro chipping events, etc. that would bring the public to Chain of Hope be held outside of the property, excluding volunteers.
4. Compliance with all applicable ordinances and codes with the City of Raytown, and all state and federal ordinances and codes.
5. All taxes applicable to the property be paid in full prior to the use beginning operations on the subject property.

11. Board Discussion

None.

12. Close Public Hearing

With no further discussion, Mr. Wilson closed the Public Hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Ms. Hartwell made a motion to approve the application subject to Staff recommendations.
- b. Second- Mr. Bettis made a second on Ms. Hartwell's motion.
- c. Additional Board Discussion- None.
- d. Vote- The motion passed unanimously

E. Application: Final Site Plan for a proposed convenience store at 9323 E. 350 Highway, Raytown, MO
Case No.: PZ-2015-003
Applicant: Triple M Enterprises dba QuikTrip

1. Introduce Application

Mr. Wilson introduced PZ-2015-003 to the board.

2. Open Public Hearing

Mr. Wilson opened the Public Hearing.

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke, swore in all that were speaking.

4. Enter Relevant City Exhibits into the Record:

- a. Site Plan Application submitted by applicant
- b. Site Development Plan
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for May 14, 2015 Planning & Zoning Commission meeting

5. Explanation of any exparte' communication from Commission members regarding the application.

None.

6. Introduction of Application by Staff

Mr. Benson entered in some additional exhibits to be seen by the board. They were:

- h. Material sample board for the proposed application.
- i. Waiver letter from the applicant for waiver requests to the Highway 350 Design Standards.
- j. Cross-section drawing of the landscape plan showing residence line-of-sights behind the convenience store.

Mr. Benson stated that the QuikTrip currently located at 9323 Highway 350 is proposing to upgrade its convenience store and services. QuikTrip has purchased both of their neighboring properties to the east of the store, and will tear down buildings on those properties to expand the property of the applicant. The proposed redevelopment project requires Site Plan Approval from the Commission due to their proposed use not complying with several of the Highway 350 Design Standards, to which the applicant has requested waivers.

7. Presentation of Application by Applicant

Matt Brooks of 5725 Foxridge Dr., Mission, KS, represented QuikTrip for the application. Mr. Brooks stated that they are wanting to upgrade their facilities to the new

“Generation 3” facilities that QuikTrip is building. Mr. Brooks stated that they will also build a new canopy for gas stations, new underground stormwater detention facilities, and new fuel storage tanks. Mr. Brooks stated that the new buildings will employ an additional 5-8 employees, and that there will be no requested tax incentives for the project, so the new building will be taxable income as soon as it is completed.

Ms. Hartwell requested clarification on the location of the stormwater detention basin. Mr. Brooks responded that it would be under the pavement of the store.

Mr. Bettis asked what would happen with the old storage tanks. Mr. Brooks responded that they work with state agencies to properly and safely decommission and remove the old tanks.

Mr. Lightfoot asked when the construction would be occurring during the week. Mr. Brooks responded that they would work six days a week, and there would likely be some work in the evenings, but that they would remain mindful of the residential properties nearby.

Ms. Hartwell asked how long the construction would take. Mr. Brooks responded that the target period is around twenty (20) weeks, but that that date is often optimistic and usually takes longer. He further clarified that they would like to start around July or August, but due to some unforeseen circumstances they may have to start around November or December.

8. Request for Public Comment

None

9. Additional Comment from Applicant, if necessary.

None

10. Additional Staff Comments and Recommendation

Mr. Benson stated that the site plan was for the most part approved through Staff review, with a few minor details still outstanding, but that a few waivers from the Highway 350 Design Standards were requested by the applicant. Mr. Benson stated that Staff recommended approval of the Site Plan requested, subject to board approval of the necessary waivers. Those waivers requested were:

1. Direct access to Highway 350 from the lot. Due to the high volume of traffic generated by the project, Staff felt that limiting access from Highway 350 would actually increase traffic issues on neighboring properties and on Maple Avenue.
2. Driveways are required to be a minimum of 440 feet from roadway intersections. Both driveways would be less than 440 feet from the intersection of Highway 350 and Maple Ave, but for reasons listed in the previous waiver, Staff recommended approval of this waiver.
3. Driveways are required to have a minimum spacing of 440 feet from adjacent driveways. Both driveways on Highway 350 would not comply with this standard, but Mr. Benson stated that Staff recommended granting this waiver, as the western-most driveway proposed would ultimately provide access to neighboring properties, since an existing driveway west of the property will ultimately need to be removed.

