

## STAFF REPORT

**TO:** The City of Raytown Planning and Zoning Commission  
**FROM:** JOHN BENSON, AICP  
DIRECTOR OF DEVELOPMENT AND PUBLIC AFFAIRS  
**DATE:** MAY 12, 2016  
**SUBJECT:** AGENDA ITEM No. 5.D: (CASE NO. PZ-2016-008) APPLICATION FOR  
CONDITIONAL USE PERMIT FOR A VEHICLE SALES  
BUSINESS ON PROPERTY LOCATED AT 9601 & 9617  
E. HIGHWAY 350 IN RAYTOWN, MO.

### BACKGROUND INFORMATION:

Dan Riggs, serving as the agent on behalf of Dick Smith Ford, is seeking approval of a conditional use permit application to allow the parking and display of vehicles that are for sale on property located at 9601 and 9617 E. Highway 350. Dick Smith Ford owns the abutting property to the west at 9505 E. Highway 350 on which their dealership is located. The subject property is owned by Dick Smith Ford, Inc. and is zoned Highway Commercial Corridor (HC). A site plan has been submitted, a copy of which is attached, which depicts the area of the property where the proposed use is to be located.



## 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 Highway Commercial Corridor (HC). The zoning and uses on surrounding properties are more specifically described below:

East: The property immediately to the East of the applicant property is a retail store zoned Highway Commercial Corridor (HC). There is multi-family housing that is zoned High-Density Residential (R-3) located to the southeast of the applicant's property.

West: The existing Dick Smith Ford vehicle sales business is located to the Northwest of the applicant property, across from Arlington Ave. Immediately West of the applicant's property is a commercial building on Arlington Avenue that is occupied by an electrical contracting company; the properties on the west side of Arlington are also zoned Highway Commercial Corridor (HC).

South: The property to the South of the applicant property is currently a vacant lot that is zoned Highway Commercial Corridor (HC) and is owned by the electrical contracting company's property described above.

North: Immediately North of the applicant's property is Highway 350. Across the highway are various retail shops zoned Highway Commercial Corridor (HC).

### 2. Conservation of property values.

If approved, the proposed use will allow limited commercial use on a currently vacant property. As a result the property will see more active maintenance and upkeep, as well as enhanced monitoring and security.

### 3. Protection against fire and casualties.

There are currently no existing or proposed buildings on the applicant property, so risk of fire is minimal. However, the applicant would still be required to follow all applicable City of Raytown and Raytown Fire District laws and ordinances. In addition, prior to occupying the property, the applicant will be required to obtain a Use Permit from the Development and Public Affairs Department. As part of review and approval of the Use Permit, the property will be inspected by the City's Building Official and Property Code Enforcement Officer to ensure compliance with the applicable life safety codes contained in the city and fire district's adopted Building and Fire Codes as well as the city's Property Maintenance Code.

4. Observation of general police regulations.

The applicant will be required to follow all applicable general police regulations, laws, and ordinances of the City of Raytown Code of Ordinances should the Conditional Use be approved.

5. Prevention of traffic congestion.

The applicant's property will be used as an overflow parking lot for inventory, so there will be minimal vehicular traffic caused by the proposed use. The Traffic Impact Analysis provided by the applicant showed less than 10 peak hour vehicle trips generated by the proposed use on the property.

6. Promotion of traffic safety and the orderly parking of motor vehicles.

Given that the property is an existing asphalt parking lot, and will be used for the parking of inventory vehicles, it is the opinion of Staff that the existing facilities are more than adequate to accompany the limited traffic generated to the site as well as the storage of inventory vehicles. Also, as previously stated, prior to occupying the property, the applicant will be required to obtain a Use Permit from the Development and Public Affairs Department. As part of review and approval of the Use Permit, the property will be inspected by the City's Property Code Enforcement Officer to ensure compliance with the city's Property Maintenance Code, which will include improvements if needed to the condition of the existing asphalt.

7. Promotion of the safety of individuals and property.

As previously stated, prior to the business opening the property will be inspected by the City's Building Official and the Fire Marshal from the Raytown Fire Protection District to ensure the applicant 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.

There are no existing or proposed buildings on the site; therefore the proposed use will not have an impact on the availability of adequate light and air.

9. Prevention of overcrowding and excessive intensity of land uses.

No new buildings are proposed. In addition, as previously described, the property will be used for the parking and display of overflow inventory vehicles for the existing Dick Smith Ford dealership located on the adjacent property to the west. Therefore, it does not appear that the proposed use will result in overcrowding or be an excessively intensive land use for the area.

10. Provision for public utilities and schools.

Because there is no existing building on the property, the proposed use will not have an impact on schools or utilities that serve the property and surrounding area.

11. Invasion by inappropriate uses.

As previously described, the subject property previously contained an existing business which included the parking and display of vehicles for sale. Staff is not aware of any complaints or issues that occurred when the previous vehicle sales business was in operation. Therefore, it does not appear that the proposed use will be an invasion of an inappropriate use.

12. Value, type and character of existing or authorized improvements and land uses.

As previously described, the proposed use will use the existing 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 applicant proposes to make improvements to the property that include the following:

- Placement of concrete block dividers, which are to divide the applicant's property. The concrete blocks are not in keeping with the Highway 350 Corridor Design Standards specified in the city's zoning ordinance. Therefore, it is the recommendation of staff that the concrete blocks be either replaced with or screened from view from Highway 350 by a pvc / vinyl fence.
- Construction of a concrete sidewalk along Arlington Avenue abutting the applicant's property beginning at the intersection of Highway 350, and extending south to a total distance of approximately 250 feet. If the conditional use permit application is approved, construction plans for this sidewalk will need to be submitted to staff for review and approval prior to construction of the sidewalk.
- Placement of rock over the area on which a building was previously located. City code does allow rock to be used for parking and driveway surfaces, however, therefore this area will need to be paved with concrete or asphalt.

Previous approval of conditional use permit applications on properties located along Highway 350 have stipulated as conditions of approval that the applicant must construct or make various other improvements which have included but not limited to; construction of curb and gutter; construction of a bicycle-pedestrian trail; consolidation of driveways on Highway 350. Those types of improvements are not proposed as part of this conditional use permit as the applicant has indicated to staff that this proposed conditional use permit application is for a temporary period of time and is not proposed to be a permanent use for the subject property. Additionally, if these improvements were to be constructed they likely would be torn out when this property were redeveloped in the future. Therefore staff is not recommending these improvements be constructed as a condition of approval for this application. However, because the proposed use is temporary, staff recommends that a condition of approval for this conditional use permit stipulate a time period of five years for which this use shall be allowed.

14. Provision for orderly and proper renewal, development and growth.

The Future Land Use Map in the City's Comprehensive Plan identifies the property to be an area for commercial land uses, which the proposed use is consistent with. In addition, the proposed use will provide a use for the property, which has been vacant for several years.

**STAFF RECOMMENDATION:**

It is the recommendation of staff that the conditional use permit to allow the parking and display of vehicles for sale be approved subject to the following conditions:

1. The conditional use permit shall be valid for a period of five years from the date of issuance of a Use Permit by the City of Raytown.
2. Compliance with all applicable local, state of Missouri and federal regulations and laws.
3. The Conditional Use Permit shall be valid as long as it is in conjunction with the vehicles sales business located on the neighboring property at 9505 E. Highway 350.
4. The Conditional Use Permit granted herein shall be issued to only Dick Smith Ford, Inc. The Conditional Use Permit granted herein shall not be transferable and any change in ownership or control of the business shall require issuance of a new Conditional Use Permit.
5. The concrete dividing blocks as indicated on the site development plan shall be either replaced with or completely screened from view from Highway 350 by a pvc / vinyl fence.
6. Construction plans for the concrete sidewalk along Arlington Avenue abutting the applicant's property as identified on the submitted site development plan shall be submitted to staff for review and approval prior to construction of the sidewalk.
7. The placement of rock over the area on which a building was previously located, as indicated on the submitted site development plan, shall be prohibited and shall instead be paved with concrete or asphalt.
8. The conditional use permit shall not become valid and vehicles shall not be parked or displayed for sale on the property until all site improvements required herein as a condition of approval have been completed and a Use Permit has been issued by the Development and Public Affairs Department.
9. No inoperable, dismantled, or damaged vehicle shall be stored on the property.



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

**CONDITIONAL USE PERMIT**

<b>PERMIT #:</b> 20160362	<b>DATE ISSUED:</b> 4/11/2016
	<b>MUST COMMENCE BY:</b> 4/11/2017
<b>JOB ADDRESS:</b> 9617 E 350 HWY	<b>LOT #:</b>
<b>SUBDIVISION:</b>	<b>BLK #:</b>
<b>OWNER:</b> DICK SMITH FORD	<b>CONTRACTOR:</b> DICK SMITH FORD
<b>ADDRESS:</b> 9505 E STATE ROUTE 350	<b>ADDRESS:</b> 9505 E STATE ROUTE 350
<b>CITY, STATE ZIP:</b> RAYTOWN MO 64133-6510	<b>CITY, STATE ZIP:</b> RAYTOWN MO 64133-6510
<b>PHONE:</b> 816-353-1495	<b>PHONE:</b>
<b>VALUATION:</b> \$ 0 00	
<b>SQ FT:</b> 0 00	
<b>OCCP TYPE:</b>	
<b>CNST TYPE:</b>	
<b>DESCRIPTION OF WORK:</b> CONDITIONAL USE PERMIT FOR A COMMERCIAL PARKING LOT FOR NEIGHBORING DICK SMITH FORD AUTOMOTIVE SALES BUSINESS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-07	CONDITIONAL USE PERMIT	\$ 250 00
<b>TOTAL</b>		<b>\$ 250 00</b>

**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: \_\_\_\_\_

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:

9601 and 9617 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
<u>JEFF BETHEL</u>	<u>9505 E 350 HWY</u>	<u>816-353-1495</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>Dan Riggs</u>	<u>9505 E 350 HWY</u>	<u>816-353-1495</u>

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

The property is not currently being utilized by Dick Smith Ford

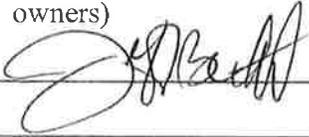
5. Zoning classification of the property: Commercial

6. Specify the use desired for the property: Parking for Dick Smith Ford Inventory

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

<u>Structure</u>	<u>Height</u>
<u>There are currently no structures located on this property.</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:

The property will be an extension of Dick Smith Ford, providing an area to display more vehicle inventory and allow the dealership to offer more choices for its customer base. Dick Smith Ford has been a trusted and respected business in Raytown for over 60 years and will continue the tradition of excellent customer service.

This property will allow Dick Smith Ford and the city of Raytown more opportunities for growth.

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

The property was previously used as a lot for an Automotive Dealership. Many years ago 350 Hwy was a great location for many Automotive Dealerships in Raytown and the surrounding communities to shop for New and Pre-Owned vehicles. Dick Smith Ford will simply continue to utilize the area for overstock inventory and to provide additional vehicle options for customers as well as filling a major void on a parcel that has been empty for quite some time on the 350 Hwy corridor.

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

It was originally designed as an Automotive Dealership and provides ample space for New and Pre-Owned vehicle inventory. The property is quite large and looks very empty and desolate when driving past Dick Smith Ford and the adjoining businesses in the vicinity. The vehicle displays will enhance the look of the lot making it look full and useful as well as draw the attention of traffic passing by on 350 Hwy. It will also ensure that the City of Raytown and its businesses are a thriving part of the community.

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

The use of this parcel will fill in a gap on the 350 Hwy corridor that would otherwise look unkempt and vacant.

This progress will provide Dick Smith Ford the opportunity to expand its business and allow neighboring businesses to reap some of the benefits as well. Gas Stations, Fast Food Restaurants, Auto Parts stores and many other adjoining parcels will benefit from the increased sales and service from Dick Smith Ford due to the added inventory and influx of customers. Anytime an empty lot can be filled and utilized it will make the area look more appealing and vibrant and will show progress in the development of Raytown.

E. Prior to submitting this application, the property has been vacant for:

This property has been completely vacant and devoid of any structures for 9 months, since June of 2015. The property has not been occupied since July of 2013.

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

An empty lot that creates an eyesore to the 350 Hwy corridor and to the Raytown Community. Owning an empty lot which cannot be utilized to generate any opportunities for additional income can be a strain on any business which can be viewed more as a liability than an asset. The growth of Dick Smith Ford over the past 4

**City of Raytown**

Development & Public Affairs Department

months has allowed the dealership to offer more to the community, with this growth comes some constraints in terms of space for additional inventory, dealership staff and consumers who visit the property on a daily basis. The overcrowding can be alleviated by the use of the lot next door to our facility and allow Dick Smith Ford to run a much smoother and safer operation for its staff and its patrons.

G. Public facilities and utilities are adequate to serve the proposed use as follows:

No public facilities will be necessary or installed on the proposed parcel and the only utility would be ample lighting provided to showcase the overflow inventory.

H. Additional comments:

Dick Smith Ford has been a member of the Raytown Community for over 60 years, in addition to being a member of the Raytown Chamber of Commerce and the only New and Pre-Owned automotive dealership in Raytown since 2013, we have maintained a level of consistency and integrity in the Automotive industry and in the community. We are growing by leaps and bounds and are currently busting at the seams, this opportunity to utilize a lot that we currently own will have a tremendously positive impact on our business and the City of Raytown as well. We hope to continue to expand and provide the very best in consumer relationships and advocacy. The Dick Smith Ford Family sincerely thanks you for your time and consideration to review these

**City of Raytown**

Development & Public Affairs Department

documents. We hope you can see the value in allowing us to help make our city a nicer and more productive place to live and work.

**Checklist for  
Planning and Zoning Commission Applications**

This application cannot be processed until each of the following items has been submitted.

**Date Completed**

4/1/16

**Application fee of \$250.00.**

3/31/16

**A written and signed certification from the County Treasurer's office that all property taxes for the parcel has been paid.**

3/31/16

**Legal description of the property to which the request applies in an electronic format.**

3/31/16

**Copy of a deed showing ownership.**

3/31/16

**A site plan indicating information specified for the Site Plan Review Process.**

3/31/16

**Traffic Impact Analysis containing information as specified on the attached sheet.**

3/31/16

**Storm Drainage Analysis unless waived by Director of Public Works.**

N/A

**Signage information for any signage to be installed as part of the proposed use.**

# IAA BILL

22117

## 2015 JOINT GOVERNMENTAL REAL PROPERTY TAX STATEMENT

Property Account #: 45-540-03-39-00-0-00-000

Pay your bill online at [www.jacksongov.org](http://www.jacksongov.org)

PIN #: 151318

ACCOUNT VALUE	
DESCRIPTION	2015
Market Value Total	\$211,150
Taxable Value Total	\$67,568
Assessed Value Total	\$67,568

TCA: 022  
 Lender:  
 Location: 9601 E M 350 HWY

TAX DISTRIBUTION		
AGENCY	LEVY	AMOUNT
RAYTOWN SCHOOL C-II	6.3200	4,270.29
FIRE DISTRICT - RAYTOWN	1.0064	680.00
CITY - RAYTOWN	0.5295	357.77
JACKSON COUNTY	0.4956	334.87
MID-CONTINENT LIBRARY	0.3146	212.57
METRO JUNIOR COLLEGE	0.2343	158.31
MENTAL HEALTH	0.1198	80.95
BOARD OF DISABLED SERVICES	0.0738	49.87
STATE BLIND PENSION	0.0300	20.27
<b>Total Levy Rate</b>	<b>9.1240</b>	

45-540-03-39-00-0-00-000  
 DICK SMITH FORD INC  
 9505 E 350 HWY  
 RAYTOWN MO 64133



22117

### TAXES AND SPECIAL ASSESSMENTS

YEAR DESCRIPTION	AMOUNT BILLED	BALANCE DUE
2015 A/V Principal- Commercial	6164.90	6164.90
2015 Replacement Tax	970.95	970.95
<b>Total for Tax Year 2015</b>	<b>\$7,135.85</b>	<b>\$7,135.85</b>
<b>Total for All Tax Years</b>	<b>\$7,135.85</b>	<b>\$7,135.85</b>

Comment:

### Description of Property ( IF INCORRECT - SEE INSTRUCTIONS ON OTHER SIDE )

COMM PLAT OF GREENE ACRES  
 BEG ON W LI OF LOT 1 A T A PT 167.63' N OF SW CORTHOP, TH N 48 DEG 55' 29'' E 339.87' TO  
 SWLY LI OF USHWY 50, TH NWLY ALG SD SWLY LI 365.83' TO N LI OF S D L T T H N 88 DEG 35' ALG N LI  
 10.65' TO NW COR OF SD LOT, TH S ALG W LI OF SD LOT 1 A DIST OF 494.76' MOL TO BLG. NEW DES

17110



**IMPORTANT: PLEASE DO NOT SEPARATE IF PAYING IN PERSON**  
 (IF PAYING BY MAIL, PLEASE RETURN THIS PORTION AND MAKE CHECK PAYABLE TO: "JACKSON COUNTY COLLECTOR")  
 YOU MAY PAY YOUR TAXES ONLINE BEFORE 12/31/2015 AT [WWW.JACKSONGOV.ORG](http://WWW.JACKSONGOV.ORG)  
 BALANCES LISTED BELOW IF PAID AFTER 12/31 OF THE YEAR OF THE DELINQUENCY WILL CHANGE IF  
 LEGAL ACTION IS INITIATED FOR THE COLLECTION OF DELINQUENT TAXES.

Balance Due for Tax Year 2015 \$7,135.85

2015 YEAR IF PAID	AFTER	12/31/2015:
JAN	7,822.32	JUL 8,515.92
FEB	7,937.92	AUG 8,631.52
MAR	8,053.52	SEP 8,747.12
APR	8,169.12	OCT 8,862.73
MAY	8,284.72	NOV 8,978.33
JUN	8,400.32	DEC 9,093.93

45-540-03-39-00-0-00-000  
 DICK SMITH FORD INC  
 9505 E 350 HWY  
 RAYTOWN MO 64133

DELINQUENT AFTER DECEMBER 31, 2015 TOTAL TAXES AND ASSESSMENTS DUE: \$7,135.85

Jackson County Collector  
 P O Box 219747  
 Kansas City, MO 64121-9747



0455400339000000003 150000713585 140000000000 130000000000 00000000713585 7



ASSESSMENT DEPARTMENT

(816) 881-4661
Fax: (816) 881-3216

JACKSON COUNTY

Jackson County Courthouse
415 East 12th Street, First Floor Mezzanine
Kansas City, Missouri 64106
www.jacksongov.org Assessment@JacksonGov.org

DATE STIPULATION RECEIVED
(for official use only)

BEFORE JACKSON COUNTY, MISSOURI BOARD OF EQUALIZATION
STIPULATION AGREEMENT - MEMORANDUM OF SETTLEMENT

DICK SMITH FORD INC
Name of Taxpayer

Authorized Agent or Attorney

Comes now, the Jackson County Assessor and the above named Taxpayer or Authorized Agent, are in agreement to stipulate before this Board that the market value of the described property for the tax year 2015 should be revised as shown below:

Table with 5 columns: Property Type, Previous Market Value, Previous Assessed Value, Stipulated Market Value, Board Authorized. Rows include Residential, Agricultural, Commercial (254,375 / 211,150), and Business PP.

I, the undersigned Taxpayer/or Authorized Agent, hereby WAIVE my right to personally appear and hear my appeal before the Board of Equalization on the property (parcel/appeal) listed below:

PARCEL NO: 45-540-03-39-00-0-00-000

APPEAL NO: BOE2015-0604

SITUS ADDRESS: 9601 E M-350 HIGHWAY RAYTOWN MISSOURI

CODE REASON: TCA: 022 PREVIOUS CLASSIFICATION: STIPULATED CLASSIFICATION:

EXEMPT TYPE: FROM: TO: ADD REMOVED

Assessor's rationale for revision: Property was purchased after January 1, 2015 and improvements were subsequently demolished. Land value was reviewed and improvements were valued at a token value.

Owner/Taxpayer/Agent Authorization Date

Appraiser Authorization (with signature)

Date (9-10-15)

Requirement: If you are in agreement with the market value stipulated, this form must be signed and returned to the Assessor no later than three (3) days prior to your scheduled hearing before the Jackson County Board of Equalization.

