

CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING
AGENDA

July 9, 2015
7:00 pm
Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133

- 1. Welcome by Chairperson**
- 2. Call meeting to order and Roll Call**
- 3. Approval of Minutes of May 14th , 2015 Meeting Minutes**
 - A. Revisions
 - B. Motion
 - C. Second
 - D. Additional Board Discussion
 - E. Vote

4. Old Business. – None

5. New Business

6. A.

Application: Conditional use permit that seeks to allow outside storage of salt in concrete bins at 6206 Raytown Road.

Case No.: PZ-2015-008

Applicant: P. Moore on behalf of Harry & Dorothy Harding

1. Introduction of Application
2. Open Public Hearing
3. Explain Procedure for a Public Hearing and swear-in speakers

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 July 9, 2015 Planning & Zoning Commission meeting
5. Explanation of any exparte' communication from Commission members regarding the application.
6. Introduction of Application by Staff
7. Presentation of Application By Applicant
8. Request for Public Comment
9. Additional Comment from Applicant, Additional Comment from Applicant, if necessary
10. Additional Staff Comments and Recommendation
11. Board Discussion
12. Close Public Hearing
13. Board Decision to Approve, Conditionally Approve or Deny the Application.
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

6. Other Business

7. Planning Project Reports:

8. Set Future Meeting Date - Thursday, August 13, 2015 at 7:00 PM

9. Adjourn Meeting

10. Call Work Session on Communities for All Ages to Order

11. Adjourn Work Session

**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

STAFF REPORT

TO: The City of Raytown Planning and Zoning Commission

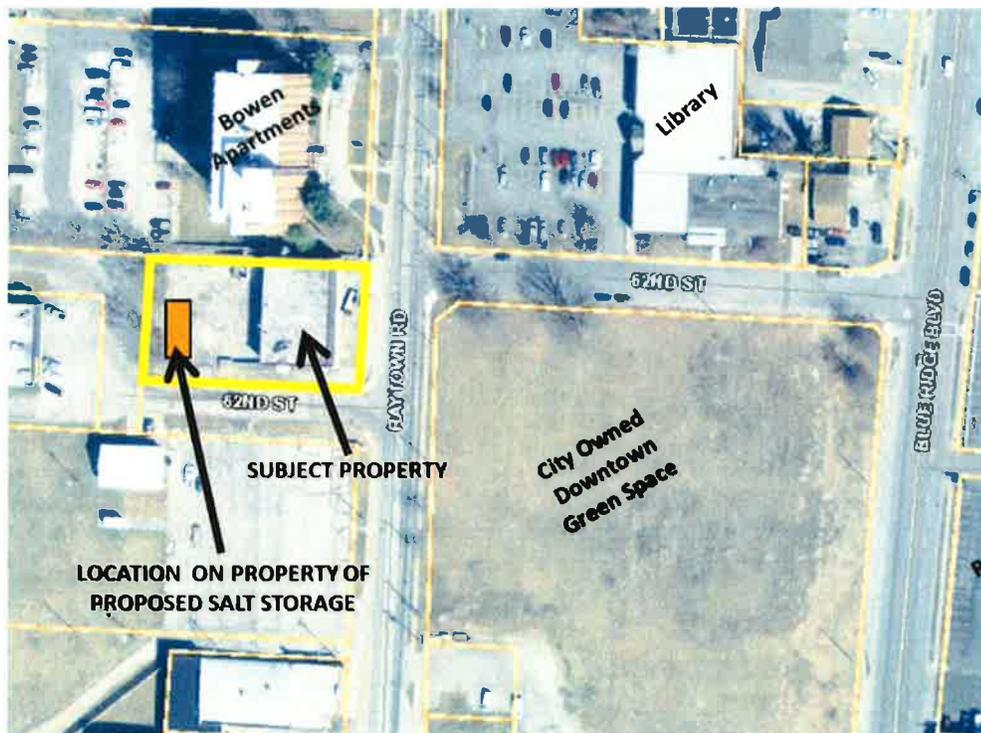
FROM: JOHN BENSON, AICP,
DIRECTOR OF DEVELOPMENT AND PUBLIC AFFAIRS

DATE: JULY 9, 2015

SUBJECT: AGENDA ITEM NO. 5.B: (CASE NO. PZ-2015-005) CONDITIONAL USE PERMIT THAT SEEKS TO ALLOW OUTSIDE STORAGE OF SALT IN CONCRETE BINS AT 6206 RAYTOWN ROAD.