4. All vehicle driveways must be located on side roads, and not to have direct ingress or egress from Highway 350. For reasons similar with waiver #1, Staff recommends approval of this waiver.
5. Parking facilities are to be located away from frontages on Highway 350. Mr. Benson stated that due to the property's use as a convenience store it would be very difficult for them to comply with this standard. Mr. Benson further clarified that the relocation of the pump canopy in accordance with this standard would place the pumps, canopy and traffic in close proximity to the neighboring residential properties.

11. Board Discussion

A ten minute recess was declared in order for the board to review the site plan provided in the application.

Ms. Harwell requested clarification on the height of the privacy fence along the south side of the property facing the residential buildings. Mr. Brooks stated that the fence would be a six-foot privacy fence, and that any indication of the fence being four feet in height was a typographical error. He also clarified that security around the property would provide constant coverage, both visual and audio, of everywhere on the property.

12. Close Public Hearing

With there being no further discussion, Mr. Wilson closed the Public Hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion- Mr. Lightfoot made a motion to approve the Site Plan application and all waivers requested, subject to Staff recommendations.
- b. Second- Ms. Hartwell seconded Mr. Lightfoot's motion.
- c. Additional Board Discussion
- d. Vote- the motion passed unanimously.

6. Other Business

None.

7. Planning Project Reports:

Mr. Benson updated the board on the Family Dollar project. The construction is moving along, and the footings have been poured. Second, the Public Works Department met with the engineering firm responsible for designing the bike lanes on Blue Ridge Boulevard from 59th St. to Woodson Rd., and Woodson Rd. to 51st St. The City received a Congestion Mitigation and Air Quality Grant to perform that work. The City plans to go out for bid on that project this summer. Mr. Benson also stated that the City is designing sidewalks along the south side of 59th St. from Raytown Middle School east to Woodson Road. This project is anticipated to go out for bid this summer also. Finally, Mr. Benson stated that representatives of the Public Works department and himself met with the Missouri Department of Transportation regarding improvements at the intersections of Raytown Road and Highway 350. Public meetings will be held regarding those improvements later this year.

8. Set Future Meeting Date - Thursday, June 4, 2015 at 7:00 PM

9. Adjourn

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW AN ANIMAL KENNEL ON PROPERTY LOCATED AT 8814 E. 67th STREET IN RAYTOWN, MISSOURI

WHEREAS, application PZ-2015-007, submitted by Chain of Hope on behalf of Summit Bank of Kansas City seeks to allow an Animal Kennel on property located at 8814 East 67th Street in Raytown, Missouri; and

WHEREAS, pursuant to City Code Chapter 50, Article V of the City of Raytown Code of Ordinances, application PZ-2015-007, was referred to the Planning & Zoning Commission to hold a public hearing; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning & Zoning Commission held said public hearing on May 14, 2015; and

WHEREAS, at the conclusion of said public hearing the Planning & Zoning Commission by a vote of six (6) in favor and zero (0) against rendered a report to the Board of Aldermen recommending that the Conditional Use Permit Application be approved subject to certain conditions; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on June 2, 2015 and on June 16, 2015; and

WHEREAS, based on all of the information presented finds it is in the best interest of the citizens of the City of Raytown to grant said Conditional Use Permit subject to certain conditions;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

SECTION 1 – GRANT OF CONDITIONAL USE PERMIT. That a Conditional Use Permit is hereby granted to allow an Animal Kennel on property located at 8814 East 67th Street in Raytown, Missouri, as legally described in Exhibit “A”, subject to the conditions set forth in Section 2 herein.