The authorized stipulation can be faxed or emailed (please see contact information above).

Please provide an email address, we will send confirmation that this agreement was received timely.

Email: (please print clearly)

Parcel #: 45-540-03-39-00-0-00-000
Appeal #: BOE2015-0604

As  
attached

# BOARD OF EQUALIZATION REAL ESTATE MARKET VALUE APPEAL

STOP! READ REVERSE SIDE FOR INSTRUCTIONS  
DO NOT WRITE IN SHADED AREAS FOR OFFICE USE ONLY

FILING DEADLINE - SECOND MONDAY IN JULY

DATE RECEIVED JUL 10 2015

TAX YEAR 2015

APPEAL NUMBER 2015-0604

1 ADDRESS OF PROPERTY (BEING APPEALED)  
 9601 E 1350 Highway Raytown MO  
 PARCEL NUMBER 45-540-03-34 64133

2 LEGAL DESCRIPTION  
 Previous Auto Dealership

3 OWNER & MAILING ADDRESS & PHONE(S)  
 Dick Smith Ford  
 LAST NAME FIRST MIDDLE INITIAL  
 NUMBER 9505 E 350 Highway ST. RD. AVE. ETC.  
 CITY Raytown MO 64133  
 STATE MO ZIP  
 HOME PHONE 816-353-1495 CELL PHONE  
 BUSINESS PHONE COMPANY NAME  
 EMAIL ADDRESS Psmith@DickSmithFord.com

4 AGENT DATA (ATTACH AUTHORIZATION)  
 AGENT NAME  
 ADDRESS CITY ZIP  
 PHONE EMAIL ADDRESS  
 TAX REP. ATTORNEY OTHER  
 PROPERTY TYPE & USE  
 SINGLE FAMILY  
 VACANT LAND  
 AGRICULTURAL  
 COMMERCIAL/INDUSTRIAL  
 MULTI FAMILY  
 OTHER

5 MARKET VALUE BEFORE OCC ADJ \$  
 INCREASE  NO CHANGE  DECREASE  
 MARKET VALUE NET CHANGE \$

Code	Type	Code	Type	Code	Type	Code	Type	Code	Type	Code	Type	Code	Type	Code	Type	Code	Type	Code	Type	
AGINC	Abstract from Conn	LMRIG	Commercial Improv	LANDC	Land	COMM	Commercial Land	NGA	Ag Improv New Const	NCR	Residential Improv New Const	NYODL	Residential New Yr Land NC	PCA	Property Classification					
ADJUN	Adjunct from Local Tax	MMRIG	Municipal Improv	LANDM	Land	COMM	Commercial Land	NCC	Comm New Const Land	NCR	Residential New Yr Land NC	NYODL	Residential New Yr Land NC	PCA	Property Classification					
MPVA	Architecture Improv	LANCA	Agricultural Land	MMTLE	Multi	MMTLE	Multi	NCC	Comm New Const Land	NCR	Residential New Yr Land NC	NYODL	Residential New Yr Land NC	PCA	Property Classification					

7 ECONOMIC DATA  
 INCOME TYPE PROPERTIES MUST INCLUDE INCOME/EXPENSE OPERATING STATEMENTS AND INCLUDE COPIES OF SALE CONTRACTS & APPRAISAL WITHIN LAST 3 YEARS.  
 NO. OF LIVING UNITS TOTAL MONTHLY INCOME OF PROPERTY \$  
 MORTGAGE AMOUNT \$

8 NATURE & BASIS OF APPEAL  
 VALUE  CLASSIFICATION (explain)  EXEMPT  
 VALUE CLAIMED \$250,000. OTHER OF PROPERTY

9 VALUE CLAIMED  
 IN MY OPINION THE PROPERTY WAS WORTH \$250,000. ON THE OPEN MARKET AS OF JANUARY 1 OF THE TAXABLE YEAR.  
 THIS OPINION IS BASED UPON:  MY JUDGMENT  RECENT SELLING PRICE  ASKING PRICE  COMPARABLE SALES  OTHER

10 ACQUISITION DATA  
 DATE 5-11-2015  
 PURCHASE PRICE \$250,000  
 TYPE OF TRANSACTION  
 REGULAR SALE  CONTRACT FOR DEED  FORECLOSURE  
 AUCTION  TRADE  OTHER

11 CHANGES SINCE ACQUISITION (DESCRIBE AND GIVE TOTAL COST)  
 Build: ngr Demolished #10,000.  
 12 SIGNATURE & DATE  
 DATE 7-9-15  
 SIGNED OWNER/AGENT (Signature) DATE  
 (RECEIPT OF HEARING RESULTS) DATE

Code	Type	Code	Type	Code	Type	Code	Type	Code	Type	Code	Type	Code	Type	Code	Type	Code	Type	Code	Type	
AGINC	Abstract from Conn	LMRIG	Commercial Improv	LANDC	Land	COMM	Commercial Land	NGA	Ag Improv New Const	NCR	Residential Improv New Const	NYODL	Residential New Yr Land NC	PCA	Property Classification					
ADJUN	Adjunct from Local Tax	MMRIG	Municipal Improv	LANDM	Land	COMM	Commercial Land	NCC	Comm New Const Land	NCR	Residential New Yr Land NC	NYODL	Residential New Yr Land NC	PCA	Property Classification					
MPVA	Architecture Improv	LANCA	Agricultural Land	MMTLE	Multi	MMTLE	Multi	NCC	Comm New Const Land	NCR	Residential New Yr Land NC	NYODL	Residential New Yr Land NC	PCA	Property Classification					

STIP

# TAX BILL

22116

## 2015 JOINT GOVERNMENTAL REAL PROPERTY TAX STATEMENT

Property Account #: 45-540-03-38-00-0-00-000

Pay your bill online at [www.jacksongov.org](http://www.jacksongov.org)

PIN # 151318

ACCOUNT VALUE	
DESCRIPTION	2015
Market Value Total	\$447,750
Taxable Value Total	\$143,280
Assessed Value Total	\$143,280

TCA: 022  
Lender:  
Location: 9617 E M 350 HWY

TAX DISTRIBUTION		
AGENCY	LEVY	AMOUNT
RAYTOWN SCHOOL C-II	6.3200	9,055.29
FIRE DISTRICT - RAYTOWN	1.0064	1,441.97
CITY - RAYTOWN	0.5295	758.67
JACKSON COUNTY	0.4956	710.10
MID-CONTINENT LIBRARY	0.3146	450.76
METRO JUNIOR COLLEGE	0.2343	335.71
MENTAL HEALTH	0.1198	171.65
BOARD OF DISABLED SERVICES	0.0738	105.74
STATE BLIND PENSION	0.0300	42.98
<b>Total Levy Rate</b>	<b>9.1240</b>	



45-540-03-38-00-0-00-000  
DICK SMITH FORD INC  
9505 E 350 HWY  
RAYTOWN MO 64133

22116

### TAXES AND SPECIAL ASSESSMENTS

YEAR DESCRIPTION	AMOUNT BILLED	BALANCE DUE
2015 A/V Principal- Commercial	13072.87	13072.87
2015 Replacement Tax	2058.93	2058.93
<b>Total for Tax Year 2015</b>		<b>\$15,131.80</b>
<b>Total for All Tax Years</b>		<b>\$15,131.80</b>

Comment:

### Description of Property ( IF INCORRECT - SEE INSTRUCTIONS ON OTHER SIDE )

COMM PLAT OF GREENE ACRES---TH PT LOT 1 DAF: BEG AT SW COR SD LOT 1 TH S ALG S LI SD LOT 1 S 86 DEG 19 MIN E 340.97' TH N 37 DEG 37 MIN 49 SEC W 199.65' TO SWLY ROW LI US 350 HWY TH NWLY ALG SD SWLY ROW LI & ALG A CURVE TO LF 310.86' TH S51 DEG 03 MIN 38 SEC W340.04' TH S 02 DEG 08 MIN 09 SEC E 167.53' (KNOWN AS TR 1 CERT SUR T41 PG-39)

14110



**IMPORTANT: PLEASE DO NOT SEPARATE IF PAYING IN PERSON**

**(IF PAYING BY MAIL, PLEASE RETURN THIS PORTION AND MAKE CHECK PAYABLE TO: "JACKSON COUNTY COLLECTOR")**

**YOU MAY PAY YOUR TAXES ONLINE BEFORE 12/31/2015 AT [WWW.JACKSONGOV.ORG](http://WWW.JACKSONGOV.ORG)**

**BALANCES LISTED BELOW IF PAID AFTER 12/31 OF THE YEAR OF THE DELINQUENCY WILL CHANGE IF**

**LEGAL ACTION IS INITIATED FOR THE COLLECTION OF DELINQUENT TAXES.**

Balance Due for Tax Year 2015 \$15,131.80

2015 YEAR IF PAID AFTER 12/31/2015:			
JAN	16,587.48	JUL	18,058.29
FEB	16,832.61	AUG	18,303.43
MAR	17,077.75	SEP	18,548.56
APR	17,322.88	OCT	18,793.70
MAY	17,568.02	NOV	19,038.83
JUN	17,813.16	DEC	19,283.97

45-540-03-38-00-0-00-000  
DICK SMITH FORD INC  
9505 E 350 HWY  
RAYTOWN MO 64133

**DELINQUENT AFTER DECEMBER 31, 2015 TOTAL TAXES AND ASSESSMENTS DUE: \$15,131.80**

Jackson County Collector  
P O Box 219747  
Kansas City, MO 64121-9747



0455400338000000006 150001513180 140000000000 130000000000 00000001513180 7



## BOARD OF EQUALIZATION

### JACKSON COUNTY COURTHOUSE

415 EAST 12TH STREET, SUITE 102  
KANSAS CITY, MISSOURI 64106

(816) 881-3309

September 23, 2015

Dick Smith Ford  
9505 E 350 Highway  
Raytown, MO. 64133  
Attn: Phil Smith

Appeals:2015-0606

Parcels:45-540-03-38-00-0-00-000

Dear Taxpayer:

Your appeal was heard and presented to the Board of Equalization based on an agreement between you and the Jackson County Assessment Department as to the fair market value of the property listed above for the 2015 tax year. As anticipated, and as explained to you, the Board exercised its discretion with regard to the valuation of your property on **September 15, 2015**, as allowed by Missouri Law, Jackson County Charter and Ordinance.

Attached is your copy of the appeal form which indicates the final value determined by the Board of Equalization for 2015. You have the right to pursue an appeal of this order to the Missouri State Tax Commission (STC) should you disagree with the finding of the Board providing the information enclosed. <http://www.stc.mo.gov>

You may contact the office of the Board of Equalization at 881-3309 should you have any questions regarding this notice.

Sincerely,

Jackson County Board of Equalization

Enclosures





# ASSESSMENT DEPARTMENT

(816) 881-4661  
Fax: (816) 881-3216

## JACKSON COUNTY

Jackson County Courthouse  
415 East 12<sup>th</sup> Street, First Floor Mezzanine  
Kansas City, Missouri 64106  
[www.jacksongov.org](http://www.jacksongov.org)    [Assessment@JacksonGov.org](mailto:Assessment@JacksonGov.org)

**DATE STIPULATION RECEIVED**  
  
(for official use only)

### BEFORE JACKSON COUNTY, MISSOURI BOARD OF EQUALIZATION STIPULATION AGREEMENT – MEMORANDUM OF SETTLEMENT

DICK SMITH FORD INC

Name of Taxpayer

Authorized Agent or Attorney

Comes now, the Jackson County Assessor and the above named Taxpayer or Authorized Agent, are in agreement to stipulate before this Board that the market value of the described property for the tax year 2015 should be revised as shown below:

Property Type	Previous Market Value	Previous Assessed Value	Stipulated Market Value	Board Authorized
Residential				DATE <u>9/15/15</u> BOE <u>[Signature]</u>
Agricultural				BOE <u>[Signature]</u> BOE <u>CCF</u>
Commercial	772,050		447,750	CITY <u>DJ</u> SCHOOL <u>[Signature]</u>
Business PP				

I, the undersigned Taxpayer/or Authorized Agent, hereby **WAIVE** my right to personally appear and hear my appeal before the Board of Equalization on the property (parcel/appeal) listed below:

PARCEL NO: 45-540-03-38-00-0-00-000

APPEAL NO: BOE2015-0606

SITUS ADDRESS: 9617 E M-350 HIGHWAY RAYTOWN MISSOURI

CODE REASON: \_\_\_\_\_ TCA: 022 PREVIOUS CLASSIFICATION: \_\_\_\_\_ STIPULATED CLASSIFICATION: \_\_\_\_\_

EXEMPT TYPE: \_\_\_\_\_ FROM: \_\_\_\_\_ TO: \_\_\_\_\_ ADD  REMOVED

Assessor's rationale for revision: Property was purchased after January 1, 2015 and improvements were subsequently demolished. Land value was reviewed and improvements were valued at a token value.

Owner/Taxpayer/Agent Authorization \_\_\_\_\_ Date \_\_\_\_\_

Appraiser Authorization [Signature] \_\_\_\_\_

9-10-15  
Date

- ❖ Requirement: If you are in agreement with the market value stipulated, this form must be signed and returned to the Assessor no later than three (3) days prior to your scheduled hearing before the Jackson County Board of Equalization. If this deadline is not met, the Board will act at its discretion and proceed with your case. The authorized stipulation can be faxed or emailed (please see contact information above).
- ❖ Please provide an email address, we will send confirmation that this agreement was received timely.

Email: \_\_\_\_\_ (please print clearly)

Parcel #: 45-540-03-38-00-0-00-000  
Appeal #: BOE2015-0606

45-540-03-38-00-0-06-000  
**BOARD OF EQUALIZATION REAL ESTATE MARKET VALUE APPEAL**

State of MO  
 Attached

STOP! READ REVERSE SIDE FOR INSTRUCTIONS  
 DO NOT WRITE IN SHADED AREAS FOR OFFICE USE ONLY

FILING DEADLINE - SECOND MONDAY IN JULY

DATE RECEIVED JUL 10 2015

TAX YEAR 2015

APPEAL NUMBER 2015-0606

1 ADDRESS OF PROPERTY (BEING APPEALED)  
 9617 E 1350 Highway

2 PARCEL NUMBER  
 Raytown Mo 64133

3 LEGAL DESCRIPTION  
 Previous Auto Dealership

4 OWNER & MAILING ADDRESS & PHONE(S)  
 Dick Smith Ford

OWNER & MAILING ADDRESS & PHONE(S)  
 Raytown Mo 64133  
 Attn: Phil Smith  
 Home Phone 816-353-1495  
 Business Phone  
 Email Address Psmith@DickSmithFord.com

5 AGENT DATA (ATTACH AUTHORIZATION)  
 AGENT NAME  
 ADDRESS CITY ZIP  
 PHONE  
 TAX REP.  ATTORNEY  OTHER   
 PROPERTY TYPE & USE  
 SINGLE FAMILY  
 VACANT LAND  
 AGRICULTURAL  
 COMMERCIAL/INDUSTRIAL  
 MULTI-FAMILY  
 OTHER

6 MARKET VALUE NET CHANGE \$  
 MARKET VALUE BEFORE OCC ADJ \$  
 [ ] INCREASE [ ] NO CHANGE [ ] DECREASE

Code	Type	Code	Type	Code	Type	Code	Type	Code	Type	Code	Type	Code	Type
AGFVC	Ad Valorem Fringe Comm	IMFIS	Commercial Improv	LANC	Commercial Land	NGA	AG Improv New Const	NCR	Residential Improv New Const	NYOCL	Residential New VR Land NC	PCA	Personal Classification
AGFVN	Ad Valorem Fringe Total Tax	IMFIS	Residential Improv	LANC	Residential Land	NGR	Comm Improv New Const	NCR	Residential Land New Const	TFAYR	TIF Fringe Youth Total	MIBND	Manufacturing
LANDA	Land	AGFVND	Agri Improv	LANC	Residential Land	NYOCL	Comm New Const Land	NYOCC	Residential New VR Land NC	TFAYR	TIF Fringe Youth Total	TCA	Tax Exemption
AGFVND	Agri Fringe Improv	AGFVND	Agri Fringe Land	NYOCL	Residential New VR Land NC	TFAYR	TIF Fringe Youth Total	TCA	Tax Exemption				

7 ECONOMIC DATA  
 INCOME TYPE PROPERTIES MUST INCLUDE INCOME/EXPENSE OPERATING STATEMENTS AND INCLUDE COPIES OF SALE CONTRACTS & APPRAISAL WITHIN LAST 3 YEARS.  
 NO. OF LIVING UNITS 0 TOTAL MONTHLY INCOME OF PROPERTY \$ 0  
 MORTGAGE AMOUNT \$ 0

8 NATURE & BASIS OF APPEAL  
 VALUE  CLASSIFICATION (explain)  EXEMPT  OTHER of property  
 Change of property

9 VALUE CLAIMED  
 IN MY OPINION THE PROPERTY WAS WORTH \$ 160,000 ON THE OPEN MARKET AS OF JANUARY 1 OF THE TAXABLE YEAR.  
 THIS OPINION IS BASED UPON:  MY JUDGMENT  RECENT SELLING PRICE  ASKING PRICE  COMPARABLE SALES  OUTSIDE APPRAISAL

10 ACQUISITION DATA  
 DATE 5-11-15  LAND ONLY  LAND & BUILDING  
 PURCHASE PRICE \$ 160,000  
 TYPE OF TRANSACTION  
 REGULAR SALE  CONTRACT FOR DEED  FORECLOSURE  
 AUCTION  TRADE  OTHER

11 CHANGES SINCE ACQUISITION (DESCRIBE AND GIVE TOTAL COST)  
 Build: wgr Demolished 40,000

12 SIGNATURE & DATE  
 Phil Smith 7-9-15

DATA ENTRY	CODES	AUTHORIZATION	EXEMPTION TYPE
BY DATE REVIEW AUDIT	TAX DIST SCHOOL CITY LAND USE PROP. TYPED	DATE 9/15/2015	FROM TO %
DATE / /	CITY 25 LAND USE 2205 PROP. TYPED 4 CITY REASON 5 SCHOOL	DATE 7-9-15	

Code	Type	Code	Type	Code	Type	Code	Type	Code	Type
AGFVC	Ad Valorem Fringe Comm	IMFIS	Commercial Improv	LANC	Commercial Land	NGA	AG Improv New Const	NCR	Residential Improv New Const
AGFVN	Ad Valorem Fringe Total Tax	IMFIS	Residential Improv	LANC	Residential Land	NGR	Comm Improv New Const	NCR	Residential Land New Const
LANDA	Land	AGFVND	Agri Improv	LANC	Residential Land	NYOCL	Comm New Const Land	NYOCC	Residential New VR Land NC
AGFVND	Agri Fringe Improv	AGFVND	Agri Fringe Land	NYOCL	Residential New VR Land NC	TFAYR	TIF Fringe Youth Total	TCA	Tax Exemption



***First American  
Title Insurance Company***

NATIONAL COMMERCIAL SERVICES

VIA UPS

June 10, 2015

Dick Smith Ford, Inc.  
9505 E. 350 Highway  
Raytown, MO 64133

REFERENCE: 682564

Enclosed are the original recorded Trustee's Deed and Owners Policy for referenced transaction.

If you have questions or concerns, please contact our office.