BACKGROUND INFORMATION:

Ms. P. Moore is seeking approval of a conditional use permit application to allow the outside storage of salt on property located at 6206 Raytown Road, which is located on the northwest corner of Raytown Road and 62nd Street in the Raytown Central Business District (CBD). The subject property is zoned Neighborhood Commercial (NC). The applicant leases the property from Harry & Dorothy Harding. As depicted on the aerial photo below, the storage of the salt would be located on the west side of the property, which is to the rear of the building on the property. The applicant installed the salt storage area during this past winter without realizing that it is not a permitted use in the NC District. Staff notified the applicant that the storage of salt is not a permitted use and that it must be either removed or a conditional use permit obtained. Because it was near the end of the winter and the applicant indicated that the salt would be removed. As a result, staff granted the applicant an extension. The applicant has now submitted a conditional use permit application seeking to continue the storage of salt at this location.



FACTORS TO BE CONSIDERED:

In considering and making a decision on an application for a conditional use permit, city code stipulates that consideration is required to be given by the city on the potential impact of the proposed use on 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: Raytown Road abuts the east side of the subject property with the City owned downtown green space located on the east side of Raytown Road. The area to the east of the subject property is zoned Neighborhood Commercial (NC).

West: A private drive to the Amber Glen Apartments is located directly to the west of the subject property with an office building located on the west side of the private drive. The area to the west is zoned Neighborhood Commercial (NC).

South: 62nd Street abuts the south side of the subject property with parking lot and vacant lot located on the south side of 62nd Street.

North: An apartment building is located on the adjacent property to the north, which is zoned High Density Residential (R-3).

2. Conservation of property values.

The proposed use, if approved, will allow a portion of the rear area of the property to be used for salt storage. The salt storage will be accessed from 62nd Street, which abuts the south edge of the property. According to the submitted application, the property has been vacant for the past two years and the proposed use will provide a new use for the property, while still allowing access to other tenant spaces on the property.

3. Protection against fire and casualties.

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.

4. Observation of general police regulations.

There are three regulations that are applicable to the proposed application.

A. The salt is to be stored outside in area contained by large concrete blocks. There will not be any cover over the top of the salt storage area, however. According to the Public Works Director, this will allow a portion of the salt to be washed away during rain and snow melt. In addition, the salt could wash away underneath the concrete blocks as they are not sealed underneath the concrete block.

B. The property is located within the CBD Design Overlay District, which subjects the outside salt storage facility to the requirements of the CBD Design Standards. The proposed salt storage facility as well as the appearance of the concrete blocks do not comply with the following CBD Design Standards.

(1) Unattractive elements, such as trash, service, storage and loading areas shall be located out of public view from streets.

The location of the proposed salt storage facility is adjacent to / visible from 62nd Street.

- (2) Screening walls shall reflect the same level of architectural design as the primary structure, including elements such as landscaping to soften the wall's appearance, architectural detailing, staggering with recesses and projections, and visual interest.

The exterior of the concrete blocks need to be covered with a material that blends with the brick exterior of the building exterior on the property. In staff's opinion this could be accomplished with either brick or stucco material being added to the exterior of the concrete block.