SECTION 2 – CONDITIONS OF APPROVAL AND OPERATION. That the following conditions of approval shall apply and be followed during the duration of the use allowed by this Conditional Use Permit.

1. All kennels shall be located inside the building.
2. Animals when outside of the building shall be supervised by an employee of Chain of Hope.
3. Veterinary services, micro-chipping, adoption, or other events shall not be held on the property that results in the general public coming to the property.
4. Compliance with all applicable ordinances and codes of the City of Raytown, the State of Missouri and the United States.

- 5. All unpaid property taxes shall be paid in full prior to Chain of Hope operating from the property.

SECTION 3 – FAILURE TO COMPLY. That failure to comply with any of the conditions or provisions contained in this ordinance shall constitute violations of both this ordinance and the City’s Comprehensive Zoning Code and shall be cause for revocation of the Conditional Use Permit granted herein in addition to other penalties contained in the City Code.

SECTION 4 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5 – 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.

SECTION 6 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 16th day of June, 2015.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Joe Willerth, City Attorney

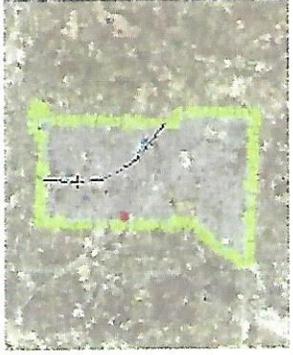
BILL NO. 6388-15

ORDINANCE NO. ____-15

SECTION NO. XIII

Exhibit "A"

Raytown, MO



- Legend**
- Parcel
 - Tax Parcel
 - Contd
 - Road
 - Railroad
 - Address Point
 - City Limit

1: 325

Notes



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



Helping animals who can't help themselves...

To Whom It May Concern:

Chain of Hope, an animal outreach and rescue organization, is submitting application for special use permit for the property located at 8814 E 67th Street, and respectfully requests a waiver of the city of Raytown's traffic analysis submittal requirement.

Traffic impact for the operations of Chain of Hope will be limited to one staff member on site daily with periodic volunteers and/or visitors (1-3 daily on average) on site. Public events are not held at the facility. Three cargo vans will be parked on premises, and the property will have no signage.

P.O. Box 16926 Kansas City, MO 64133
www.chainofhopekc.org
816.221.8080

Case Number _____
Date Received _____
Map Page _____

CITY OF RAYTOWN
APPLICATION FOR CONDITIONAL USE PERMIT

PART I Background Information

1. This request applies to property at the following address:
8814 E 67th Street, Raytown, MO 64133

2. The name(s), address(es), and phone number(s) of the property owners: (As listed on the deed)

Name	Address	Phone

3. We, the property owner(s), do hereby appoint the following person as our agent during consideration of our request:

Name	Address	Phone/Email

4. The property is currently being used for the following purposes:

Property is currently vacant

5. Zoning classification of the property: Commercial

6. Specify the use desired for the property: Animal Rescue

7. Please list all existing structures and their heights located on the property:

<u>Structure</u>	<u>Height</u>

8. We, the undersigned, do hereby authorize the submission of this application and associated documents, and do hereby certify that all the information contained therein is true and correct. (Signatures of property owners)

PART II Conditional Use Permit Information

In considering an application for a conditional use permit, the city shall give consideration to the health, safety, morals, comfort and general welfare of the inhabitants of the city, including but not limited to the following factors:

1. The stability and integrity of the various zoning districts;
2. Conservation of property values;
3. Protection against fire and casualties;
4. Observation of general police regulations;
5. Prevention of traffic congestion;
6. Promotion of traffic safety and the orderly parking of motor vehicles;
7. Promotion of the safety of individuals and property;
8. Provision for adequate light and air;
9. Prevention of overcrowding and excessive intensity of land uses;
10. Provision for public utilities and schools;
11. Invasion by inappropriate uses;
12. Value, type and character of existing or authorized improvements and land uses;
13. Encouragement of improvements and land uses in keeping with overall planning; and
14. Provision for orderly and proper renewal, development and growth.

The information provided by the applicant to the following questions is an opportunity to justify approval of a conditional use permit based on the above listed factors.