Regards,

Linda Vogel  
Escrow Assistant

Enclosures



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI  
05/11/2015 04:42:50 PM  
TD FEE: \$ 24.00 2 Pages

INSTRUMENT NUMBER:  
2015E0039521

### TRUSTEE'S DEED

THIS INDENTURE, Made this 11 day of May, 2015, by and between  
GRANTOR:

John K. Shepard, Trustee of The Helen Reid Shepard Revocable Trust dated December 1, 1988, as amended February 4th, 1999, as amended, March 25th, 2003, and as amended December 8, 2005

AND

GRANTEE: Dick Smith Ford, Inc., a Missouri corporation  
whose mailing address is 9505 E 350 Hwy, Raytown MO 64133

WITNESSETH: THAT THE SAID GRANTOR, in consideration of the sum of Ten Dollars, the receipt of which is hereby acknowledged does hereby these presents, Grant, Bargain, Sell and Convey unto the said GRANTEE, its successors and assigns, all the following described real estate situated in the County of Jackson and the State of Missouri, to-wit:

**THAT PART OF LOT 1, GREENE ACRES, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1, 167.53' NORTH OF THE SW CORNER THEREOF; THENCE N 48° 55' 29" E, REFERRING TO THE WEST LINE OF SAID LOT 1 AS BEING DUE NORTH AND SOUTH, A DISTANCE OF 339.87 FEET TO THE SOUTHWESTERLY LINE OF U.S. HIGHWAY #50; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, 365.83' TO THE NORTH LINE OF SAID LOT; THENCE N 88° 35' ALONG SAID NORTH LINE, 10.65' TO THE NW CORNER OF SAID LOT 1; THENCE SOUTH 494.76' TO THE POINT OF BEGINNING.**

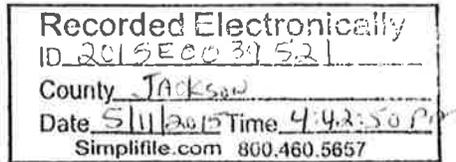
SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, NOW OF RECORD.

WHEREAS, the above described property is a part of the assets of The Helen Reid Shepard Revocable Trust dated December 1, 1988, as amended February 4th, 1999, as amended, March 25th, 2003, and as amended December 8, 2005, and

WHEREAS, at the time of execution of the deed from Helen R. Shepard a/k/a Helen Marguerite Shepard to The Helen Reid Shepard Revocable Trust dated December 1, 1988, Helen R. Shepard was single and unmarried and Marguerite R. Reid was deceased, and

WHEREAS, the Trust gives Trustee the power of sale, and this Deed is given in the exercise of such power, and the Trust is in full force and effect and has not been terminated, and the Trustee herein is the duly appointed, qualified and acting Trustee,

**TO HAVE AND TO HOLD THE SAME**, Together with all and singular the tenements, hereditaments an appurtenances thereunto belonging or in any wise appertaining, forever. And said party for its successors, does hereby covenant, promise and agree to and with said GRANTEE, that at the delivery of theses presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises with the appurtenances that the same are free, clear, discharge and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of what nature or kind whatsoever: and that they will warrant and forever defend the same unto the said GRANTEE, its successors and assigns, against said GRANTOR, its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.



### TRUSTEE'S DEED

THIS INDENTURE, Made this 11 day of May, 2015, by and between  
GRANTOR:

John K. Shepard, Trustee of The Helen Reid Shepard Revocable Trust dated December 1, 1988, as amended February 4th, 1999, as amended, March 25th, 2003, and as amended December 8, 2005

AND

GRANTEE: Dick Smith Ford, Inc., a Missouri corporation  
whose mailing address is 9505 E 350 Hwy, Raytown MO 64133

**WITNESSETH:** THAT THE SAID GRANTOR, in consideration of the sum of Ten Dollars, the receipt of which is hereby acknowledged does hereby these presents, Grant, Bargain, Sell and Convey unto the said GRANTEE, its successors and assigns, all the following described real estate situated in the County of Jackson and the State of Missouri, to-wit:

**THAT PART OF LOT 1, GREENE ACRES, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1, 167.53' NORTH OF THE SW CORNER THEREOF; THENCE N 48° 55' 29" E, REFERRING TO THE WEST LINE OF SAID LOT 1 AS BEING DUE NORTH AND SOUTH, A DISTANCE OF 339.87 FEET TO THE SOUTHWESTERLY LINE OF U.S. HIGHWAY #50; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, 365.83' TO THE NORTH LINE OF SAID LOT; THENCE N 88° 35' ALONG SAID NORTH LINE, 10.65' TO THE NW CORNER OF SAID LOT 1; THENCE SOUTH 494.76' TO THE POINT OF BEGINNING.**

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, NOW OF RECORD.

WHEREAS, the above described property is a part of the assets of The Helen Reid Shepard Revocable Trust dated December 1, 1988, as amended February 4th, 1999, as amended, March 25th, 2003, and as amended December 8, 2005, and

WHEREAS, at the time of execution of the deed from Helen R. Shepard a/k/a Helen Marguerite Shepard to The Helen Reid Shepard Revocable Trust dated December 1, 1988, Helen R. Shepard was single and unmarried and Marguerite R. Reid was deceased, and

WHEREAS, the Trust gives Trustee the power of sale, and this Deed is given in the exercise of such power, and the Trust is in full force and effect and has not been terminated, and the Trustee herein is the duly appointed, qualified and acting Trustee,

**TO HAVE AND TO HOLD THE SAME,** Together with all and singular the tenements, hereditaments an appurtenances thereunto belonging or in any wise appertaining, forever. And said party for its successors, does hereby covenant, promise and agree to and with said GRANTEE, that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises with the appurtenances that the same are free, clear, discharge and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of what nature or kind whatsoever: and that they will warrant and forever defend the same unto the said GRANTEE, its successors and assigns, against said GRANTOR, its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

**IN WITNESS WHEREOF**, The said GRANTOR has hereunto executed the forgoing instrument the day and year above written.

The Helen Reid Shepard Revocable Trust  
dated December 1, 1988, as amended  
February 4th, 1999, as amended, March 25th,  
2003, and as amended December 8, 2005

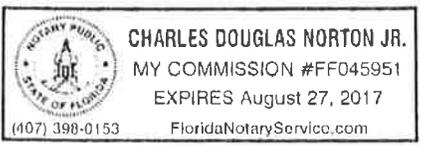
John K. Shepard Trustee  
BY: John K. Shepard, Trustee

State of Florida  
County of Hillsborough

On this 8 day of May in the year 2015 before me a Notary Public in and for said state, personally appeared John K. Shepard, known to me to be the person who executed the within instrument, not individually but in his capacity as Trustee in behalf of The Helen Reid Shepard Revocable Trust dated December 1, 1988, as amended February 4th, 1999, as amended, March 25th, 2003, and as amended December 8, 2005, and acknowledged to me that he executed the same for the purposes therein stated.

Charles Douglas Norton Jr.  
Notary Public

My commission expires:



**REAL PROPERTY CERTIFICATE OF VALUE – JACKSON COUNTY, MISSOURI**

(REQUIRED TO BE FILLED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by the Buyer or his/her Representative.

Grantor's (Seller) Name: The Helen Reid Shepard Revocable Trust Dated December 1, 1988

Grantee's (Buyer) Name: Dick Smith Ford, Inc.

Address of Property: 9601 E. 350 Highway  
Raytown, MO

Grantee's address, if different from above: 9505 E 350 Hwy Raytown MO 64133

Parcel ID Number: 45-540-03-39-00-0-00-000

**FOR OFFICE USE ONLY  
DO NOT WRITE IN THIS SPACE**

1. Is this newly constructed residential property?  YES Date occupied: \_\_\_/\_\_\_/\_\_\_  NO
2. Is this vacant land?  YES  NO
3. Intended use of property: Present Use  Renovation  New Development / Construction   
Other
4.  Check if the transaction transfers property in any of the following ways:

<input type="checkbox"/> sale for delinquent taxes <input type="checkbox"/> sale of cemetery lot <input type="checkbox"/> lease or transfer of severed mineral interests <input type="checkbox"/> by order of any court <input type="checkbox"/> by executory contract for deed <input type="checkbox"/> by lease or easement <input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof. <input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration. <input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation. <input type="checkbox"/> by deed of partition <input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer.	<input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation. <input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity. <input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession. <input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse. <input type="checkbox"/> by deed which is a gift of property. <input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration.
---	---

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

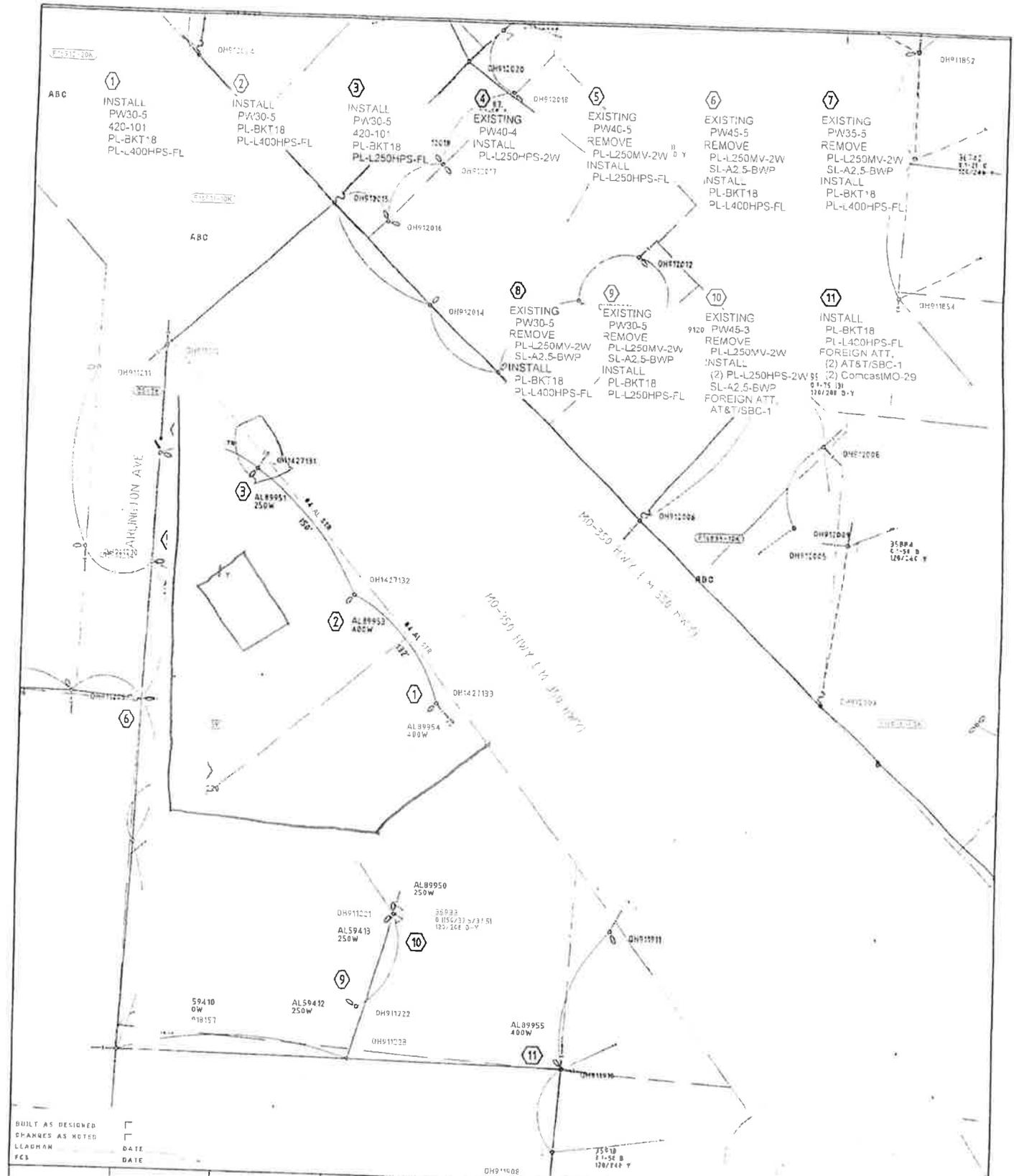
5. Total Sales Price (including all assumed mortgages and liens): \$ 250,000.00  
Points were paid by:  SELLER  BUYER  NONE
6. Was there new financing?  YES  NO Did financing concessions affect sales price?  YES  NO
7. Is this deed part of a trade?  YES  NO
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory... etc.)  YES  NO  
Please describe: \_\_\_\_\_
9. Was this transaction at arm's length?  YES  NO  
(An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OR WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000.

For assistance in filing this form,  
Call the Assessor's Office at (816) 881-3530  
415 E. 12<sup>th</sup> St., Suite 100M  
Kansas City, MO 64106-2752

5/11/15  
Date

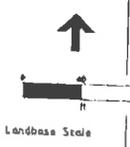
[Signature]  
Signature of Grantee/Representative  
Philip R. Smith  
Print Name and Position  
Exec V-P



BUILT AS DESIGNED  
 CHANGES AS NOTED  
 LEADMAN  
 FCS

DATE  
 DATE

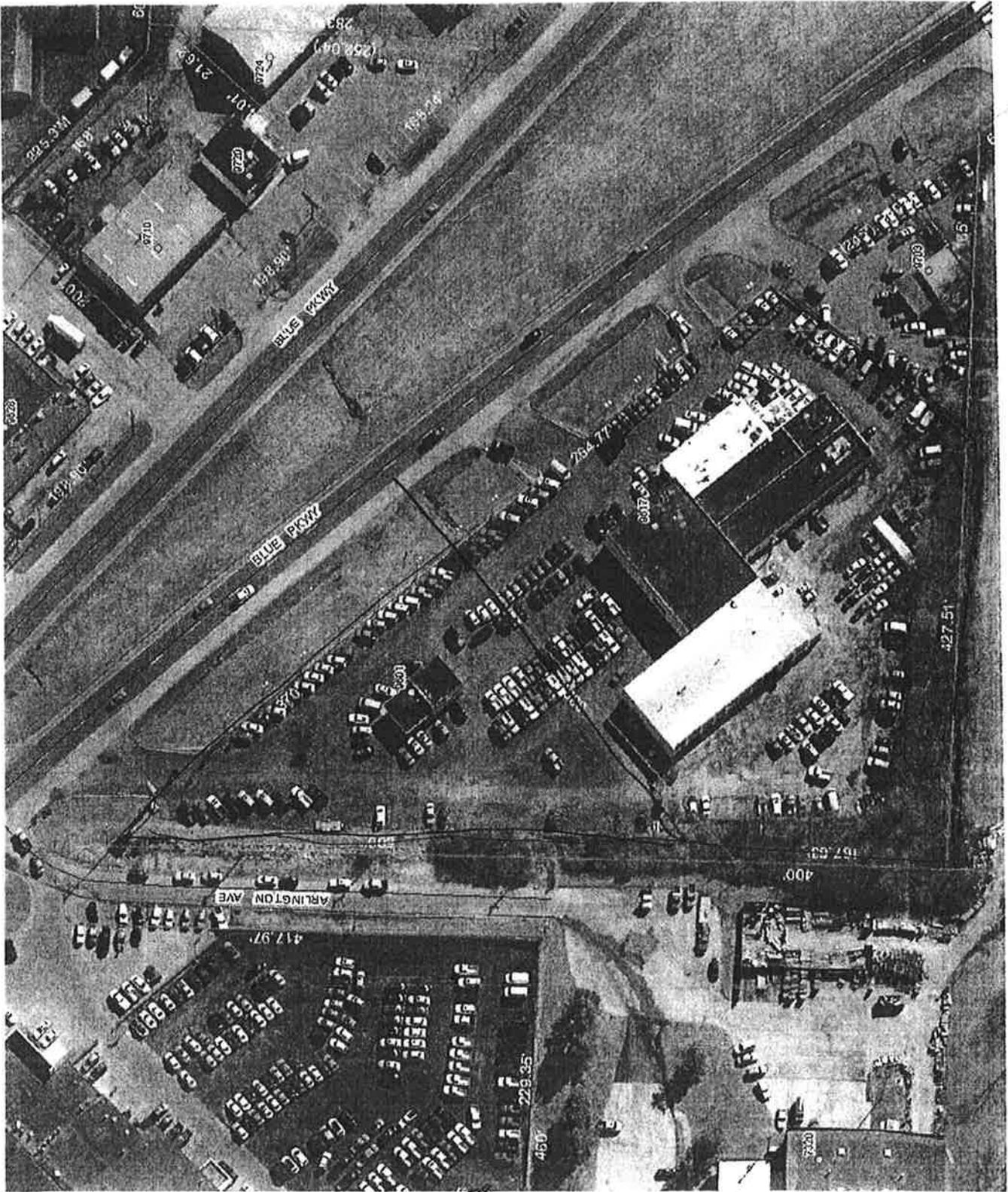
EXISTING -----  
 INSTALL -----  
 REMOVE -----  
 HOOPY -----



**CONTACTS**  
 PROJECT DESIGNER PHIL INGRAM  
 PHONE 8-816-347-4339  
 CUSTOMER/DICK SMITH FORD  
 PHONE 8-816-353-1495

TITLE	DICK SMITH FORD	PHJ#	DS-41001
ADDRESS	9505 E 350 HWY	WR#	71552
CITY	RAYTOWN	SEC DIST	NA
COUNTY	JA	CIRCUIT	33011403
STATE	MD	ZIP	21133
12 KV	JOB TYPE: 1NBLT	SHEET: 1 OF 1	

REV.	DATE	BY	CHECKED	REVIEWED
All facility locations should be field verified				
<b>KCP&amp;L</b>				
LEES SUMMIT				
DESIGNED BY INGRAM				
REVIEWED BY TTT				
DATE 07-11-2017				
71552-1				



Phase ① Approx \$3000

CITY OF RAYTOWN  
FINAL SITE PLAN REVIEW CHECKLIST

A. FINAL SITE PLAN CONTENT REQUIREMENTS:

1. North arrow	YES	
2. Scale	YES	
3. Vicinity map	YES	
4. Area of land in square feet and percentage of green space	YES	
5. Phasing Schedule	YES	
6. Name of design professional who prepared the drawings, and the seal of a design professional licensed in the State of Missouri		
7. Existing and proposed finish grades of the site at intervals of two (2) feet or less		
8. Compliance with applicable design standards for the Highway 350 Corridor		
9. All existing or proposed public or private easements (location, width and centerline)		NO
10. Location of existing and proposed fire hydrants.	YES	
11. Existing and proposed public and private streets, medians, driveways, curb cuts and turning lanes within 185 feet of the property	YES	
12. Existing and proposed internal and adjacent rights-of-way, (location, width, centerline, curb cuts, median breaks, turning lanes and radii)	<del>YES</del>	NO
13. Existing and proposed internal and adjacent private drives, (location, width, centerline, curb cuts, median breaks, turning lanes and radii)	YES	
14. Existing and proposed, internal and adjacent, public and private sidewalks and pedestrian ways (location and width)	YES	<del>NO</del>
15. Existing and proposed parking areas (spaces and handicap spaces, dimensions, and a schedule showing the total number of spaces and handicap spaces)	YES	
16. Areas located within the 100-year flood plain	YES	
17. Existing and proposed storm water collection, detention, and retention facilities (location, dimensions, capacity and final plans)		
18. Erosion control plans		
19. Existing and proposed buildings or structures (location, dimensions, number of stories and area)		NO
20. Ground mounted mechanical equipment and screening (location, dimensions and materials)		NO
21. Elevations of all existing and proposed buildings (exterior building and roofing materials)		NO
22. Location, dimensions, size and materials for any existing and proposed retaining walls	YES	
23. Exterior signage (location, dimensions, size, type and exterior materials)		NO
24. Existing and proposed trash enclosures (location, dimensions and materials)		NO

CITY OF RAYTOWN  
FINAL SITE PLAN REVIEW CHECKLIST

CITY OF RAYTOWN  
FINAL SITE PLAN REVIEW CHECKLIST

25. Distance between buildings, buildings and property lines, and building and parking areas		NO
26. Distance between parking areas, parking areas and property lines, and parking areas and buildings		NO

**B. LANDSCAPE PLAN CONTENT REQUIREMENTS:**

1. Scale at 1" = 20' to 50'		
2. North reference		
3. Location and size of all utilities on the site		
4. Location of all existing and proposed impervious surfaces (i.e. sidewalks, parking areas, etc.)		
5. The location of all existing and proposed buildings and structures.		
6. Location (with their mature crown spread drawn to scale), condition, size and quantity of all proposed landscaping materials. Plant materials shall be identified by both the common and botanical name		
7. Location, size and common name of all existing plant materials to be retained. Every effort should be made to retain trees of 12" diameter (at 5 feet above the ground) or larger		
8. Location and common name of 12" diameter or larger (at 5 feet above the ground) trees, which are to be removed		
9. Notation of all areas to be seeded or sodded		
10. Location, size and materials to be used for all screening and/or outside trash enclosure areas		
11. All portions of the site not covered with paving or buildings shall be landscaped. Open areas not covered with other materials shall be covered with turf or ground cover. Ground cover shall be utilized on all slopes in excess of twenty-five percent (25%)		
12. Each interior parking lot landscaped area is situated within the parking lot so that it is surrounded by parking lot pavement on at least three (3) sides		
13. Each interior parking lot landscaped area contains at least on (1) tree, which is adaptable to the environment of parking areas, and the remaining area is landscaped using shrubs, ground cover and other suitable landscaping material		
14. Each landscaped area is separated from the pavement material by straight-back concrete curbing or by an integral concrete sidewalk and curb with a vertical face so as to prevent vehicle encroachment and pavement breakup		
15. A table or chart indicating that the there is a minimum of one (1) tree and two (2) shrubs per 5,000 square feet of total lot area (excluding single-family and duplex development)		

# CITY OF RAYTOWN

## FINAL SITE PLAN REVIEW CHECKLIST

	YES	NO
<p>16. A table or chart indicating the interior landscaping of any parking lot containing more than one aisle in width (excluding automobile storage and sales lots) complies with the following (the trees and shrubs used to meet the requirements of comment 16 above shall not be counted toward this requirement)</p> <p>a.a.a. The minimum requirement for parking lot interior landscaping is not less than two and one-half percent (2.5%) of the total parking lot square footage</p> <p>a.a.b. The number of trees used in the parking lot interior is not less than one (1) for each two hundred (200) square feet, or portions thereof, of required parking lot interior landscaping</p>		NO

①

Figure 1 - Project Location Map



 **xford**  
Environmental and Safety, Inc.

Source:  
Jackson County, Missouri  
GIS

Project Number:  
PJC-PH2-13003



The north arrow indicator is an approximation of 0° North.

