

- b. Application Supporting Documents and PowerPoint Presentation.
- 5. Introduction of Application and Power Point by Staff
- 6. Presentation of Application by Applicant
- 7. Enter Additional Relevant Applicant's Exhibits into Record if Necessary
- 8. Request for Public Comment by Chairman
- 9. Additional Staff Comments and Recommendation
- 10. Board Discussion
- 11. Board Decision to Approve, Conditionally Approve or Deny the Application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

8. Other Business: None

8. Set Future Meeting Date – With no applications before it, the next Board of Zoning Adjustment Meeting, scheduled for May 14, 2026, is cancelled. The next Regular Board of Zoning Adjustment Meeting is Scheduled for Thursday, June 11, 2026, at 7:00 PM.

9. Adjourn

**MINUTES
CITY OF RAYTOWN
BOARD OF ZONING ADJUSTMENT
MEETING**

**September 12, 2024
7:00 PM**

**Raytown City Hall
10000 East 59th Street
Raytown, MO 64133**

1. **Welcome by Chairman Riehle.** Chairman Riehle was not present. Mr. Apprill called the meeting to order at 7:00 PM and introduced the Planning & Zoning Coordinator, Shana Kelly.

2. **Roll Call**

Apprill: Present
Riehle: Absent

Walker: Present
Rochester: Present

McDaniel: Present
Tush (Alt): Absent

3. **Approval of December 8, 2022, Meeting Minutes** – The Board voted to approve the minutes of the December 8, 2022, Regular Meeting by 4-0 on a motion by Mr. Rochester and a second by Mr. Walker.

4. **Approval of January 12, 2023, Meeting Minutes** – The Board voted to approve the minutes of the January 12, 2023, Regular Meeting on a motion by Mr. Rochester and a second by Ms. McDaniel.

VOTE: Motion passed 4-0.

5. **Old Business** – None.

6. **New Business:**

A. Election of Chairperson and Vice-Chairperson Mr. Walker made a motion to elect Mr. Riehle as Chairperson. Mr. Rochester seconded the motion.

VOTE: Motion passed 4-0.

The Board suspended the vote for a Vice-Chairperson until the next meeting.

B. Case #: BZA 2024-01, Applicant: Truman Heritage Habitat for Humanity
Request: Requesting the approval of an Exception for Dwellings on Small Lots for the properties listed as Jackson County Parcel ID #'s: 32-740-27-06-00-0-00-000 and 32-740-27-00-0-00-000. This application requests two (2) items:

1. The approval of an Exception for “Dwellings on Small Lots,” as outlined in Section 50-85, for a reduction in the required width for lots in the R-1, Low-Density Residential Zoning District.

2. The approval of an exception for “Dwellings on Small Lots,” as outlined in Section 50-85, for a reduction in the required total lot area for lots in the R-1, Low-Density Residential Zoning District.

1. Introduction of the application.

Mr. Aprill introduced the application.

2. Explanation of ex parte communication regarding this application.

No members reported any ex parte communications regarding these applications.

3. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.

4. Enter additional information into the public record.

In addition to the attachments listed in the Staff Report, an email that was received earlier that day was entered into the public record.

5. Staff Presentation of Applications.

Shana Kelly, Planning & Zoning Coordinator, provided the staff report and Power Point, addressing the background of the request, and purpose of the requested Exception application.

6. Applicant Presentation of Application.

Paul Raddant, the Construction Director for Truman Heritage Habitat for Humanity, provided additional background for the request, explaining more about the work that Habitat for Humanity does.

Mr. Walker asked what happens in the event that the property owner wants to move out of the home. Mr. Raddant responded that they work with the property owner to try and purchase the home back, and that they do everything possible to try and keep it from becoming a rental property, because they believe that home ownership is a very important key to building wealth.

Crystal Martinez, Family Services Director for Truman Heritage Habitat for Humanity, shared more about Habitat for Humanity’s program.

7. Request for Public Comment by Chairman.

William Jennings, resident adjacent to the subject properties, addressed the Board and expressed concerns with the application due to not knowing exactly what the setbacks will be, the length of construction time, and not knowing where his property lines are. Ms. Kelly responded that a setback of eight (8) feet is required to be met. If they are unable to meet this setback, they must return to the Board of Zoning Adjustment and require a setback Variance.

Mr. Rochester suggested that when time comes for construction, a surveyor will come and survey the property. City Attorney, Jennifer Baird, clarified that the surveyor will survey the subject property, not Mr. Jennings'. Mr. Jennings repeated that he wasn't comfortable with the project because he didn't know where his own property lines are and stated that he didn't want to be inconvenienced to help someone else. Mr. Rochester reminded him that these aren't his properties and inquired why he didn't purchase the properties himself. Mr. Jennings stated that he had inquired a few years ago, but he felt that the asking price was too much.

Ms. McDaniels inquired about the eight-foot (8') setback and stated that if each house was constructed according to code, there should be a distance separation of at least 16 feet. Ms. Kelly responded that yes, that is correct.

Isabella Orozco, property owners across the street, stated that they did not receive a neighborhood letter. She expressed concerns about construction bringing people she did not know into the neighborhood, and didn't know how the construction of a new home would affect their property value.

Ms. McDaniels asked if there was a rule regarding how much of the street can be blocked off during construction. Ms. Kelly responded that she would need to ask the Public Works Department because they manage the City rights-of-way, but that she did not imagine that a street would be blocked off for a year for the construction of one home.

Jim Westhusing, resident of 59th Street, stated that he was concerned about the traffic on 59th Street. He stated concerns about the house being crowded on the lot.