5. Prevention of traffic congestion.
The applicant requested a waiver to the city's traffic impact analysis submittal requirements. Because the proposed salt storage use will generate a minimal amount of traffic the Public Works Director did not foresee the proposed use creating traffic congestion. Therefore the applicant's request for a waiver to the city's traffic impact analysis requirement was granted.
6. Promotion of traffic safety and the orderly parking of motor vehicles.
The proposed salt storage use will not create the need for any additional parking. It will, however, decrease the amount of off street parking on the property. The primary customer parking is located in front of the building along Raytown Road, while the parking on which the salt storage facility would be located is primarily used for the employee parking and for access to the lower level of the building. According to the submitted application, the location of the salt storage facility will not prevent access to the lower level of the building.
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 size of the concrete blocks is of a height that will not alter the provision of adequate light and air in the area.
9. Prevention of overcrowding and excessive intensity of land uses.
The proposed salt storage 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. In addition, according to the submitted application, the location of the salt storage facility will not prevent access to the lower level of the building.
10. Provision for public utilities and schools.
The proposed use will not have an impact on schools or utilities that serve the property and surrounding area.
11. Invasion by inappropriate uses.
The existing uses in the area are comprised of commercial and multi-family residential. In addition, the NC district, which the property and the surrounding area to the south and east area, is a use that is typically found in an industrially zoned area. Therefore, the proposed use could be considered to be an inappropriate use.

12. Value, type and character of existing or authorized improvements and land uses.
As previously described, the property is located within the CBD Design Overlay District, which subjects the outside salt storage facility to the requirements of the CBD Design Standards. The proposed salt storage facility as well as the appearance of the concrete blocks does not comply with the CBD Design Standards.
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 commercial uses. In comparison, the proposed salt storage facility is an industrial type of use which is not in keeping with the vision for the area.
14. Provision for orderly and proper renewal, development and growth.
The proposed use would be adjacent to higher density residential use to the north. In addition, it would also be adjacent to 62nd Street which serves as a primary entrance to another higher density residential development to the west / northwest as well as less intensive commercial uses. Also, the vacant property to the south is identified as an area for future commercial or residential uses. As such, the proposed salt storage facility would not be in keeping with land use compatibility as well as the orderly and proper development and growth of the area.

STAFF RECOMMENDATION:

It is the recommendation of staff that the conditional use permit to allow a salt storage facility be denied based upon the following reasons:

1. The appearance of the concrete blocks does not comply with the CBD Design Standards.
2. The proposed salt storage facility is not compatible with neighboring residential land uses.
3. The proposed salt storage facility is not in keeping with the orderly and proper development and growth of the area envisioned by the Central Business District Plan.

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:
6206 Raytown Rd. Raytown MO 64183

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

Name	Address	Phone
<u>HRAI Investment Co.</u>	<u>999 Biomed Ave</u>	<u>816-921-4121</u>
	<u>NKC, MO. 64116</u>	

Email: pmoores816@gmail.com

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>P. MOORE</u>	<u>6206 Raytown</u>	<u>816-743-0317</u>

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

OFFICE & WARE HOUSE

5. Zoning classification of the property: Business

6. Specify the use desired for the property: Storage on empty lot

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

Structure	Height
<u>13,000 sq ft</u>	<u>25' to 30' ft</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)

HRAI Investment Co.
By David J. Kelley, General

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 the size limits & complies w/ space given.

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

The space provided still ~~allows~~ allows nearby parcels to enter back location.

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

Back lot empty

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:

2 years

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

*Unable to loan property to future tenant
& unable to redevelop property*



JACKSON COUNTY JOINT GOVERNMENTAL TAX PAYMENT RECEIPT

RECEIPT NUMBER: 8964041 Page 1 of 1
Entered: 12/29/2014 Cashier: -1
Interest Date: 12/29/2014 Drawer: -1

Receipt Applied To:

Property Account No.	Year	District	Amount Applied	Unpaid Balance*	Description
45-210-10-24-00-0-00-000	2014	022	\$5,879.53	\$0.00	A/V Principal- Commercial
45-210-10-24-00-0-00-000	2014	REPL	\$918.26	\$0.00	Replacement Tax
Amount Applied for Tax Year 2014			\$6,797.79	\$0.00	Unpaid Balance Amount for Tax Year 2014