Project Name:  
Fasenmyer Property, Raytown,  
Missouri

On-Site Date:  
June 26, 2013



3

# LA SALA-SONNENBERG

COMMERCIAL REALTY CO.

## AERIAL



Carl LaSala  
Carl@LaSala-Sonnenberg.com  
913-956-5805

6310 Lamar Ave, Suite 100  
Overland Park, KS 66202  
913-956-5805  
www.LaSala-Sonnenberg.com

**CORE** Disclaimer: All information furnished regarding property for sale or lease is from sources believed to be reliable, but we cannot guarantee the accuracy thereof, and same is submitted subject to errors, change of price, or other conditions, prior to sale or lease, or withdrawal without notice.

4

# **THE TIEHEN GROUP**

**INC.**

Property Management • Leasing & Brokerage Services

June 18, 2014

3401 College Blvd, Suite 250  
Leawood, Kansas 66211

(913) 648-1188  
FAX: (913) 648-8844

Mr. Carl LaSala  
LaSala Sonnenberg  
6310 Lamar, Suite 100  
Overland Park, KS 66202

Re: Letter of Intent to Purchase  
9611 E. 350 Highway

Dear Carl,

On behalf of Dick Smith Ford (the buyer) I'd like to submit the following offer to purchase the above referenced property. Here are the key terms:

Property: 9611 E. 350 Highway, approximately 1.44 acres in Raytown, Missouri.

Buyer: Dick Smith Ford

Purchase Price: \$200,000. Earnest Money of \$5,000.00 to be deposited at the title company and applied toward the purchase price at Closing. The balance to be paid in cash or guaranteed funds at Closing.

Inspection Period: Buyer shall have thirty (30) days from the date of the Contract in which to perform its inspections on the Property and perform a Phase I and Phase II Environmental report during its Inspection Period at Buyer's cost.

ALTA Survey: Buyer shall have the right to conduct an ALTA/ACSM Land Title Survey of the Property during its Inspection Period at Buyer's Cost.

Purchase Contingency: This offer is subject to purchasing the adjoining property located at 9617 E. 350 Highway, 2.83 acres in Raytown, Missouri.

Title Insurance: Seller shall be responsible for a title insurance policy from the title company in the amount of the Purchase Price, guaranteeing marketable fee simple title to Buyer.

Closing: Closing shall take place within thirty (30) days from the completion of the Inspection Period, or earlier with consent of the parties.

Plans & Reports: Within five (5) days from the date of the Contract. Seller shall provide Buyer with copies of all existing building plans, construction drawings, surveys and environmental report.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

5

### PHASE I ESA QUESTIONNAIRE

Pursuant to ASTM E 1527 Appendix X3, in order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. Failure to conduct these inquiries could result in a determination that "all appropriate inquiry" is not complete. The user should provide the following information to the environmental professional. This form represents a type of interview and as such, the user has an obligation to answer all questions in good faith, to the extent of his or her actual knowledge.

1. Did a review of land title records (or judicial records where appropriate) identify any environmental cleanup liens filed or recorded against the subject property under federal, tribal, state or local law?  
 No  Yes **If yes, please explain.** *Do Not Know*

2. Did a review of land title records (or judicial records where appropriate) identify any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law?  
 No  Yes **If yes, please explain.** *Do Not Know*

3. Do you have any specialized knowledge or experience related to the subject property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the subject property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?  
 No  Yes **If yes, please explain.** *This Property was previously used as a Car Dealership.*

4. Does the purchase price being paid reasonably reflect the fair market value of the subject property?  
 No  Yes  Not Applicable **If no, please explain.**

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?  
 No  Yes **If yes, please explain.** *N/A*

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:

- (a) Do you know of the past uses of the property?  
 No  Yes
- (b) Do you know of specific chemicals that are present or were once present at the property?  
 No  Yes
- (c) Do you know of spills or other chemical releases that have taken place at the property?  
 No  Yes *We are aware of previous Phase 1+2 (No longer valid)*
- (d) Do you know of any environmental cleanups that have taken place at the property?  
 No  Yes

Please explain any **yes** answers.

### PHASE I ESA QUESTIONNAIRE

6. Based on your knowledge and experience related to the subject property are there any obvious indicators that point to the presence or likely presence of contamination at the subject property?  
 No  Yes **If yes, please explain.** *N/A*

#### Proceedings Involving the Property (ASTM E 1527 § 10.9)

- (1) Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?  No  Yes  
(2) Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?  No  Yes  
(3) Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?  
 No  Yes

Please explain any **yes** answers.

#### Helpful Documents Checklist

Pursuant to ASTM E 1527 §10.8, do you know whether any of the following documents exist related to the subject property, and if so, whether copies will be provided to PSI for review? If so, please submit such documentation to PSI as soon as practical. Please check all that apply.

- Environmental site assessment reports (for example: Phase I/II ESAs or Tier 1/2 RBCA reports)
- Environmental compliance audit reports; or risk assessments
- Environmental permits (for example: solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits, aboveground storage tank permits); or hazardous waste generation notices or reports
- Registrations for above or underground storage tanks, or underground injection systems
- Safety data sheets (formerly known as Material Safety Data Sheets or MSDSs)
- Community right-to-know plans; safety plans; preparedness and prevention plans; spill prevention, countermeasure and control (SPCC) plans; etc.
- Notices or other correspondence from any governmental agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property
- Geotechnical studies; or reports regarding hydrogeologic conditions on the property or surrounding area
- Recorded activity and land use limitations (AULs)

*Dick Smith*  
*Phillip R. Smith*  
Name (Authorized User Representative)  
*[Signature]*  
Signature

*Exec VP - GM*  
Title  
*7-24-14*  
Date

Please return this form along with the signed and completed Proposal Authorization & Payment Instructions and Contact Information forms, all of which are a part of this proposal, to PSI as your authorization to begin work on this project.

## VAPOR ENCROACHMENT SCREENING QUESTIONNAIRE

Per ASTM E 2600-10 §6 and Appendix X3, the User should provide the following information to the environmental professional. This form represents a type of interview and as such, the User has an obligation to answer all questions in good faith, to the extent of his or her actual knowledge.

1. Currently, what type of property is the subject property?  
 Commercial  Industrial  Residential  Multi-Tenant  Vacant Land
2. Are there buildings on the subject property?  
 Yes  No  Unknown (if **yes**, indicate number and construction type)
3. Will buildings or structures be constructed on the subject property in the future?  
 Yes  No  Unknown (if **yes**, indicate number and construction type)
4. How many levels/floors above grade exist or are proposed? *Unknown*
5. If buildings exist or are proposed, do/will they have elevators?  
 Yes  No  Unknown
6. What type of below-grade level exists or is proposed?  
 Full/Partial Basement  Crawl Space  Parking Garage  Multi-Level  
 None/Unknown (if **none/unknown**, skip to question 11)
7. Is there ventilation currently/proposed in the below-grade level?  
 Yes  No  Unknown
8. What is the type of floor existing or proposed at the below-grade level?  
 Concrete  Soil  Floating  Stone  Other  Unknown
9. Are there sump pumps, floor drains or trenches existing or proposed in the below-grade level?  
 Yes  No  Unknown

## VAPOR ENCROACHMENT SCREENING QUESTIONNAIRE

10. Are basement walls and/or floors sealed or proposed to be sealed with waterproof paint or epoxy coatings?
- Yes  No  Unknown
11. Is there a radon or methane mitigation system installed or proposed?
- Yes  No  Unknown (If yes, please indicate if passive or active)
12. What type of heating system exists or is proposed in the building? (check all that apply)
- Hot Air Circulation  Hot Air Radiation  Hot Water Radiation
- Hot Water Circulation  Fireplace  Radiant Floor Heat  Fuel Oil Furnace
- Electric Baseboard  Heat Pump  Wood Stove  Steam Radiation
- Coal Furnace  Kerosene Heater  Used Oil Heater  Natural Gas Furnace
- Other *Other Sources Unknown*
13. How are the utility systems fueled/powered or proposed to be fueled/powered? (check all that apply)
- Natural Gas  Propane  Kerosene  Coal  Wood  Electricity
- Fuel Oil  Solar  Wind  Other
14. What ventilation systems exist or are proposed? (check all that apply)
- Central Air Conditioning  Mechanical Fans  Kitchen Range Hood Fan
- Evaporative Cooling  Outside Air Intake  Bathroom Ventilation Fans
- Window/Package Air Conditioning  Other *Unknown*
15. Is the building maintained or proposed to be maintained under positive or negative pressure?
- Positive  Negative  No  Unknown

## VAPOR ENCROACHMENT SCREENING QUESTIONNAIRE

16. What percentage of paved ground exists or is proposed to surround the building?  
*Apr ox. 75%*
17. Are existing paved or landscaped areas proposed to be altered?  
 Yes  No  Unknown
18. Have there ever been any environmental problems at the subject property?  
 Yes  No  Unknown (if yes, please describe)
19. Does/will a gas station or dry cleaner operate anywhere on the subject property?  
 Yes  No  Unknown
20. Do/will any of the tenants use hazardous chemicals in relatively large quantities on the subject property?  
 Yes  No  Unknown
21. Have any tenants ever complained about odors in the building or experienced health-related problems that may have been associated with the building?  
 Yes  No  Unknown
22. Are the current or proposed operations on the subject property OSHA or EPA regulated?  
 Yes  No  Unknown
23. Are there any existing or proposed underground or aboveground storage tanks (ASTs/USTs) on the subject property?  
 Yes  No  Unknown (if yes, please describe)
24. Are there sensitive receptors (for example: children, elderly, people in poor health, and so forth) that occupy or will occupy the subject property?  
 Yes  No  Unknown (if yes, please describe)
25. What is the reason that the Vapor Encroachment Screening (VES) is being performed?  
*Required Prior To Purchase*

### VAPOR ENCROACHMENT SCREENING QUESTIONNAIRE

26. Is the subject property undergoing some sort of transaction?  
 Sale  Purchase  Lease  Refinance  No  Other

27. Do you have any specialized knowledge or previous reports that may be pertinent to the VES?

Yes (please attach or send)  No

*Partial Phase 1 & 2  
All Ready Supplied.*

*Partial Phase 1 & 2*

**PLEASE ATTACH PAGES AS NECESSARY TO ANSWER ALL QUESTIONS AS FULLY AS POSSIBLE**

*Dick Smith For J - Philip R Smith Exec V-1-6 m*  
Name (Authorized User Representative) Title

*[Signature]* *7-24-14*  
Signature Date

Please return this form along with the signed and completed Proposal Authorization & Payment Instructions, Phase I ESA Questionnaire and Contact Information forms, all of which are a part of this proposal, to PSI as your authorization to begin work on this project.

## PROPOSAL AUTHORIZATION & PAYMENT INSTRUCTIONS

### Authorization

To execute this proposal, please sign and complete the authorization information below along with applicable payment instructions, and return one copy of the authorized proposal to our office.

MIKE GATSCHEK

Authorized By (please print)

Ass. General Manager

Title

9505 E. 350 Hwy. Raytown MO

Address

Missouri

City

State

Date

7-24-2014

Signature

Dick Smith Ford.

Firm

64133 816 353-1495

Zip Code

Telephone

\$2200 Phase 1 Agreement

Purchase Order No. / Project Tracking No. (if applicable)

### Payment Instructions

If invoice payment is to be made by a party other than the authorizing party above, please provide the following information for whom the invoices are to be billed:

\_\_\_\_\_  
Firm

\_\_\_\_\_  
Attention

\_\_\_\_\_  
Address

\_\_\_\_\_  
Title

\_\_\_\_\_  
City

State

\_\_\_\_\_  
Zip Code

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Authorizing Party's Relationship to Invoice Payment Party

If invoices are to be approved other than by the payment party above, please provide the following information for whom the invoices are to be mailed for approval:

\_\_\_\_\_  
Firm

\_\_\_\_\_  
Attention

\_\_\_\_\_  
Address

\_\_\_\_\_  
Title

\_\_\_\_\_  
City

State

\_\_\_\_\_  
Zip Code

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Authorizing Party's Relationship to Invoice Approval Party

## CONTACT INFORMATION SHEET

Please provide contact information for the parties below (if known) and return to PSI along with the signed and completed Proposal Authorization & Payment Instructions and User Questionnaire.

### PRIMARY USER CONTACT

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City/State/Zip

\_\_\_\_\_  
Phone

### CURRENT OWNER

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City/State/Zip

\_\_\_\_\_  
Phone

### CURRENT FACILITY OPERATOR

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City/State/Zip

\_\_\_\_\_  
Phone

### OTHER PARTIES LIKELY TO HAVE MATERIAL INFORMATION REGARDING PROPERTY

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City/State/Zip

\_\_\_\_\_  
Phone

### SECONDARY USER CONTACT (if any)

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City/State/Zip

\_\_\_\_\_  
Phone

### KEY SITE MANAGER

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City/State/Zip

\_\_\_\_\_  
Phone

### PAST OWNER OR OPERATOR

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City/State/Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City/State/Zip

\_\_\_\_\_  
Phone

## GENERAL CONDITIONS

1. **PARTIES AND SCOPE OF WORK.** Professional Service Industries Inc. ("PSI") and its affiliates and company or its particular division, subsidiary or affiliate performing the work "Work" means the specific service to be performed by PSI as set forth in PSI's proposal. Client's acceptance thereof and these General Conditions. Additional work ordered by Client shall also be subject to these General Conditions. "Client" refers to the person or business entity ordering the work to be done by PSI. If Client is ordering the work on behalf of another, Client represents and warrants that it is the duly authorized agent of said party for the purpose of ordering and directing said work. Unless otherwise stated in writing, Client assumes sole responsibility for determining whether the quantity and nature of the work ordered by the client is adequate and sufficient for Client's intended purpose. Client shall communicate these General Conditions to each and every third party to whom Client assigns any part of PSI's work. PSI shall have no duty or obligation to any third party greater than that set forth in PSI's proposal. Client's acceptance thereof and these General Conditions. The ordering of work from PSI, or the reliance on any of PSI's work, shall constitute acceptance of the terms of PSI's proposal and these General Conditions, regardless of the terms of any subsequently issued document.

2. **TESTS AND INSPECTIONS.** Client shall cause all tests and inspections of the site, materials and work performed by PSI or others to be timely and properly performed in accordance with the plans, specifications and contract documents and PSI's recommendations. No claims for loss, damage or injury shall be brought against PSI by Client or any third party unless all tests and inspections have been so performed and unless PSI's recommendations have been followed. Client agrees to indemnify, defend and hold PSI, its officers, employees and agents harmless from and against all claims, suits, losses, costs and expenses, including, but not limited to, court costs and reasonable attorney's fees in the event that all such tests and inspections are not so performed or PSI's recommendations are not so followed.

3. **PREVAILING WAGES.** This proposal specifically excludes compliance with any project labor agreement, labor agreement, or other union or apprenticeship requirements. In addition, unless explicitly agreed to in the body of this proposal, this proposal specifically excludes compliance with any state or federal prevailing wage law or associated requirements, including the Davis Bacon Act. Due to the professional nature of its services PSI is generally exempt from the Davis Bacon Act and other prevailing wage schemes. It is agreed that no applicable prevailing wage classification or wage rate has been provided to PSI, and that all wages and cost estimates contained herein are based solely upon standard, non-prevailing wage rates. Should it later be determined by the Owner or any applicable agency that in fact prevailing wage applies, then it is agreed that the contract value of this agreement shall be equitably adjusted to account for such changed circumstance. These exclusions shall survive the completion of the project and shall be merged into any subsequently executed document between the parties, regardless of the terms of such agreement. Client will reimburse, defend, indemnify and hold harmless PSI from and against any liability resulting from a subsequent determination that prevailing wage regulations cover the project, including all costs, fines and attorney's fees.

4. **SCHEDULE OF WORK.** The services set forth in PSI's proposal and Client's acceptance will be accomplished by PSI personnel at the prices quoted. If PSI is required to delay commencement of the work or if, upon embarking upon its work, PSI is required to stop or interrupt the progress of its work as a result of changes in the scope of the work requested by Client to fulfill the requirements of third parties, interruptions in the progress of construction, or other causes, beyond the direct reasonable control of PSI, additional charges will be applicable and payable by Client.

5. **ACCESS TO SITE.** Client will arrange and provide such access to the site and work as is necessary for PSI to perform the work. PSI shall take reasonable measures and precautions to minimize damage to the site and any improvements located thereon as the result of its work or the use of its equipment.

6. **CLIENT'S DUTY TO NOTIFY ENGINEER.** Client warrants that it has advised PSI of any known or suspected hazardous materials, utility lines and pollutants at any site at which PSI is to do work, or unless PSI has assumed in writing the responsibility of locating subsurface objects, structures, lines or conduits. Client agrees to defend, indemnify and save PSI harmless from all claims, suits, losses, costs and expenses, including reasonable attorney's fees as a result of personal injury, death or property damage occurring with respect to PSI's performance of its work and resulting to or caused by contact with subsurface or latent objects, structures, lines or conduits where the actual or potential presence and location thereof were not revealed to PSI by Client.

7. **RESPONSIBILITY.** PSI's work shall not include determining, supervising or implementing the means, methods, techniques, sequences or procedures of construction. PSI shall not be responsible for assisting, reporting or affecting job conditions concerning health, safety or welfare. PSI's work or failure to perform same shall not in any way excuse any contractor, subcontractor or supplier from performance of its work in accordance with the contract documents. Client agrees that it shall require submittal to be waived against PSI and for PSI to be added, as an Additional Insured on all policies of insurance, including any policies required of Client's contractors or subcontractors, covering any construction or development activities to be performed on the project site. PSI has no right or duty to stop the contractor's work.

8. **SAMPLE DISPOSAL.** Test specimens will be disposed immediately upon completion of the test. All drilled samples will be disposed sixty (60) days after submission of PSI's report.

9. **PAYMENT.** The quantities and fees provided in this proposal are PSI's estimate based on information provided by Client and PSI's experience on similar projects. The actual total amount due to PSI shall be based on the actual final quantities provided by PSI at the final rates provided herein. Where Client directs or requests additional work beyond the contract price it will be deemed a change order and PSI will be paid according to the fee schedule. Client shall be invoiced once each month for work performed during the preceding period. Client agrees to pay each invoice within thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to for whatever cause in writing within sixty (60) day period at the rate of eighteen (18) percent per annum for the maximum interest rate permitted under applicable law until paid. Client agrees to pay PSI's cost of collection of all amounts due and unpaid at the rate of thirty (30) days, including court costs and reasonable attorney's fees. PSI shall not be bound by any provision or agreement requiring or providing for arbitration of disputes or controversies arising out of this agreement, any provision wherein PSI waives any rights in a mechanism, but, or any provision conditioning PSI's right to receive payment for its work upon payment by Client by any third party. These General Conditions are notice, where required, that PSI shall file a lien whenever necessary to collect past due amounts. Failure to make payment within 30 days of invoice shall constitute a release of PSI from any and all claims which Client may have, whether in tort, contract or otherwise, and whether known or unknown at the time.