If the space provided is not adequate, the applicant may attach additional pages. The applicant is also encouraged to submit any other pertinent information, such as photographs, drawings, maps, statistics, legal documents, and letters of support.

A. The proposed conditional use will be in keeping with the character of the neighborhood because:

See attached

B. The proposed use will be consistent with the uses and zoning on nearby parcels because:

See attached

A. The proposed conditional use will be in keeping with the neighborhood because:

The property is located near commercial and residential property. Aspects of the property that are in disrepair will be repaired and upgraded and the property will be well maintained.

B. The proposed use will be consistent with the uses and zoning on nearby parcels because:

The proposed use will generate less traffic than the previous use on the property, a day care center, and will generate less traffic than neighboring commercial uses such as Sutherlands and the convenience store. The majority of Chain of Hope operations is outreach and takes place off site, in the community. Activity at the property is limited to care and maintenance of the animals in our care, and administrative / office functions. On average, 10-15 animals are on site.

C. The property is more suited for the proposed use than its current use because:

The property is currently vacant. Other than needed repairs to the exterior of the building, the property would not be altered. Anticipated interior upgrades would add value to the property. Impact of traffic, noise, and trash is expected to be much less than previous property use, which was a daycare.

Chain of Hope is licensed by the Department of Agriculture and is in good standing. Our licensing representative has toured the property and found it to be well suited for our needs as well as meeting requirements for maintaining licensure.

D. The proposed conditional use could have the following detrimental effects as a result of the proposed use:

We do not anticipate any detrimental effects as a result of the proposed use. Dogs would have access to the fenced backyard (6 foot wood privacy fence) with no more noise (barking) than a typical residence with owned dogs. Dogs would only be allowed outside when staff or volunteers are on the property, and otherwise housed inside. Animals will never be left alone in the yard without supervision.

Chain of Hope has been leasing space from a veterinary clinic at 8000 Woodson Road in Raytown for the last three years without incident. Chain of Hope is seeking to move as the current space is too small and we continue to face rent increases. Chain of Hope does not seek to expand its program, only to better accommodate the needs of the program as it stands.

C. This property is more suited for the proposed use than its current uses because:

See attached

D. The proposed conditional use could have the following detrimental effects on nearby parcels:

See attached

E. Prior to submitting this application, the property has been vacant for:

6 months

F. If the application is denied, the property owner(s) will face the following hardships:

This is a bank owned property, thus a financial liability to the owner.

G. Public facilities and utilities are adequate to serve the proposed use as follows:

The proposed use will generate less traffic than neighboring commercial properties and would use less public facility and utilities than previous use/owner (a day care center)

H. Additional comments:

See attached, Chain of Hope description, mission, and fact sheet.

note: We are aware of back taxes owed on the property in the amount of approximately \$1700.00 and are working with the agent and county to clarify and resolve.



Helping animals who can't help themselves...

Chain of Hope is a grass roots outreach organization that provides essential items for survival to neglected and abused animals in the urban core of Kansas City. We provide education to pet owners, referrals for medical and spay/neutering, and preventative care. Many animals who cannot be maintained in their owner's care are surrendered to Chain of Hope, nurtured, trained, brought to good health then placed in an adoptive home or transferred to another rescue.

The mission of Chain of Hope is to alleviate the suffering of abused and neglected animals within the urban core of Kansas City, Missouri, to break the chain of ignorance, break the chain of suffering, and break the chain of unwanted litters.

Facts about Chain of Hope Operations:

- Chain of Hope staff, Board, and core volunteers have more than 30 year collective experience working in the field of animal rescue.
- An average of 10-15 dogs would be housed on-site.
- Dogs will have access to the back yard of the property for exercise, but never left without supervision. If staff or volunteers are not on-site, dogs are kept be indoors.
- Chain of Hope holds liability insurance and is licensed and in good standing with the Missouri Department of Agriculture.

P. O. Box 16926 Kansas City, MO 64133
www.chainofhopekc.org 816.221.8080

Raytown, MO



Legend

- Parcel
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54.1 Feet

27.07

0

54.1