Agency	Amount
JACKSON COUNTY	\$328.5150
MID-CONTINENT LIBRARY	\$204.4832
RAYTOWN SCHOOL C-II	\$4,038.5425
CITY - RAYTOWN	\$352.6696
FIRE DISTRICT - RAYTOWN	\$658.1802
BOARD OF DISABLED SERVICES	\$48.1174
METRO JUNIOR COLLEGE	\$151.7009
MENTAL HEALTH	\$78.1509
REPLACEMENT TAX	\$918.2600
STATE BLIND PENSION	\$19.1703

39110



Situs Address: 6200 RAYTOWN RD, RAYTOWN
Legal Description: RAYTOWN IRREG
BEG 529.76' N & 30' W OF TH SE COR OF TH FRACL NE1/4 OF
SEC 5-48-32 SD PT BEING ON THW ROW LI OF RAYTOWN RD.
TH N ALG SD ROW LI 117.82' TH W 200' TH S 117.82' TH E
200' TO TH PT OF BEG CONTG 0.54 AC MOL

Total Paid on This Receipt: \$6,797.79

Thank you for your payment.

End of Receipt Number 8964041: 1 Page

Notes:

*Interest and penalty will be assessed on any unpaid balance amount. The unpaid balance amount shown on this receipt is valid as of time of payment. Changes in the taxable value may alter your unpaid balance amount.

Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed. Please verify with your financial institution that this payment has cleared.

PAYER:

HARDING HARRY & DORTHY
999 BEDFORD
NKC MO 64116



27539

OWNER:

HARDING HARRY & DORTHY
999 BEDFORD
NKC, MO 64116

PLANTOWN RD

62ND ST

6202

6204

6206

6200



Current Owner	Owner Address	Owner City	Owner	Owner
DIETZ BONNIE J	3854 BLUE RIDGE BLVD	INDEPENDENCE	MO	64052
4 TRAILS REAL ESTATE ENTERPRISE LLC	11705 E 71ST CRT	RAYTOWN	MO	64133
PAINTERS & DECOR BLDG CORP	9900 E 62ND ST	RAYTOWN	MO	64133
HARDING HARRY & DORTHY	999 BEDFORD	NKC	MO	64116
AMBER GLENN OPCO LLC	9805 E 61ST ST	RAYTOWN	MO	64133
BOWEN TOWER PROPERTY INVESTOR	2541 SOQUEL AVE	SANTA CRUZ	CA	95062
NEPHRITE FUND 1 LLC	2977 HIGHWAY K STE 239	O'FALLON	MO	63368
CONSOLIDATED PUBLIC LIBRARY #3	15616 E US 24 HWY	INDEPENDENCE	MO	64050
CITY OF RAYTOWN	10000 E 59TH ST	RAYTOWN	MO	64133



Development & Public Affairs Department
10000 East 59th Street
Raytown, Missouri 64133
(816) 737-6014
www.raytown.mo.us

June 24, 2015

Notice of Public Hearing

The City of Raytown Development & Public Affairs Department has received a Conditional Use Permit application that seeks to allow outside storage of salt at 6206 Raytown Road, Raytown, MO 64133

A public hearing to consider this conditional use permit application will be held by the City of Raytown Planning and Zoning Commission on **Thursday, July 9, 2015 at 7:00 p.m. in the Raytown City Hall Council Chambers located at 10000 East 59th Street, Raytown, Missouri**

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described conditional use permit application on **Tuesday, July 21, 2015 at 7:00 p.m. at 7:00pm Raytown City Hall located at 10000 East 59th Street, Raytown, Missouri.**

You are invited to attend any or all of the public hearings to learn more about the application, ask questions and / or provide comment regarding this proposed conditional use permit application. Additional information regarding this application or the public hearings can be obtained from the City of Raytown Development and Public Affairs Department located in Raytown City Hall at 10000 East 59th Street, by telephone at (816) 737-6011 or by e-mail at jbenson@raytown.mo.us.

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) in order to attend either of these public hearings, please notify the Development and Public Affairs Department at Raytown City Hall at (816) 737-6011 no later than 48 hours prior to the applicable public hearing date.