10. **ALLOCATION OF RISK. CLIENT AGREES THAT PSI'S SERVICES WILL NOT SUBJECT PSI'S INDIVIDUAL EMPLOYEES, OFFICERS OR DIRECTORS TO ANY PERSONAL LIABILITY, AND THAT NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, CLIENT AGREES THAT ITS SOLE AND EXCLUSIVE REMEDY SHALL BE TO LITIGATE OR ASSERT ANY CLAIM, DEMAND, OR SUIT ONLY AGAINST PSI. SUCH CLAIMS SHALL IN PSI REPORTS AND OPINIONS BASED UPON ENGINEERING JUDGMENT AND ARE NOT TO BE CONSTRUED AS REPRESENTATIONS OF FACT.**

11. **LIABILITY CAP.** SHOULD PSI OR ANY OF ITS EMPLOYEES BE FOUND TO HAVE BEEN NEGLIGENT IN THE PERFORMANCE OF ITS WORK, OR TO HAVE MADE AND BREACHED ANY EXPRESS OR IMPLIED WARRANTY, REPRESENTATION, OR CONTRACT WITH ALL PARTIES CLAIMING THROUGH CLIENT AND ALL PARTIES CLAIMING TO HAVE IN ANY WAY RELIED UPON PSI'S WORK, WHERE THAT THE MAXIMUM AGGREGATE AMOUNT OF THE LIABILITY OF PSI OR THESE EMPLOYEES AND AGENTS SHALL BE LIMITED TO \$25,000.00 OR THE TOTAL AMOUNT OF THE FEE PAID TO PSI FOR ITS WORK PERFORMED ON THE PROJECT, WHICHEVER AMOUNT IS GREATER. IN THE EVENT CLIENT IS AWARDING OR IS ABLE TO LIMIT PSI'S LIABILITY IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE FEES SCHEDULE, CLIENT MAY, UPON WRITTEN REQUEST OF CLIENT RECEIVED WITHIN FIVE (5) DAYS OF CLIENT'S ACCEPTANCE HEREOF, INCREASE THE LIMIT OF PSI'S LIABILITY TO \$250,000.00 OR THE AMOUNT OF PSI'S FEE PAID TO PSI FOR ITS WORK ON THE PROJECT, WHICHEVER IS THE GREATER, BY AGREEING TO PAY PSI A SUM EQUIVALENT TO AN ADDITIONAL AMOUNT OF 5% OF THE TOTAL FEE TO BE CHARGED FOR PSI'S SERVICES. THIS CHARGE IS NOT TO BE CONSIDERED AS BEING A CHARGE FOR INSURANCE OF ANY TYPE. IF THE INCREASED CONTRIBUTION FOR THE GREATER LIABILITY INVOLVED IN ANY EVENT, ATTORNEY'S FEES EXPENDED BY PSI IN CONNECTION WITH ANY CLAIM SHALL EXCEED THE AMOUNT AVAILABLE, AND ONLY ONE CONTRIBUTION WILL APPLY TO ANY PROJECT.

12. **NO ACTION OR CLAIM, WITH RESPECT TO THIS CONTRACT, OR OTHERWISE, MAY BE BROUGHT AGAINST PSI ARISING FROM OR RELATED TO PSI'S WORK, MORE THAN TWO YEARS AFTER THE CEASATION OF PSI'S WORK, WHETHER BEFORE OR AFTER THE DATE OF EFFECTIVE DATE OF SUCH CLAIM.**

13. **INDEMNITY.** Subject to the above limitations, PSI agrees not to defend but to indemnify and hold Client harmless from and against all claims, suits, costs and expenses including reasonable attorney's fees and court costs to the extent arising out of PSI's negligence as finally determined by a court or law. Client shall provide the same protection to the extent of its negligence. In the event that Client or Client's principal shall bring any suit, cause of action, claim or counterclaim against PSI, the Client and the party initiating such action shall pay to PSI the costs and expenses incurred by PSI to investigate, answer and defend it, including reasonable attorney's and witness fees and court costs to the extent that PSI shall prevail in such suit.

14. **TERMINATION.** This Agreement may be terminated by either party upon seven (7) days' prior written notice. In the event of termination, PSI shall be compensated by Client for all services performed up to and including the termination date, including reimbursable expenses.

15. **EMPLOYEES WITNESS FEES.** PSI's employees shall not be retained as expert witnesses except by separate, written agreement. Client agrees to pay PSI's legal expenses, administrative costs and fees pursuant to PSI's then current fee schedule for PSI to respond to any subpoena. For a period of one year after the completion of any work performed under this agreement, Client agrees not to solicit, recruit or hire any PSI employee or person who has been employed by PSI within the previous twelve months. In the event Client desires to hire such an individual, Client agrees that it shall seek the written consent of PSI and shall pay PSI an amount equal to one half of the employee's annualized salary, without PSI waiving other remedies it may have.

16. **DISCLAIMER.** PSI is not a financial advisor. Do not provide financial advice or analysis of any kind, and nothing in our reports can create a fiduciary relationship between PSI and any other party.

17. **CHOICE OF LAW AND EXCLUSIVE VENUE.** All claims or disputes arising or relating to this agreement shall be governed by, construed and enforced in accordance with the laws of Illinois. The exclusive venue for all actions or proceedings arising in connection with this agreement shall be either the Circuit Court in Cook County, Illinois, or the Federal Court for the Northern District of Illinois.

18. **PROVISIONS SEVERABLE.** The parties have entered into this agreement in good faith, and it is the specific intent of the parties that the terms of these General Conditions be enforced as written. In the event any of the provisions of these General Conditions should be found to be unenforceable, it shall be stricken and the remaining provisions shall be enforceable.

19. **ENTIRE AGREEMENT.** This document constitutes the entire understanding of the parties, and there are no representations, warranties or undertakings made other than as set forth herein. This agreement may be amended, modified or terminated only in writing, agreed to by each of the parties hereto.

**Attachments:**      **Proposal Authorization & Payment Instructions**  
                         **Phase I ESA Questionnaire**  
                         **Vapor Encroachment Screening Questionnaire**  
                         **Contact Information Sheet**  
                         **General Conditions**

9601-9617 E. 350 Highway  
PSI Proposal Number 0603-128392

July 10, 2014

## **ATTACHMENTS**



July 10, 2014

Mr. Mike Gatschet  
Dick Smith Ford  
9505 E. 350 Highway  
Raytown, Missouri 64133

Subject: Proposal for  
Phase I Environmental Site Assessment Services  
9601 E. 350 Highway & 9617 E. 350 Highway  
Raytown, Missouri  
PSI Proposal 0603-128392

Dear Mr. Gatschet:

Professional Service Industries, Inc. (PSI) is pleased to submit this proposal to conduct a Phase I Environmental Site Assessment (ESA) at the subject property. Presented below is a review of provided project information along with the proposed scope of services, information about User responsibilities, our proposed schedule and fee.

## **PROJECT UNDERSTANDING**

PSI understands that the subject property consists of two (2) adjoining parcels at 9601 E. 350 Highway and 9617 E. 350 Highway in Raytown, Missouri. Based upon information of the Jackson County Online Parcel Viewer, PSI understands 9601 E. 350 Highway is approximately 1.41-acres and 9617 E. 350 Highway is approximately 2.78-acres. PSI understands the properties are currently vacant and were most recently used for an automotive dealership. Mr. Gatschet provided PSI with a Phase I ESA completed by GeoSystems/Kleinfelder dated August 11, 2004, and a Phase II ESA completed by Oxford Environmental and Safety, Inc. dated July 29, 2013.

In the absence of provided information, PSI assumes that your purpose for having the Phase I ESA performed is to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations (hereinafter called the landowner liability protections or LLPs) in the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

The scope of services presented below is intended to satisfy this purpose.

## PHASE I ESA SCOPE OF SERVICES

PSI will perform the Phase I ESA to search for evidence of recognized environmental conditions in connection with the subject property. PSI proposes to perform the Phase I ESA in general accordance with Standard Practice ASTM E 1527-13 for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527). Our services will also conform with the 2005 version of the E1527 although ASTM has superseded/withdrawn that version.

PSI will perform the assessment under the supervision of an environmental professional (EP) as defined in 40 CFR 312.10. The scope of services will include:

- environmental records review;
- reconnaissance;
- interviews;
- a Tier 1 Vapor Encroachment Screen (VES); and
- preparation of a written report.

PSI will review environmental regulatory database information regarding environmental conditions on and surrounding the subject property, physical setting sources, and historical information sources regarding the past uses of the property.

We will also ask you for and review other helpful documents that are practically reviewable that by you, the property owner, and key site manager (if any is identified) provide to us regarding environmental conditions on the subject property.

Reconnaissance of the subject property will consist of observing the periphery of the property, the periphery of structures, if any, on the property, and interior portions of the property. If buildings are present, PSI will observe, where possible, accessible interior common areas, maintenance and repair areas, and a representative number of occupied spaces. PSI requires that you have the right to permit our access to the subject property and that you arrange for PSI to access the subject property, including notifying tenants.

Adjoining properties will be observed from the perimeter of the subject property and from public thoroughfares during the site reconnaissance. PSI will observe current and past uses and conditions, wherever apparent, indicating the likelihood of recognized environmental conditions (RECs). PSI will photograph selected features, uses, and conditions and include them in the report.

PSI will make reasonable attempts to conduct interviews required in E1527. PSI will conduct the interviews by phone, in writing, or in person. Parties that we propose to interview include:

- you or your designated representative as the "User" of the Phase I ESA;

- the current property owner;
- the key site manager (if any is identified);
- a representative number of nonresidential occupants (if any); and
- one or more representatives of state and/or local government agencies.

Past owners, operators, occupants, and neighboring property owners or occupants may also be interviewed.

## **TIER 1 VES**

Subsurface vapor migration is an evolving matter associated with the potential for chemicals of concern (COC) to migrate as vapors as a result of contaminated soil and groundwater. E1527 requires the Environmental Professional (EP) to evaluate:

“...the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.”

## **USE OF STANDARD GUIDE E-2600-10**

ASTM published Standard Guide E 2600-10 for Vapor Encroachment Screening (VES) on Property Involved in Real Estate Transactions (E2600) in 2010. The purpose of the Guide is to provide a useful process for conducting a VES on a property involved in a real estate transaction. The goal the E2600 VES is to identify a vapor encroachment condition (VEC), defined as:

“...the presence or likely presence of COC vapors in the sub-surface of the target property (TP) caused by the release of vapors from contaminated soil or groundwater either on or near the TP ...”

E1527 references E2600 but does not endorse its use nor any other process for the assessment of soil vapor. PSI considers:

- the scope and goal described in E2600 to be consistent with the goals of E1527; and
- the process in E2600 Guide to be customary practice for assessing subsurface vapor encroachment in commercial sites assessments.

Therefore, PSI's assessment of soil vapor is based on the E2600 Tier 1 VES.

## **METHODOLOGY**

Tier 1 of the E2600 VES uses information collected as a normal part of the E1527 ESA. PSI proposes to:

## REPORT

PSI will prepare a report of our findings and provide one (1) electronic (.pdf format) copy. One (1) hardcopy can be provided upon request at no additional fee. The report will include a summary section at the beginning that contains the identified on-site or off-site, historical or current recognized environmental conditions, any data gaps encountered, and the impact of those data gaps on the assessment. The remainder of the report will include the methodology and resources used and the data gathered.

**PLEASE CHOOSE ONE OF THE FOLLOWING THREE (3) OPTIONS REGARDING RECOMMENDATIONS:**

- Recommendations based on the findings and conclusions of the assessment will be provided in the report
- Recommendations based on the findings and conclusions of the assessment will be provided in a letter separate from the report.
- Recommendations will not be provided as part of this assessment.

**If none of the above boxes are checked, recommendations WILL BE PROVIDED as part of this assessment.**

The report will be provided for reliance by Dick Smith Ford. If other parties are to rely on the reports, please provide that information to PSI in writing prior to PSI's issuance of the report, or the fee terms in the Third Party Reliance section of this proposal will apply.

This Phase I ESA is not designed as a comprehensive survey for mold or physical deficiencies conducive to mold. It is not intended to reduce the risk of the presence of mold and physical deficiencies conducive to mold nor is it to eliminate the risk that mold or physical deficiencies conducive to mold may pose to the buildings or building occupants. The services proposed herein are conventional in nature and do not include any special services that may lessen the risk of conditions that can contribute to moisture, mold or other microbial contaminant amplification in buildings. You may be aware that mold is abundant throughout nature and is comprised of a wide variety of microscopic fungi. Due to its nature, the potential for mold infestations cannot be completely eliminated. The client acknowledges that mold is ubiquitous to the environment with mold amplification occurring when building materials are impacted by moisture. Client further acknowledges that site conditions are outside of PSI's control, and that mold amplification will likely occur, or continue to occur, in the presence of moisture. As such, PSI cannot and shall not be held responsible for the occurrence or reoccurrence of mold amplification.

## **USER RESPONSIBILITIES**

E1527 describes certain responsibilities of the User of the Phase I ESA to conduct inquiries and provide information to the EP. ASTM E 1527 makes it the user's responsibility to conduct the inquiries and provide the information (if available) to the EP. Failure to do so could result in a determination that all appropriate inquiry is not complete. Furthermore, in the absence of a response to the above, PSI may not be able to render an unqualified opinion about the environmental condition of the property.

The attached Phase I ESA Questionnaire is intended to help you meet the user responsibilities in E1527. E1527 also requires that PSI review the information at or prior to the beginning of our site reconnaissance. Therefore, PSI requests that you complete the Phase I ESA Questionnaire and return it along with the executed proposal authorization to avoid project delays or additional costs caused by editing our report to incorporate the provided information. The completed Phase I ESA Questionnaire will become an integral part of the Phase I ESA report.

E1527 requires review of reasonably ascertainable recorded land title records and lien records to identify environmental liens and activity and use limitations. PSI recommends that the Client engage a title company or title professional to undertake review of reasonably ascertainable recorded land title records and lien records, and report any environmental liens or AULs so identified to PSI. PSI can subcontract the search for environmental liens and AULs if we are requested to do so. However, the cost for this is not included in our proposed fee, but is an option in the Fees section of this proposal.

E2600 also describes certain responsibilities of the User of the VES to collect and provide information to the EP. E2600-10 makes it the user's responsibility to provide the information (if available) to the environmental professional. Failure to do so could result in a determination that the screening is not complete. Furthermore, in the absence of a response to the above, PSI may not be able to render an unqualified opinion about the environmental condition of the property. The attached Vapor Encroachment Screening Questionnaire is intended to help you meet the user responsibilities in E2600 and E1527

PSI also asks that you complete the attached Contact Information sheet to provide primary and secondary contact information for your company, and if known, contact information for the current property owner or operator, key site manager, past property owner, operator, or other parties you know of who are likely to have material information regarding environmental conditions on the subject property.

## **THIRD PARTY RELIANCE**

Third party reliance letters may be issued upon request and upon the payment of the then-current fee for such letters. All third parties relying on PSI's reports, by such

reliance, agree to be bound by this proposal and PSI's General Conditions. No reliance by any party is permitted without such agreement, regardless of the content of the reliance letter itself.

## SCHEDULE

PSI proposes to deliver the report in ten (10) to fifteen (15) business days after we receive written authorization to proceed. Completion of the project may be affected by access to the property, the availability of information, and other factors.

## FEES

PSI will prepare this Phase I ESA for the lump sum of \$2,200.00. The following efforts are not included in this price:

- Draft report submittals/edit cycles;
- Consultation (beyond clarifications of information presented in the Phase I ESA report);
- In-process report edits needed to incorporate required information not provided at the inception of the project;
- Extraordinary or additional research that is requested after the report is delivered and/or to address data gaps; and
- An environmental lien/AUL search (if desired, please see options provided below).

This additional work will be conducted on a time and materials basis in accordance with the following unit rates:

- Chief/Regional Scientist or Engineer ..... \$175.00
- Principal Consultant..... \$145.00
- Senior Personnel, per hour..... \$90.00
- Project Personnel, per hour ..... \$75.00
- Clerical Personnel, per hour ..... \$40.00
- Mileage, per mile ..... \$0.95
- Additional Report Hardcopies, each ..... \$100.00

Environmental Lien/AUL search:

- First owner/parcel ..... \$250.00
  - Each additional parcel (same owner) ..... \$125.00
  - Each additional parcel (different owner) ..... \$250.00
- Check here to order

July 10, 2014

Other additional services required by the client, will only be incurred after a change order has been submitted to the client and written approval from the client has been received.

If there are delays beyond the control of PSI, additional services are subject to additional costs at the rates listed on the current PSI Schedule of Fees, which is available upon request. In addition, work on weekends and holidays will be subject to additional costs at the rates listed on the current PSI Schedule of Fees. This proposal is valid for 30 calendar days, after which PSI reserves the right to modify the fees and/or schedule.

### **AUTHORIZATION**

To authorize our services, please sign and complete the attached Proposal Authorization and Instructions for Payment form, and return one complete copy of the authorized proposal to our office. We will proceed with the work upon receipt of proposal authorization. PSI will perform the work in accordance with the attached General Conditions, which are incorporated into and made a part of this proposal.

PSI also provides an array of complementary geotechnical and materials engineering and testing services to assist our Clients in successfully assessing and developing properties such as the one referenced in this proposal. PSI's geotechnical engineers and consultants apply their experience, local geologic knowledge and thorough understanding of applicable construction practices to provide recommendations for civil site development, shallow and deep foundation systems, retaining wall systems, and groundwater control.

If requested by you, we would be pleased to provide your team with a proposal for these and other services regularly provided by PSI. Our familiarity with the site from the Phase I ESA will enable our geotechnical team to proceed quickly with a cost effective and pragmatic scope of work for the geotechnical study.

Please call with any questions you may have, or if PSI can be of additional service. We look forward to working with you on this and future projects.

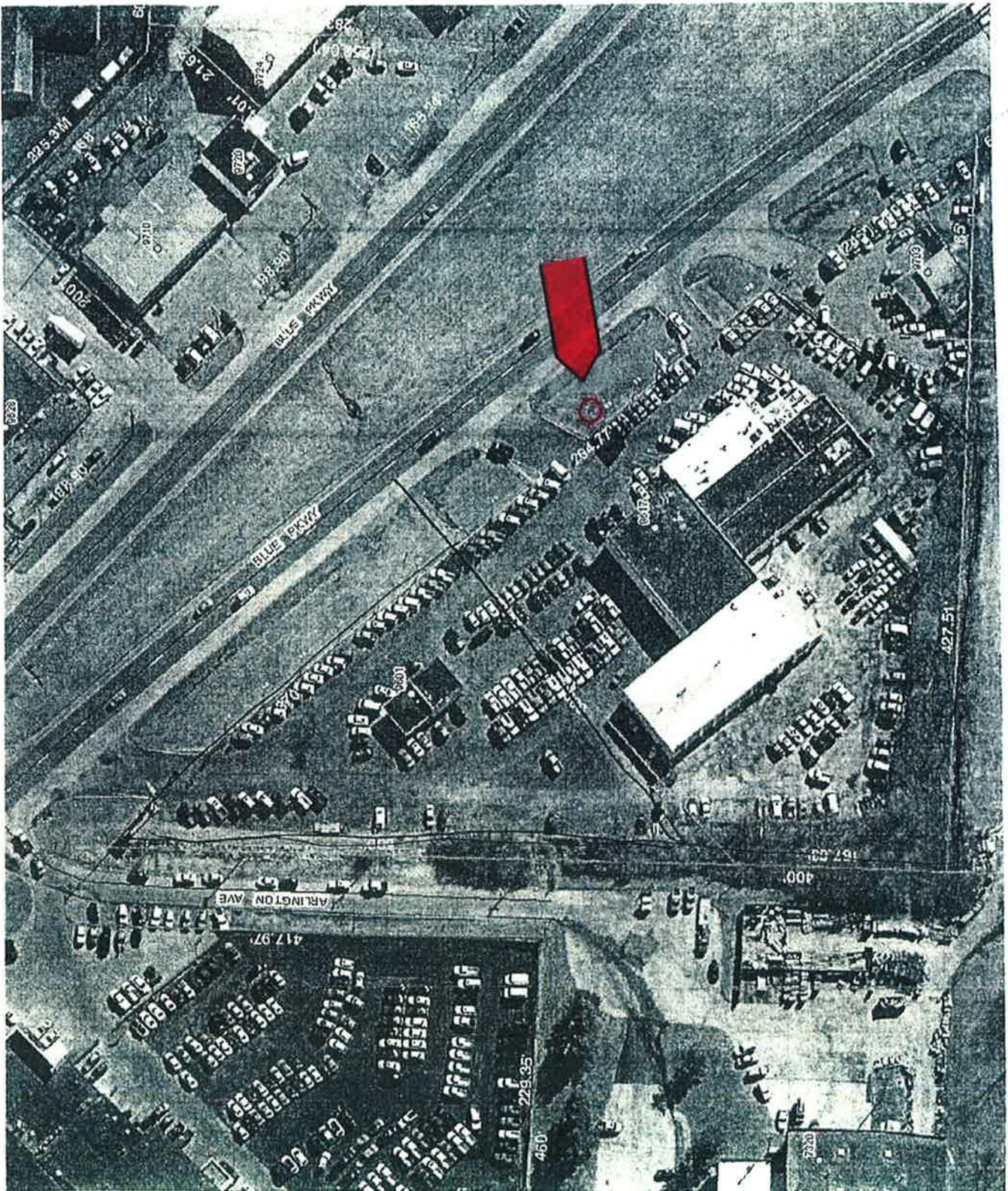
Respectfully Submitted,

**PROFESSIONAL SERVICE INDUSTRIES, INC.**

  
Scott J. Dahlgren  
Principal Consultant

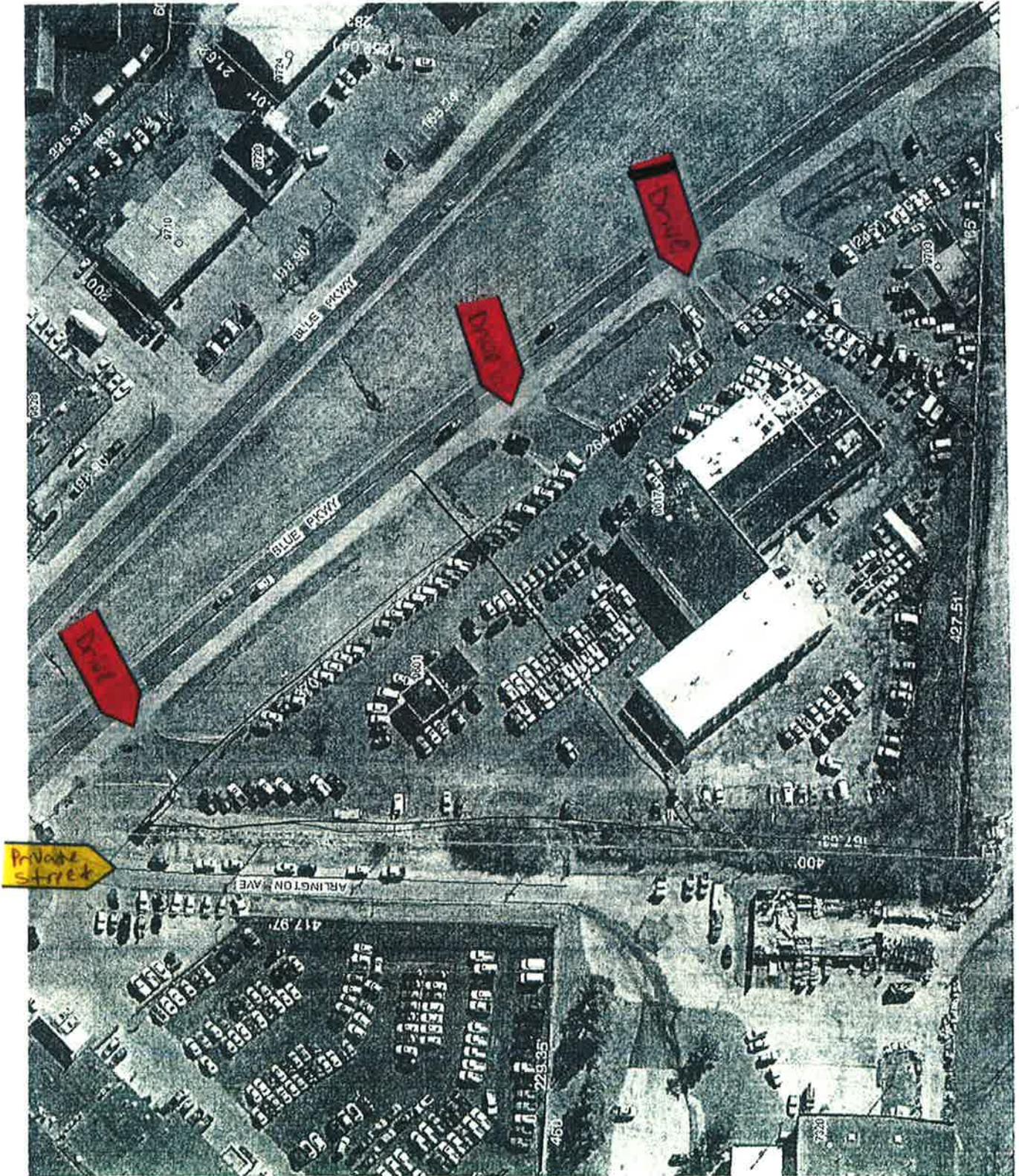
  
Sherri Jones  
Project Manager

10 One existing fire Hydrant. No additions to be made.



Phase ① Approx \$2000

11

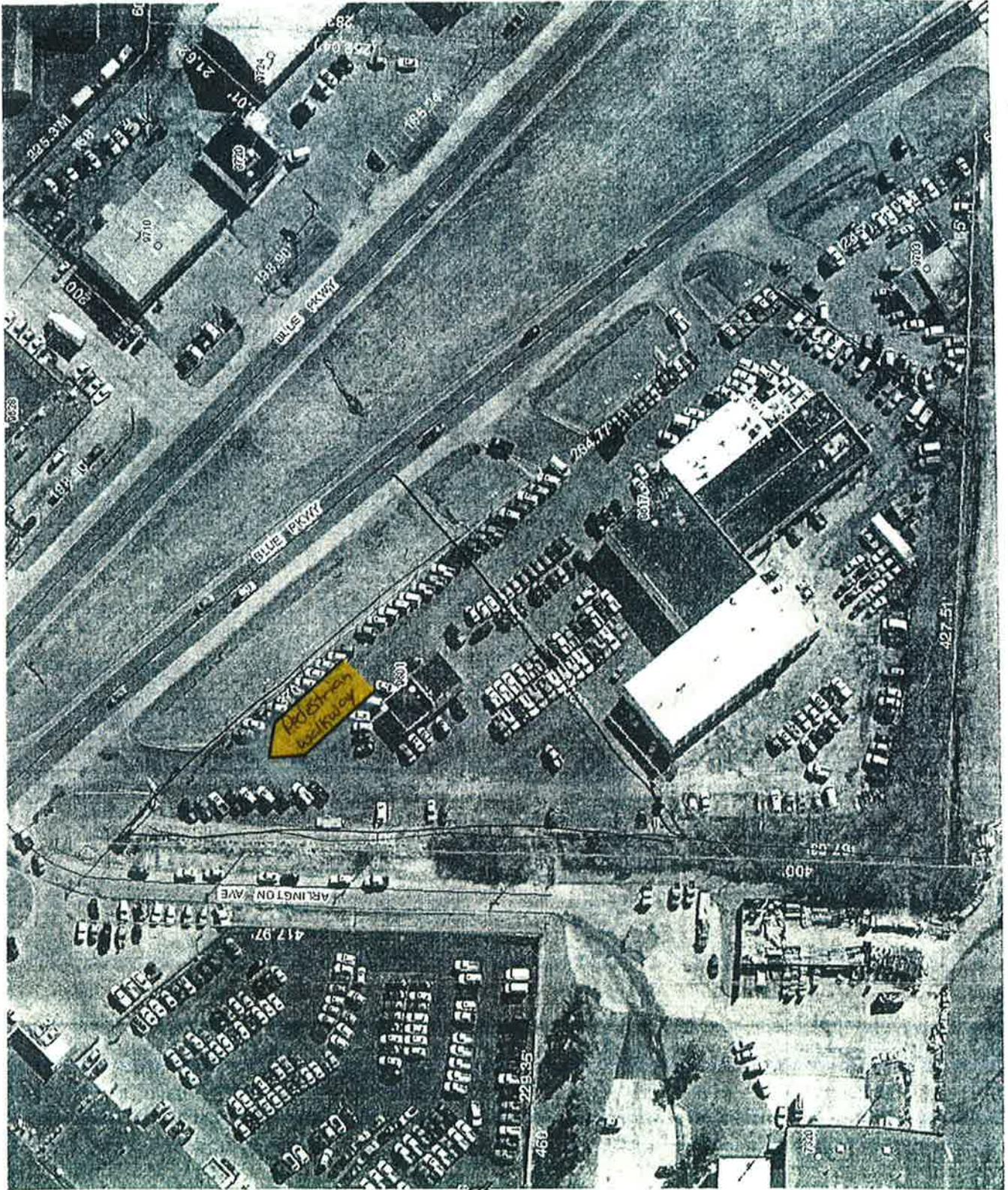


Phase ① Aprox \$ 2000



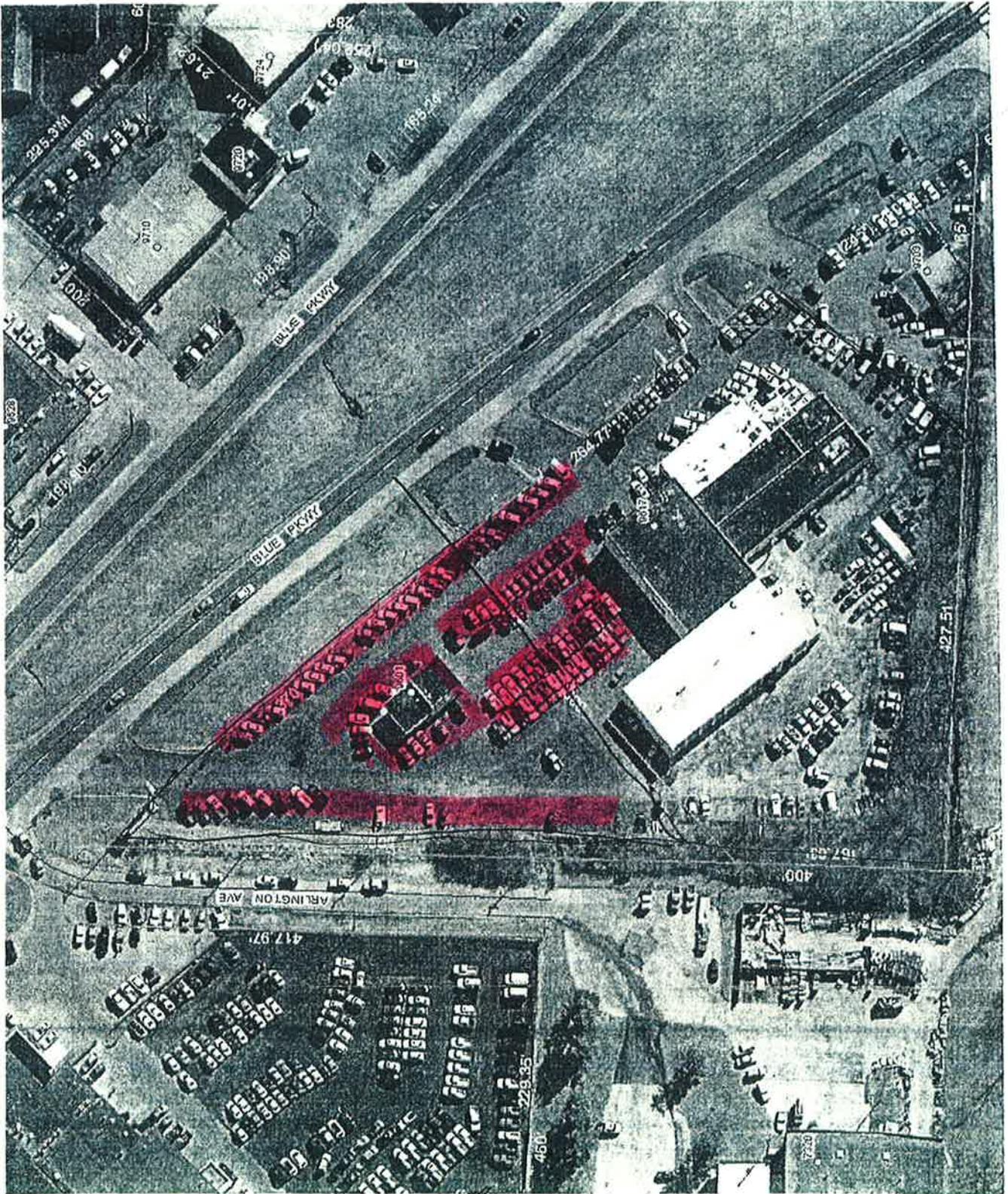


14. Proposed pedestrian walkway



Phase ① Approx \$5000

15. Proposed to be able to park 100 - 150 vehicle on property with no Handicap spaces available.



Phase ① Aprox \$2000

16

❖ 9 to 9.5 feet bgs: dark and medium brown clayey silt

A photolog of field activities and the soil profiles are included in Appendix A.

### **3.1.3 HYDROGEOLOGY**

The Project is located outside the 500-year flood plain. Wetland areas are not reported or observed on the Project.

Each of the eight borings extended to refusal at depths between 9 and 9.75 feet bgs. Groundwater was not encountered in any of the eight borings. Perched water was encountered in SB-3. Depth to perched water was approximately 3.41 feet bgs.

## **3.2 Historical Use Information**

### **3.2.1 PRIOR USES OF THE PROPERTY**

According to the prior Phase I ESA dated August 11, 2004, the property was been developed as an automobile dealership since prior to 1959.

### **3.2.2 RECORDED LAND TITLE RECORDS**

A review of recorded land titles was not included in the scope of work for this project.

### **3.2.3 CHAIN OF TITLE SEARCH**

A review of the chain-of-title was not included in the scope of work for this project.

22. Location, dimensions, size and materials for any existing and proposed retaining walls.  
There are currently no existing retaining walls.

Dick Smith Ford plans to install limestone retaining blocks measuring 3x2x2 along site line A indicated on appropriate map reaching 120 yards.

Dick Smith Ford plans to install concrete barriers measuring 6x2x2 along site lines B and C indicated on appropriate map reaching a total of 200 yards.

Dick Smith Ford plans to install a limestone retaining block measuring 300 square feet and will be filled in with gravel at location D indicated on appropriate map.



Dan Riggs

Dick Smith Ford

Raytown Property

Legal Description

That part of Lot 1, GREENE ACRES, a subdivision in Raytown, Jackson County, Missouri, described as follows: Beginning at the Southwest corner of said Lot 1; thence North along the West line of said Lot, 167.63 feet; thence North 48 degrees 55 minutes 29 seconds East, 339.87 feet to the Southwesterly line of U.S. Highway 50, thence Southeasterly along said Southwesterly line 264.77 feet to a point 427.51 feet East of West line of said Lot 1; thence South 199.75 feet to the South line of said Lot 1; thence North 88 degrees 33 minutes 35 seconds West 427.51 feet to the point of beginning.



# DICK SMITH FORD



3/31/2016

To whom it may concern:

In regards to addresses 9611 and 9617 E 350 Hwy, Raytown, MO. 64133 owned by Dick Smith Ford Inc., it is the request of the preparer of this document and the owners of this dealership to have the Traffic Impact Analysis study requirements waived for the purpose of the Conditional Use Permit for the aforementioned addresses.

The properties in question will be used solely as additional space to display current and future inventory of Dick Smith Ford. Very little traffic will filter on or off the lot on a consistent basis other than vehicles being added to the display or Dick Smith Ford Employee's demonstrating vehicles with patrons from the dealership. On occasion transport trucks bringing fresh and new inventory will arrive on the site in question to drop off vehicles to be added to the Dick Smith Ford Floorplan.

No buildings, structures or mechanical equipment will be constructed as a condition or necessity to use on the aforementioned properties. It will be used strictly as a display for vehicles available for sale and will provide additional room for Dick Smith Ford to continue to serve the Raytown Community with the best possible merchandise selection and customer service for which we have been known for over 60 years.

Thank you for your time and consideration on this matter.

Dan Riggs

Dick Smith Ford Representative  
9505 E 350 Hwy  
Raytown, MO. 64133  
816.353.1495



# ITIE Institute of Transportation Engineers

## Trip Generation Data Form (Part 1)

Land Use/Building Type: Empty lot for parking ITE Land Use Code: \_\_\_\_\_  
 Source: \_\_\_\_\_ Source No. (ITE use only): \_\_\_\_\_  
 Name of Development: Dick Smiths Ford State/Province: MO. Zip/Postal Code: 64133 Day of the Week: Thursday Month: 03 Year: 2016  
 City: Raytown Country: United States Metropolitan Area: Kansas City

1. For fast-food land use, please specify if hamburger- or nonhamburger-based.

Location Within Area: \_\_\_\_\_  
 (1) CBD  (3) Suburban (Non-CBD)  
 (2) Urban (Non-CBD)  (4) Suburban CBD  
 (5) Rural  (6) Freeway Interchange Area (Rural)  
 (7) Not Given

Independent Variable: (include data for as many as possible) <sup>2</sup>	Actual	Estimated	Actual	Estimated
<u>20</u> (1) Employees (#)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>150</u> (9) Parking Spaces (% occupied: <u>100</u> )	<input type="checkbox"/>
<u>20</u> (2) Persons (#)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(10) Beds (% occupied: <u>0</u> )	<input type="checkbox"/>
<u>0</u> (3) Total Units (#) (indicate unit: _____)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(11) Seats (#)	<input type="checkbox"/>
<u>0</u> (4) Occupied Units (#) (indicate unit: _____)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(12) Servicing Positions/Vehicle Fueling Positions	<input type="checkbox"/>
<u>—</u> (5) Gross Floor Area (gross sq. ft.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(13) Shopping Center % Out-parcels/pads	<input checked="" type="checkbox"/>
<u>—</u> (% of development occupied _____)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(14) A.M. Peak Hour Volume of Adjacent Street Traffic	<input type="checkbox"/>
<u>—</u> (6) Net Rentable Area (sq. ft.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(15) P.M. Peak Hour Volume of Adjacent Street Traffic	<input type="checkbox"/>
<u>—</u> (7) Gross Leasable Area (sq. ft.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(16) Other _____	<input type="checkbox"/>
<u>—</u> (% of development occupied _____)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(17) Other _____	<input type="checkbox"/>
<u>2.83</u> (8) Total Acres (% developed: <u>070</u> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

2. Definitions for several independent variables can be found in the Trip Generation, Second Edition, User's Guide Glossary.  
 3. Please provide all pertinent information to describe the subject project, including the presence of bicycle/pedestrian facilities. To report bicycle/pedestrian volumes, please refer to Part 4 of this data form.