NOTICE OF PUBLIC HEARING

Application: Conditional use permit that seeks to allow outside storage of salt in concrete bins.

Proposed Location: 6206 Raytown Road, Raytown, MO 64133

Legal Description: Due to its length the legal description is on file and available for review at the offices of the Raytown Development and Public Affairs Department in Raytown City Hall located at 10000 East 59th Street, Raytown, Missouri.

Notice is hereby given that the Raytown Planning and Zoning Commission will hold a public hearing regarding the above-described application on July 9, 2015 at 7:00 p.m., at Raytown City Hall. Notice is also hereby given that the Raytown Board of Aldermen will hold a public hearing regarding the above-described application on Tuesday, July 21, 2015 at 7:00 p.m. at Raytown City Hall. The public is invited to attend each of the public hearings and be heard.

Certified for publication this 22nd day of June 2015.



Development & Public Affairs Department
 Building Inspections Division
 10000 E. 59th Street
 Raytown, MO 64133
 Office (816) 737-6011 Fax (816) 737-6164

CONDITIONAL USE PERMIT

PERMIT #: 20156107	DATE ISSUED: 6/01/2015
	MUST COMMENCE BY: 5/31/2016
JOB ADDRESS: 6206 RAYTOWN RD	LOT #:
SUBDIVISION:	BLK #:
OWNER: PMLV JV	CONTRACTOR: PMLV JV
ADDRESS: 6206 RAYTOWN RD	ADDRESS: 6206 RAYTOWN RD
CITY, STATE ZIP: RAYTOWN MO 64133-4009	CITY, STATE ZIP: RAYTOWN MO 64133-4009
PHONE:	PHONE:
VALUATION: \$ 0.00	
SQ FT: 0.00	
OCCP TYPE:	
CNST TYPE:	
DESCRIPTION OF WORK:	

FEE CODE	DESCRIPTION	AMOUNT
PZ-07	CONDITIONAL USE PERMIT	\$ 250.00
TOTAL		\$ 250.00

Inspection Information

1. All inspections require one working day (24 hours) advance notice.
2. Inspections must be scheduled and approved before covering any work.
3. APPROVED PLANS AND SITE PLAN MUST BE ONSITE FOR INSPECTIONS!

This permit is issued in reliance upon information submitted by the applicant. The Building Official may suspend or revoke a permit whenever the permit is issued in error, on the basis of incorrect information supplied, or in violation of the adopted code, city ordinance or regulations. This permit shall become null and void if the work authorized by this permit is suspended for a period of 180 days or is not commenced within 180 days. Approval of the plans or any inspections of this project shall not be construed as an approval of a violation of the codes or ordinances of the City of Raytown.

Issued By: _____ Date: _____ Applicant: _____ Date: _____

MEMO

To: The City of Raytown Planning and Zoning Commission

**FROM: JOHN BENSON, AICP,
DIRECTOR OF DEVELOPMENT AND PUBLIC AFFAIRS**

DATE: JULY 9, 2015

SUBJECT: WORK SESSION ON CREATING COMMUNITIES FOR ALL AGES

In the U.S. approximately 10,000 baby boomers reach retirement age every day. The number of baby boomers reaching retirement age will continue for another 20 years. This fact is having, and will continue to have, a variety of impacts on communities. These impacts relate to:

- Caregiving
- Health
- Housing & Universal Design
- Social & Civic Engagement
- Transportation
- Economic Impact

In response to this changing demographic and to help communities plan for these impacts an initiative known as KC Communities for All Ages has been developed over the past few years. A presentation will be given at the workshop that will provide detailed information on the current and projected changing demographics in Raytown and the Kansas City metro area as well as a discussion on the impacts that these changes are likely to have in Raytown and possible strategies that can be undertaken to address these impacts and to create a more aware, well-planned community that meets the needs of all our residents.

If you would like to learn more about the KC Communities For All Ages in advance of the work shop you can go to: <http://marc.org/Community/KC-Communities-for-All-Ages>.