Other Data:  
 Vehicle Occupancy (#): \_\_\_\_\_  
 100 A.M. 100 P.M. 100 24-hour %  
 Percent by Transit: \_\_\_\_\_  
 A.M. % \_\_\_\_\_ P.M. % \_\_\_\_\_ 24-hour %  
 Percent by Carpool/Vanpool: \_\_\_\_\_  
 A.M. % \_\_\_\_\_ P.M. % \_\_\_\_\_ 24-hour %  
 Employees by Shift:  
 First Shift: Start Time 8:00 End Time 8:00 Employees (#) 20  
 Second Shift: Start Time \_\_\_\_\_ End Time \_\_\_\_\_ Employees (#) \_\_\_\_\_  
 Third Shift: Start Time \_\_\_\_\_ End Time \_\_\_\_\_ Employees (#) \_\_\_\_\_  
 Parking Cost on Site: 0 Hourly — Daily —

Transportation Demand Management (TDM) Information:  
 At the time of this study, was there a TDM program (that may have impacted the trip generation characteristics of this site) underway?  
 No  
 Yes (If yes, please check appropriate box/boxes; describe the nature of the TDM program(s) and provide a source for any studies that may help quantify this impact. Attach additional sheets if necessary)

<input type="checkbox"/> (1) Transit Service	<input type="checkbox"/> (5) Employer Support Measures	<input type="checkbox"/> (9) Tolls and Congestion Pricing
<input type="checkbox"/> (2) Carpool Programs	<input type="checkbox"/> (6) Preferential HOV Treatments	<input type="checkbox"/> (10) Variable Work Hours/Compressed Work Weeks
<input type="checkbox"/> (3) Vanpool Programs	<input type="checkbox"/> (7) Transit and Ridesharing Incentives	<input type="checkbox"/> (11) Telecommuting
<input type="checkbox"/> (4) Bicycle/Pedestrian Facilities and Site Improvements	<input type="checkbox"/> (8) Parking Supply and Pricing Management	<input type="checkbox"/> (12) Other _____

Please Complete Form on Other Side

# ITE Institute of Transportation Engineers Trip Generation Data Form (Part 2)

## Summary of Driveway Volumes

(All = All Vehicles Counted, Including Trucks; Trucks = Heavy Duty Trucks and Buses)

	Average Weekday (M-F)			Saturday			Sunday		
	Enter	Trucks	Total	Enter	Trucks	Total	Enter	Trucks	Total
24-Hour Volume	35	10	25	10	0	10	0	0	0
A.M. Peak Hour of Adjacent Street Traffic (7-9) Time (ex. 7:15-8:15)	0/0	4	10	4	0	0	0	0	0
P.M. Peak Hour of Adjacent Street Traffic (4-6) Time	15	0	15	0	0	10	0	0	0
A.M. Peak Hour Generator* Time (9-11) 10 am	10	4	10	4	0	8	5	0	10
P.M. Peak Hour Generator* Time (3-6) 5 pm	20	0	20	0	40	0	10	0	20
Peak Hour Generator* Time (Weekend): 1 pm							5	0	5

- Highest hourly volume between 7 a.m. and 9 a.m. (4 p.m. and 6 p.m.). Please specify the peak hour.
  - Highest hourly volume during the a.m. or p.m. period. Please specify the peak hour.
  - Highest hourly volume during the entire day. Please specify the peak hour.
- Please refer to the Trip Generation User's Guide for full definition of terms.

### Hourly Driveway Volumes - Average Weekday (M-F)

A.M. Period	Enter		Exit		Total	Mid-Day Period	Enter		Exit		Total	P.M. Period		Enter		Exit		Total
	All	Trucks	All	Trucks			All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks	
6:00-7:00	0	0	0	0	0	11:00-12:00	2	0	0	0	2	3:00-4:00	1	0	0	0	0	1
6:15-7:15	0	0	0	0	0	11:15-12:15	0	0	0	0	0	3:15-4:15	0	0	0	0	0	0
6:30-7:30	0	0	0	0	0	11:30-12:30	0	0	0	0	0	3:30-4:30	0	0	0	0	0	0
6:45-7:45	0	0	0	0	0	11:45-12:45	2	1	0	1	3	3:45-4:45	0	0	0	0	0	0
7:00-8:00	0	0	0	0	0	12:00-1:00	2	1	0	1	3	4:00-5:00	0	0	0	0	0	0
7:15-8:15	0	0	0	0	0	12:15-1:15	2	0	0	0	2	4:15-5:15	0	0	0	0	0	0
7:30-8:30	0	0	0	0	0	12:30-1:30	0	0	0	0	0	4:30-5:30	0	0	0	0	0	0
7:45-8:45	0	0	0	0	0	12:45-1:45	0	0	0	0	0	4:45-5:45	0	0	0	0	0	0
8:00-9:00	0	0	0	0	0	1:00-2:00	0	0	0	0	0	5:00-6:00	0	0	0	0	0	0

Check if Part 3, 4 and/or additional information is attached.

Survey conducted by: Name: Daniel L. Riggs

Organization: Dick Smith Ford

Address: 9905 E 350 Hwy on behalf of property 91617 E 350 Hwy

City/State/Zip: Kaytown, MO 64133

Telephone # 816-353-1495 Fax # 816-313-0941 E-mail danielriggs@dicksmithford.com

Please return to: Institute of Transportation Engineers  
 Technical Projects Division  
 1627 Eye Street, NW, Suite 600  
 Washington, DC 20006 USA  
 Telephone: +1 202-785-0060  
 Fax: +1 202-785-0609  
 ITE on the Web: www.ite.org

### Trip Generation Data Form (Part 3)

Name/Organization: Dick Smith Ford

Telephone Number: 816 353-1495

City/State: Key Town, MO

Detailed Driveway Volumes: Attach this sheet to Parts 1 and 2 if you are providing additional information.

Day of the week: Monday Estimates  
 (All = All Vehicles Counted, Including Trucks; Trucks = Heavy Duty Trucks and Buses)

A.M. Period		P.M. Period	
Enter	Exit	Enter	Exit
All	Trucks	All	Trucks
12:00-12:15	0	12:00-12:15	0
12:15-12:30	0	12:15-12:30	0
12:30-12:45	0	12:30-12:45	0
12:45-1:00	0	12:45-1:00	0
1:00-1:15	0	1:00-1:15	0
1:15-1:30	0	1:15-1:30	0
1:30-1:45	0	1:30-1:45	0
1:45-2:00	0	1:45-2:00	0
2:00-2:15	0	2:00-2:15	0
2:15-2:30	0	2:15-2:30	0
2:30-2:45	0	2:30-2:45	0
2:45-3:00	0	2:45-3:00	0
3:00-3:15	0	3:00-3:15	0
3:15-3:30	0	3:15-3:30	0
3:30-3:45	0	3:30-3:45	0
3:45-4:00	0	3:45-4:00	0
4:00-4:15	0	4:00-4:15	0
4:15-4:30	0	4:15-4:30	0
4:30-4:45	0	4:30-4:45	0
4:45-5:00	0	4:45-5:00	0
5:00-5:15	0	5:00-5:15	0
5:15-5:30	0	5:15-5:30	0
5:30-5:45	0	5:30-5:45	0
5:45-6:00	0	5:45-6:00	0
6:00-6:15	0	6:00-6:15	0
6:15-6:30	0	6:15-6:30	0
6:30-6:45	0	6:30-6:45	0
6:45-7:00	0	6:45-7:00	0
7:00-7:15	0	7:00-7:15	0
7:15-7:30	0	7:15-7:30	0
7:30-7:45	0	7:30-7:45	0
7:45-8:00	0	7:45-8:00	0
8:00-8:15	0	8:00-8:15	0
8:15-8:30	0	8:15-8:30	0
8:30-8:45	0	8:30-8:45	0
8:45-9:00	0	8:45-9:00	0
9:00-9:15	0	9:00-9:15	0
9:15-9:30	0	9:15-9:30	0
9:30-9:45	0	9:30-9:45	0
9:45-10:00	0	9:45-10:00	0
10:00-10:15	0	10:00-10:15	0
10:15-10:30	0	10:15-10:30	0
10:30-10:45	0	10:30-10:45	0
10:45-11:00	0	10:45-11:00	0
11:00-11:15	0	11:00-11:15	0
11:15-11:30	0	11:15-11:30	0
11:30-11:45	0	11:30-11:45	0
11:45-12:00	0	11:45-12:00	0
Total	All	Total	All
	Trucks		Trucks

**ITE** Institute of Transportation Engineers  
**Trip Generation Data Form (Part 4)**

**Summary of Bicycle Volumes**

N/A

	Average Weekday (M-F)		Total	Saturday		Total	Sunday		Total
	Enter	Exit		Enter	Exit		Enter	Exit	
24-Hour Volume									
A.M. Peak Hour of Adjacent Street Traffic (7 - 9) Time (ex. 7:15 - 8:15):									
P.M. Peak Hour of Adjacent Street Traffic (4 - 6) Time:									
A.M. Peak Hour Generator Time:									
P.M. Peak Hour Generator Time:									
Peak Hour Generator Time (Weekend):									

- Highest hourly volume between 7 a.m. and 9 a.m. (4 p.m. and 6 p.m.) as defined in Trip Generation Data Form (Part 2). Please specify the peak hour.
  - Highest hourly volume during the a.m. or p.m. period. Please specify the peak hour.
  - Highest hourly volume during the entire day. Please specify the peak hour. Please attach supplemental hourly volumes.
- Please refer to the Trip Generation User's Guide for full definition of terms.

**Summary of Pedestrian Volumes**

	Average Weekday (M-F)		Total	Saturday		Total	Sunday		Total
	Enter	Exit		Enter	Exit		Enter	Exit	
24-Hour Volume	20	20	40	20	20	40	0	0	0
A.M. Peak Hour of Adjacent Street Traffic (7 - 9) Time (ex. 7:15 - 8:15):	5	5	10	7	7	14	0	0	0
P.M. Peak Hour of Adjacent Street Traffic (4 - 6) Time:	15	15	30	10	10	20	0	0	0
A.M. Peak Hour Generator Time: 10am	5	5	10	5	5	10	0	0	0
P.M. Peak Hour Generator Time: 5pm	10	10	20	8	8	16	0	0	0
Peak Hour Generator Time (Weekend): 1pm	10	10	20	5	5	10	0	0	0

Survey conducted by Name: Daniel L. Riggs Please return to: Institute of Transportation Engineers  
 Organization: Dick Smith Ford Technical Projects Division  
 Address: 9805 E 350 Hwy on behalf of property 9617 E 350 Hwy 1627 Eye Street, NW, Suite 600  
 City/State/Zip: Raytown, Mo. 64133 Washington, DC 20006 USA  
 Telephone: (816) 353-1495 Fax: (816) 313-0941 E-mail: danielriggs@dicksmithford.com Telephone: +1 202-785-0060  
 ITE on the Web [www.ite.org](http://www.ite.org)

**CITY OF RAYTOWN  
NOTICE OF PUBLIC HEARING**

Application: Request for a Conditional Use Permit seeking to operate a vehicle tow lot.

Proposed Location: 6218 Arlington Avenue, Raytown, MO 64133

Legal Description: Due to the length of the legal, it is on file and available for review at the offices of the Raytown Community Development Department, 10000 East 59th Street, Raytown, MO 64133.

Notice is hereby given that the Raytown Planning and Zoning Commission will hold a public hearing on the above-described application on Thursday, May 12, 2016 at 7:00 p.m., at Raytown City Hall located at 10000 East 59th Street, Raytown, Missouri.

Notice is also hereby given that the Raytown Board of Aldermen will hold a public hearing regarding the above-described application on Tuesday, May 17, 2016 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 22<sup>nd</sup> day of April 2016.



Development & Public Affairs Department

10000 East 59<sup>th</sup> Street  
Raytown, Missouri 64133  
(816) 737-6014  
[www.raytown.mo.us](http://www.raytown.mo.us)

April 25, 2016

### **Notice of Public Hearing**

The City of Raytown Development & Public Affairs Department has received a Conditional Use Permit application seeking to allow an auto dealership at 9601 and 9617 E. Highway 350 in Raytown, MO.

A public hearing to consider this conditional use permit application will be held by the City of Raytown Planning and Zoning Commission on **Thursday, May 12, 2016 7:00 p.m. in the Raytown City Hall Council Chambers located at 10000 East 59<sup>th</sup> Street, Raytown, Missouri**

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described conditional use permit application on **Tuesday, May 17, 2016 at 7:00 p.m. at 7:00pm Raytown City Hall located at 10000 East 59<sup>th</sup> 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 59<sup>th</sup> Street, by telephone at (816) 737-6011 or by e-mail at [jbenson@raytown.mo.us](mailto: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.

**AUTO DEALERSHIP**

PENTA ENTERPRISES INC  
9620 E US 350 HIGHWAY  
RAYTOWN, MO 64133

SHEBA LLC  
11728 W 146<sup>TH</sup> STREET  
OLATHE, KS 66062

ARLINGTON INVESTMENTS LLC  
7320 ARLINGTON AVE  
RAYTOWN, MO 64133

FIRST ASSEMBLY OF GOD INC  
9800 US -350 HIGHWAY  
RAYTOWN, MO 64133

FIRST ASSEMBLY OF GOD CHURCH  
9800 US 350 HIGHWAY  
RAYTOWN, MO 64133

DICK SMITH FORD  
9505 E 350 HIGHWAY  
RAYTOWN, MO 64133

GARY & LISA CALVERT  
801 N. MEADOWBROOK DRIVE  
OLATHE, KS 66062

TETON INVESTMENTS LLC  
7910 FROST ROAD  
KANSAS CITY, MO 64138

CDMO HOLDINGS LLC  
16109 CENTURY STREET  
OVERLAND PARK, KS 66062

RICHARD SMITH-TRUSTEE  
12323 GRANADA STREET  
LEAWOOD, KS 66202

BROADWAY PLAZA PARTNERS III LLC  
605 W 47<sup>TH</sup> STREET 200  
KANSAS CITY, MO 64112

RAYTOWN SQUARE CENTER INC  
4520 MADISON AVE #300  
KANSAS CITY, MO 64111

ELLIOT PLACE INVESTORS LLC  
1230 ROSECRANS AVE STE #405  
MANHATTAN BEACH, CA 90266

DICK SMITH FORD INC  
9505 E 350 HIGHWAY  
RAYTOWN, MO 64133

MILDRED GARDNER  
7922 HEDGES AVE  
RAYTOWN, MO 64138

## STAFF REPORT

**TO:** The City of Raytown Planning and Zoning Commission  
**FROM:** JOHN BENSON, AICP  
DIRECTOR OF DEVELOPMENT AND PUBLIC AFFAIRS  
**DATE:** MAY 12, 2016  
**SUBJECT:** AGENDA ITEM No. 5.C: (CASE NO. PZ-2016-007) APPLICATION FOR CONDITIONAL USE PERMIT FOR A VEHICLE TOW LOT ON PROPERTY LOCATED AT 6218 ARLINGTON AVE IN RAYTOWN, MO.

### BACKGROUND INFORMATION:

DeAndre Briscoe, serving as the agent on behalf of the property owner, Commercial Shops & Garages, LLC, is seeking approval of a conditional use permit application to allow a vehicle tow lot to operate at 6218 Arlington Ave. There is an existing business at the subject address which Hemi Auto that would continue to operate at this location as well. The subject property is zoned Neighborhood Commercial (NC).



### 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: The property immediately to the East of the applicant property is a multi-use shopping center zoned Neighborhood Commercial (NC).

West: A water tower and equestrian park sit to the west of the applicant property. The property immediately to the west is zoned Neighborhood Commercial (NC).

South: The properties to the South of the applicant property are all zoned Neighborhood Commercial (NC), and have uses comprised of restaurant, retail, and professional office space.

North: The property immediately north of the applicant property serves as an office and warehouse for a glass and window company.

2. Conservation of property values.

If approved, the proposed use will have a minimal impact on the conservation of property values in the area. The proposed tow lot is similar in use to the existing vehicle repair business at the subject location.

3. Protection against fire and casualties.

If the application is approved, prior to opening the applicant will be required to obtain a Use Permit from the Development and Public Affairs Department. In order to obtain a Use Permit the City's Building Official and the Fire Marshal will inspect the building and property to ensure that the building and property do not pose a fire threat and are safe to occupy.

4. Observation of general police regulations.

It does not appear that the proposed tow lot will violate any general police regulations.

5. Prevention of traffic congestion.

The applicant property will be using an existing parking lot to store the vehicles it tows. Additional traffic will be limited to the trucks used for towing vehicles to the site. Therefore, the property will be producing low traffic levels, and as such a traffic impact analysis was not submitted.

6. Promotion of traffic safety and the orderly parking of motor vehicles.

Both the existing and proposed uses on the property generate minimal customer traffic. Staff feels that the number of parking spaces that currently exist on the property are adequate to meet the needs of both uses on the property.

7. Promotion of the safety of individuals and property.

As previously stated, prior to the business opening the property will be inspected by the City's Building Official and the Fire Marshal from the Raytown Fire Protection District to ensure the applicant 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 conditional use permit would not result in any new construction or alterations to the exterior the building that would alter or affect the provision of light and air on or adjacent to the property.

9. Prevention of overcrowding and excessive intensity of land uses.

The property has previously been developed and no additions or alterations to the building are proposed. In addition, due to the low traffic generation expected, the proposed tow lot will have a negligible impact on traffic along Arlington Ave. Based upon this information, the proposed use will not result in overcrowding or be an excessively intense land use for this area of Raytown.

10. Provision for public utilities and schools.

The property contains an existing building that is served by public utilities. In addition, it does not appear that the proposed conditional use will have an impact on schools.

11. Invasion by inappropriate uses.

The applicant feels because the property is currently being used to store vehicles that the proposed use will be suitable for the proposed additional use of a tow lot on the property. Therefore, the location is suitable for the proposed use and will not be an 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 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 applicant is not proposing to construct any additions or alter the exterior of the existing building on the property.

14. Provision for orderly and proper renewal, development and growth.

With the tow low business that is proposed, staff does not have any information that indicates the proposed use will have any adverse impacts on existing land uses or infrastructure located in the surrounding area.

**STAFF RECOMMENDATION:**

It is the recommendation of staff that the conditional use permit to allow a tow lot business at the applicant property be approved, subject to the following conditions:

1. A site plan shall be submitted by the applicant for staff approval indicating the location on the property where towed vehicles shall be parked or stored.
2. A six foot high pvc / vinyl privacy fence with a, white of earth tone color, shall be constructed along the side and rear property lines so as to screen towed vehicles on the property. The fence shall begin not less than 110 feet from the edge of the street on each side of the property.
3. Any inoperable, dismantled, or damaged vehicle shall be stored or placed behind a solid pvc/vinyl fence located not closer than 110 feet from the edge of the street pavement.
4. Compliance with local, state and federal laws and regulations.



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

**REZONING PERMIT**

<b>PERMIT #:</b> 20160398	<b>DATE ISSUED:</b> 04/04/2016
	<b>MUST COMMENCE BY:</b> 4/21/2017
<b>JOB ADDRESS:</b> 6812 & 6816 HUNTER STREET	<b>LOT #:</b>
<b>SUBDIVISION:</b>	<b>BLK #:</b>
<b>OWNER:</b> JAMES SAWYER	<b>CONTRACTOR:</b> JAMES SAWYER
<b>ADDRESS:</b> 338 RAMBLING ACRES DRIVE	<b>ADDRESS:</b> 338 RAMBLING ACRES DRIVE
<b>CITY, STATE ZIP:</b> GRAVOIS MILLS MO 65037	<b>CITY, STATE ZIP:</b> GRAVOIS MILLS MO 65037
<b>PHONE:</b>	<b>PHONE:</b>
<b>VALUATION:</b> \$ 0 00	
<b>SQ FT:</b> 0 00	
<b>OCCP TYPE:</b>	
<b>CNST TYPE:</b>	
<b>DESCRIPTION OF WORK:</b> RE ZONE FROM HIGHWAY COMMERCIAL TO R1	

FEE CODE	DESCRIPTION	AMOUNT
PZ-09	REZONING	\$ 250 00
<b>TOTAL</b>		<b>\$ 250 00</b>

**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.


4/11/16  
 Issued By \_\_\_\_\_ Date \_\_\_\_\_ Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Case Number 2016-009  
Date Received \_\_\_\_\_

20160398

**CITY OF RAYTOWN  
APPLICATION FOR REZONING**

PART I BACKGROUND INFORMATION

1. This request applies to property at the following address:

6812 & 6816 Hunter St

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

Name	Address	Phone
<u>James R. Sawyer, Trustee</u>	<u>338 Rambling Acres Dr, Gravois Mills, MO 65037</u>	<u>660-473-0378</u>
		<u>573-999-5000</u>

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

Name	Address	Phone
_____	_____	_____

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

Single family rental houses. These houses currently sit on one parcel.

5. We propose that the zoning of the property be changed from HC Highway Corridor Commercial to R-1 Single Family Residential.

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

<u>Structure</u>	<u>Height</u>
<u>Home 6816 Hunter Street - 1200 Sq feet living space with 420 Sq feet garage space. Approximately 18 feet high,</u>	
<u>single story dwelling.</u>	
<u>Home 6812 Hunter Street - 904 Sq feet living space with 288 Sq feet garage space. Approximately 18 feet high,</u>	
<u>single story dwelling.</u>	

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 REZONING AMENDMENT STATEMENT

This statement will become part of the application. This is an opportunity to justify approval of a zoning amendment. The information requested pertains to factors that will be considered in reaching a decision on applications.

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 development will be in keeping with the character of the neighborhood because:

These are residential houses, on a residential street. These houses were originally part of the CarStar Body Shop behind them. When James & Mary Sawyer sold the business, they chose to keep the houses and had them split from the business lot. However, an oversight has been made because these houses remain zoned as Commercial. They are currently rental properties owned by the James R. Sawyer Living Trust. The current renters are interested in purchasing the properties, however, can not secure financing without correct zoning and separate parcel numbers for the houses.

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

The houses will be correctly zoned as single family residential. The overall parcel size allows for a split of the parcel into two lots that would fall within zoning guidelines, if surveyed. Which would fit nicely within the R1 & R2 zoning across the street.

C. This property is more suited for its proposed zoning than its current zoning because:

These are residential homes that have been split from a commercial lot and have remained zoned as commercial. The new zoning of R1 would correct this oversight and zone the property as it has been utilized for many years now, Single Family Residential.

D. The proposed zoning will have the following detrimental effects on nearby parcels:

None that I am aware of.

E. Prior to submitting this application, the property has been vacant for:

N/A

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

This property is currently held in James R. Sawyer Living Trust. The trustees are trying to settle the affairs of the estate. It appears that any sale of the property would face hardship due to incorrect zoning.

G. The proposed development implements the Comprehensive Plan in the following ways:

H. Public facilities and utilities are adequate to serve the proposed use as follows:

Each home has separate utilities and are maintained

I. Additional comments:

## **CITY OF RAYTOWN PLANNING & ZONING COMMISSION TRAFFIC IMPACT STUDY POLICY**

(Adopted by the Raytown Planning and Zoning Commission, June 15, 2000)

A general policy on Traffic Impact studies is necessary to ensure petitioners receive fair consideration before the Planning & Zoning Commission. This policy outlines the two levels of information required by the Planning & Zoning Commission when considering cases and their traffic impact.

Any development project requiring a rezoning, conditional use permit, or subdivision must provide a Traffic Impact Study accompanied by the seal of an Engineer currently licensed to practice in the State of Missouri. This Study shall:

1. Identify the specific land use types and intensities and the arrangement of buildings, parking, and access to public streets.
2. Identify the functional classification of the public street(s) to be accessed.
3. Document current characteristics of the public street(s) – number of types of lanes, speed limits or 85<sup>th</sup> percentile speeds, and sight distances from proposed streets and driveways.
4. Compare the proposed access with established design criteria-spacing from other driveways or streets, width of driveway, minimum sight distance, etc.
5. Estimate the number of vehicle trips that the development will generate. The common source is the Trip Generation manual published by the Institute of Transportation Engineers.

Any project anticipated to generate more than 100 PM peak hour trips must also provide the following items, accompanied by the seal of a Traffic Engineer currently licensed to practice in the State of Missouri or Kansas.

1. Document current peak hour traffic volumes at proposed access locations.
2. Distribute and assign the development traffic volumes through the site access and on the public street(s).
3. Conduct volume/capacity analyses at site driveways and key intersections to determine the projected level of service.
4. Compare existing plus development traffic conditions with established guidelines and policies for acceptable levels of service and turn lanes.
5. Identify geometric and/or traffic control improvements to mitigate deficiencies and/or comply with established policies.
6. Prepare a report outlining the findings and conclusions of the study, including exhibits illustrating the site plan, traffic volumes, and existing street conditions.

These reports shall be submitted to the Community Development Department with the project application.

# Raytown Planning & Zoning Commission

## Applicant Presentation Outline

When applying for a change in the zoning of a property it is the applicant's burden to show / explain the merits of their application to the Planning & Zoning Commission and to the Board of Aldermen. As such, when the application is considered by the Planning & Zoning Commission or the Board of Aldermen, the applicant, or their representative should explain what is proposed, why the proposal is an appropriate use for the applicable property, and how the proposal will fit with the surrounding neighborhood. The applicant or their representative has up to 30 minutes to present this information to the Planning & Zoning Commission and up to 10 minutes to present this information to the Board of Aldermen.

The following is an outline that applicants or their representative should follow when making a presentation to the Planning & Zoning Commission and Board of Aldermen regarding the application.

1. Introduce yourself. State your name and address.
2. Explain your application and what you want to do.
3. Explain how this is an appropriate use of the property.
  - Explain what is located on the surrounding properties;
  - Explain why this development / use will be a complement to the surrounding properties;
  - Explain how your proposal matches the character of the surrounding neighborhood;
  - Explain how your proposal will improve the surrounding neighborhood;
  - Explain how there is adequate water, sewer and roadways to sufficiently serve what you are proposing to build or do;
  - If you are asking for a conditional use permit, explain how your proposal will fit with the surrounding neighborhood and not become a problem because of the amount of noise, traffic, or other issues.
4. State whether you have reviewed the staff's recommendation and whether you agree with the conditions proposed by staff. If you do not agree with any of the conditions proposed by staff, state why you do not agree, and propose an alternative.

## **STEP-BY-STEP DIRECTIONS**

### **FOR REZONING**

### **APPLICATION PROCESS**

#### **STEP 1**

Submit application with \$450 application fee and items listed on the checklist to the Community Development Department.

#### **PART I BACKGROUND INFORMATION**

Please note that only the property owner, or an agent acting on his/her behalf, can apply for rezoning. If an agent is appointed, the owner must still sign item 7. The application will not be accepted without this signature.

#### **PART II REZONING**

Please answer all questions as completely as possible. If you need help, the Community Development Department would be glad to assist you in completing this form.

#### **PART III DOCUMENT CHECKLIST**

The application cannot be processed without each of the listed documents. Please submit with application.

#### **STEP 2**

The Community Development Department sets a date for a public hearing before the Planning and Zoning Commission. All property owners within 185 feet are notified by mail of the hearing. There will also be a notice published in the newspaper. Members of the general public are invited to comment.

#### **STEP 3**

Following the hearing the Planning and Zoning Commission submits a recommendation to approve or deny the request to the Board of Aldermen.

#### **STEP 4**

The Board of Aldermen normally meets at 7:00 p.m. on the first and third Tuesday of each month. Rezoning applications can only be approved after two readings and approval by the Board of Aldermen.

#### **NOTE:**

UNDER NORMAL CIRCUMSTANCES, A MINIMUM OF 60 DAYS IS REQUIRED FROM SUBMISSION OF COMPLETED APPLICATION TO FINAL DECISION.

Case Number \_\_\_\_\_  
Date Received \_\_\_\_\_

**CITY OF RAYTOWN  
APPLICATION FOR REZONING**

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5. We propose that the zoning of the property be changed from HC Highway Corridor Commercial to R-1 Single Family Residential.

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<u>Structure</u>	<u>Height</u>
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G. The proposed development implements the Comprehensive Plan in the following ways:

H. Public facilities and utilities are adequate to serve the proposed use as follows:

Each home has separate utilities and are maintained

I. Additional comments:

**CHECKLIST FOR**  
**PLANNING AND ZONING COMMISSION APPLICATIONS**

This application cannot be processed until each of the following items has been submitted.

**Date Completed**

- \_\_\_\_\_ **Application fee of \$250.**
- \_\_\_\_\_ **A written and signed certification from the County Treasurer's office that all property taxes for the parcel have been paid.**
- \_\_\_\_\_ **Legal description of area to be rezoned.**
- \_\_\_\_\_ **Copy of deed.**
- \_\_\_\_\_ **A site development plan, drawn to scale, showing the location and exterior dimensions of all existing and proposed structures, yard improvements, landscaping, driveways, off-street parking areas, signs, all required setbacks, streets, pedestrian walks and areas, storm water drainage facilities and exterior lighting fixtures in relation to parcel boundaries and adjacent right-of-ways, and location of public utilities.**
- (City will provide)** \_\_\_\_\_ **Names and addresses of property owners within 185 feet of the exterior boundaries of the entire parcel.**
- \_\_\_\_\_ **Traffic Impact Study containing information as specified on the following page.**

## **CITY OF RAYTOWN PLANNING & ZONING COMMISSION TRAFFIC IMPACT STUDY POLICY**

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Any development project requiring a rezoning, conditional use permit, or subdivision must provide a Traffic Impact Study accompanied by the seal of an Engineer currently licensed to practice in the State of Missouri. This Study shall:

1. Identify the specific land use types and intensities and the arrangement of buildings, parking, and access to public streets.
2. Identify the functional classification of the public street(s) to be accessed.
3. Document current characteristics of the public street(s) – number of types of lanes, speed limits or 85<sup>th</sup> percentile speeds, and sight distances from proposed streets and driveways.
4. Compare the proposed access with established design criteria-spacing from other driveways or streets, width of driveway, minimum sight distance, etc.
5. Estimate the number of vehicle trips that the development will generate. The common source is the Trip Generation manual published by the Institute of Transportation Engineers.

Any project anticipated to generate more than 100 PM peak hour trips must also provide the following items, accompanied by the seal of a Traffic Engineer currently licensed to practice in the State of Missouri or Kansas.

1. Document current peak hour traffic volumes at proposed access locations.
2. Distribute and assign the development traffic volumes through the site access and on the public street(s).
3. Conduct volume/capacity analyses at site driveways and key intersections to determine the projected level of service.
4. Compare existing plus development traffic conditions with established guidelines and policies for acceptable levels of service and turn lanes.
5. Identify geometric and/or traffic control improvements to mitigate deficiencies and/or comply with established policies.
6. Prepare a report outlining the findings and conclusions of the study, including exhibits illustrating the site plan, traffic volumes, and existing street conditions.

These reports shall be submitted to the Community Development Department with the project application.

# Raytown Planning & Zoning Commission

## Applicant Presentation Outline

When applying for a change in the zoning of a property it is the applicant's burden to show / explain the merits of their application to the Planning & Zoning Commission and to the Board of Aldermen. As such, when the application is considered by the Planning & Zoning Commission or the Board of Aldermen, the applicant, or their representative should explain what is proposed, why the proposal is an appropriate use for the applicable property, and how the proposal will fit with the surrounding neighborhood. The applicant or their representative has up to 30 minutes to present this information to the Planning & Zoning Commission and up to 10 minutes to present this information to the Board of Aldermen.

The following is an outline that applicants or their representative should follow when making a presentation to the Planning & Zoning Commission and Board of Aldermen regarding the application.

1. Introduce yourself. State your name and address.
2. Explain your application and what you want to do.
3. Explain how this is an appropriate use of the property.
  - Explain what is located on the surrounding properties;
  - Explain why this development / use will be a complement to the surrounding properties;
  - Explain how your proposal matches the character of the surrounding neighborhood;
  - Explain how your proposal will improve the surrounding neighborhood;
  - Explain how there is adequate water, sewer and roadways to sufficiently serve what you are proposing to build or do;
  - If you are asking for a conditional use permit, explain how your proposal will fit with the surrounding neighborhood and not become a problem because of the amount of noise, traffic, or other issues.
4. State whether you have reviewed the staff's recommendation and whether you agree with the conditions proposed by staff. If you do not agree with any of the conditions proposed by staff, state why you do not agree, and propose an alternative.

**AGENDA**  
**CITY OF RAYTOWN**  
**PLANNING AND ZONING COMMISSION MEETING**

**May 12, 2016**  
**Raytown City Hall**  
**Board of Aldermen Chambers**  
**10000 East 59<sup>th</sup> Street**  
**Raytown, Missouri 64133**

**7:00 pm**

**1. Welcome by Chairperson**

**2. Call meeting to order and Roll Call.**

Wilson:	Jimenez:	Stock:
Bettis:	Robinson:	Lightfoot:
Hartwell:	Dwight:	Meyers:

**3. Approval of minutes – April 7, 2016 meeting**

- a. Revisions
- b. Motion
- c. Second
- d. Additional Board Discussion
- e. Vote

**4. Old Business – None**

**5. New Business:**

**A. Application: Application for conditional use permit for a fueling station at 6709 Raytown Road in Raytown, MO.**

**Case No.: PZ-2016-006**

**Applicant: Aim Investments, LLC**

1. Introduction of Application by Chair
2. Open Public Hearing
3. Explain Procedure for a Public Hearing and swear-in speakers
4. Enter Additional Relevant City Exhibits into the Record:
  - a. Conditional Use Permit Application submitted by applicant
  - b. Publication of Notice of Public Hearing in Daily Record Newspaper.
  - c. Public Hearing Notices mailed to property owners within 185-feet of subject property
  - d. City of Raytown Zoning Ordinance, as amended
  - e. City of Raytown Comprehensive Plan
  - f. Staff Report on application for May 12, 2016 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

**B. Application: Application for Final Plat for Vishnani Subdivision for property located at 6709 Raytown Road in Raytown, MO.**

**Case No.:** PZ-2016-0009

**Applicant:** Aim Investments, LLC

1. Introduction of application.
2. Explanation of any exparte' communication from Commission members regarding the application.
3. Introduction of application by staff.
4. Presentation by applicant.
5. Board Discussion.
6. Board Decision to Approve, Conditionally Approve or Deny the Application.
  - a. Motion
  - b. Second
  - c. Additional Board Discussion
  - d. Vote

**C. Application: Application for a conditional use permit for a tow lot on property located at 6218 Arlington Avenue, Suite B in Raytown, MO.**

**Case No.:** PZ-2016-007

**Applicant:** DeAndre & Leunique Briscoe on behalf of Commercial Shops & Garages, LLC

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

4. Enter Additional Relevant City Exhibits into the Record:
  - a. Conditional Use Permit Application submitted by applicant
  - b. Publication of Notice of Public Hearing in Daily Record Newspaper.
  - c. Public Hearing Notices mailed to property owners within 185-feet of subject property
  - d. City of Raytown Zoning Ordinance, as amended
  - e. City of Raytown Comprehensive Plan
  - f. Staff Report on application for May 12, 2016 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

**D. Application: Application for a conditional use permit for a vehicle sales business on property located at 9601 & 9617 E. Highway 350 in Raytown, MO.**

**Case No.: PZ-2016-008**

**Applicant: Dick Smith Ford, Inc.**

1. Introduction of Application by Chair
2. Open Public Hearing
3. Explain Procedure for a Public Hearing and swear-in speakers
4. Enter Additional Relevant City Exhibits into the Record:
  - a. Conditional Use Permit Application submitted by applicant
  - b. Publication of Notice of Public Hearing in Daily Record Newspaper.
  - c. Public Hearing Notices mailed to property owners within 185-feet of subject property
  - d. City of Raytown Zoning Ordinance, as amended
  - e. City of Raytown Comprehensive Plan
  - f. Staff Report on application for May 12, 2016 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

**E. Application: Application to rezone property at 6812 & 6816 Hunter Street in Raytown, MO from Highway Corridor Commercial (HC) to Low Density Residential (R-1)**

**Case No.: PZ-2016-10**

**Applicant: James Sawyer**

1. Introduction of Application by Chair
2. Open Public Hearing
3. Explain Procedure for a Public Hearing and swear-in speakers
4. Enter Additional Relevant City Exhibits into the Record:
  - a. Rezoning Application submitted by applicant
  - b. Publication of Notice of Public Hearing in Daily Record Newspaper.
  - c. Public Hearing Notices mailed to property owners within 185-feet of subject property
  - d. City of Raytown Zoning Ordinance, as amended
  - e. City of Raytown Comprehensive Plan
  - f. Staff Report on application for May 12, 2016 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 Projects Report**

**8. Set Future Meeting Date – June 2, 2016**

**9. Adjourn**

A. Motion

B. Second

C. Vote

**CITY OF RAYTOWN  
NOTICE OF PUBLIC HEARING**

Application: Request to rezone property from Highway Corridor Commercial (HC) to Low Density Residential (R-1).

Proposed Location: 6812 & 6816 Hunter Street, Raytown, MO 64133

Legal Description: Due to the length of the legal, it is on file and available for review at the offices of the Raytown Development & Public Affairs Department, 10000 East 59th Street, Raytown, M) 64133.

Notice is hereby given that the Raytown Planning and Zoning Commission will hold a public hearing on the above-described application on Thursday, May 12, 2016 at 7:00 p.m., at Raytown City Hall located at 10000 East 59th Street, Raytown, Missouri.

Notice is also hereby given that the Raytown Board of Aldermen will hold a public hearing regarding the above-described application on Tuesday, May 17<sup>th</sup>, 2016 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 22<sup>nd</sup> day of April 2016.



April 25, 2016

### **Notice of Public Hearing**

The City of Raytown Development & Public Affairs Department has received an application seeking to rezone land located at 6812 & 6816 Hunter Street in Raytown, MO from Highway Corridor Commercial (HC) to Low Density Residential (R-1).

A public hearing to consider this rezoning application will be held by the City of Raytown Planning and Zoning Commission on **Thursday, May 12, 2016 7:00 p.m. in the Raytown City Hall Council Chambers located at 10000 East 59<sup>th</sup> Street, Raytown, Missouri**

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described rezoning application on **Tuesday, May 17, 2016 at 7:00 p.m. at 7:00pm Raytown City Hall located at 10000 East 59<sup>th</sup> 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 59<sup>th</sup> Street, by telephone at (816) 737-6011 or by e-mail at [jbenson@raytown.mo.us](mailto: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.

CHARLES CAUTION  
6822 LANE AVE  
RAYTOWN, MO 64133

CHERYL AND GARY RYE  
6819 HUNTER STREET  
RAYTOWN, MO 64133

GREEN 350 HIGHWAY PROERTIES LLC  
2110 FOUNTAIN SQUARE DRIVE #306  
LOMBAR, IL 60148

VERONICA PERKINS WATSON  
11806 E 62<sup>ND</sup> STREET  
KANSAS CITY, MO 64133

BAKUL & PRITI DESAI  
10909 W 128<sup>TH</sup> TERRACE  
OVERLAND PARK, KS 66213

MISSOURI COLLISION REPAIRS SHOPS  
LLC  
9641 DEER RUN STSREET  
LENEXA, KS 66220

MEI I NING  
6816 LANE AVE  
RAYTOWN, MO 66220

JENNIFER SEEM  
10125 HIGHWATY EE  
RICHMOND, MO 64085

JOHN & BEALE WHITAKER  
6812 LANE AVE  
RAYTOWN, MO 64133

CINDY DAVIS  
10328 E 63<sup>RD</sup> STREET APT4  
RAYTOWN, MO 64133

JAMES SAWYER  
338 RAMBLING ACRES DRIVE  
GRAVOIS MILLS, MO 64037

GREEN 350 HIGHWAY PROPERTIES  
2110 FOUNTAIN SQUARE DRIVE #306  
LOMBARD, ILL 60148

SLIFER GALEN & VIRGINIA  
6808 LANE AVE  
RAYTOWN, MO 64133

JENNIFER GRISSOM  
6824 N. CRYSTAL AVE  
KANSAS CITY, MO 64119

MARTHA ROTHROCK  
6806 LANE  
RAYTOWN, MO 64133

WALTER & MARY CHADWICK  
2621 NW LOOKOUT RIDGE  
LEES SUMMIT, MO 64081

RALPH MORAST  
6804 LANE AVE  
RAYTOWN, MO 64133

STEPHEN BROWN  
6805 HUNTER AVE  
RAYTOWN, MO 64133

CTA PROPERTIES  
PO BOX 16687  
KANSAS CITY, MO 64133-0787