Mr. Jason Sneddon stood up and addressed the concerns of the neighbors. He stated that construction vehicles could be parked on the property due to its depth. The construction of a new home in the neighborhood would actually increase the value of the surrounding homes. He stated that currently, the lots are unusable, and that Habitat is paying taxes on, and maintaining, the lots so that the neighborhood can enjoy a green space.

Mr. Apprill asked if there were any other comments. Ms. Baird, City Attorney, noted that the Power Point had not been included in the list of attachments and requested that it be added to the public record.

8. Commission Discussion.

Mr. Apprill suggested that Habitat for Humanity look into different ways to mitigate the construction traffic. Mr. Raddant responded that they sent the neighborhood letters to everyone on the list. He stated that they will design a house that meets the code requirements and that it is not their intention to disrupt the community. Mr. Walker asked what will happen to the property if the application is not able to be constructed on. Mr. Raddant said that he couldn't speak to that, but that it would not be of use to the organization if they aren't able to construct a home.

Mr. Walker mentioned that Habitat for Humanity should bring forward development plans so that the board can see what the house will look like. Ms. Kelly responded that the City of Raytown has specific zoning and building requirements that must be followed and that the aesthetics, the orientation, and the layout of the home cannot be factors that influence the board's decision.

Mr. Apprill asked if they could include a plan for how to deal with the construction. Ms. Kelly asked if it would be sufficient for Habitat to verbally commit to the management of the construction. Ms. McDaniels stated that this isn't what the Board has been asked to vote on this evening. She stated that the purpose of the application is to approve the Exception, not to dictate how they do their job.

9. Commission Decision to Approve, Conditionally Approve, or Deny Application.

Mr. Rochester made a motion to approve the application subject to the two (2) conditions in the staff report. Ms. McDaniels seconded the motion.

VOTE: Motion passed 4-0.

7. Other Business – None.

8. Set Tentative Future Meeting Date – There were no pending applications to be considered for an October meeting, so the next meeting was tentatively scheduled for Thursday, November 14, 2024.

9. Meeting was adjourned at 8:20 PM.



Staff Report

To: City of Raytown, Board of Zoning Adjustment

From: Shana Kelly, Economic Development Administrator

Case #: BZA-2026-01 Request for a Variance

Board of Zoning Adjustment Meeting:
April 30, 2026



Applicant: Patrick Duty – Evolution Homes

Location: The subject property is Lot 7 of the Crownover Acres subdivision, generally located off Blue Ridge Cutoff. The parcel can currently be identified as Parcel ID #: 45-220-03-46-00-0-00-000. A map has been included in the attachments.

Zoning: R-P-2, Medium-Density Residential – Planned District

Ward: 1

Total Land Area: 0.352 Acre

Property Owner: Jackie S Honomichi

Project Summary: The applicant is requesting the approval of a Variance for the reduction of the required front setback from 30-feet to 25-feet for the purpose of constructing a duplex.

Staff Recommendation: Staff recommends **Approval with Conditions** of the application. Conditions are outlined below.

Background Information: Section 50-148 requires a minimum front setback of 30-feet for all development within the R-2, Medium-Density Residential Zoning District. Due to an existing drainage easement and sanitary sewer line in the rear of the property, the applicant is requesting the approval of a Variance to allow for a 25-foot setback rather than the required 30-foot setback, a variance of five feet (5-ft).

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **April 6, 2026**. A copy of the affidavit of publication is included with the



attachments to this report. Letters to Residents and Property Owners were mailed to property owners within 185 feet of the subject property on or before **April 12, 2026**. A copy of the letter is included with the attachments to this report.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	R-1, Low-Density Residential	Single-Family Homes
South:	R-1, Low-Density Residential	Single-Family Homes
East:	R-1, Low-Density Residential	Single-Family Homes
West:	Public Right-of-Way	Blue Ridge Cutoff

Street Classification: Blue Ridge Cutoff is classified as an **Arterial Street**.

Vehicular and Pedestrian Access: Crownover Acres was originally platted to include private street/drive access to all five duplexes, however, since this time, the drive was dedicated as public right-of-way. Due to topography challenges, a sidewalk partial sidewalk has been constructed within the grass island between the drive aisle and Blue Ridge Cutoff. The portion of sidewalk which fronts this lot will be required to be continued with this development.

Factors to Be Considered:

- 1. That the request arises from such condition that is unique to the property in question and that is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant.**

The request arises from a situation that was not caused by the applicant. There is a drainage easement and sanitary sewer line in the rear of the property. The applicant is requesting a variance in order to construct the duplex and stay wholly out of the drainage easement and sanitary sewer line.

- 2. That approval of the application will not adversely affect the rights of adjacent property owners.**

Granting of the five-foot (5-ft) variance will not adversely affect the rights of adjacent property owners.

- 3. That the strict application of the provisions of this chapter of which the exception is requested will constitute unnecessary hardship upon the property owner represented in the application.**

If the application is not granted, it will cause a hardship for the property owner because the proposed duplex will encroach on the drainage easement and sanitary sewer line.



4. That the exception desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

The neighborhood is residential in nature and zoned for duplex homes. The granting of the application will not adversely affect the health, safety, morals, order, convenience, prosperity or general welfare of the public. It will allow for a home to be constructed on property that has been vacant for as long as records indicate, thus improving the neighborhood and providing two homes.

5. That granting the exception desired will not be opposed to the general spirit and intent of this chapter.

As outlined above, the granting of this exception will not be opposed to the general spirit and intent of this chapter but rather will allow it to fulfill its original purpose, which is for the construction of a duplex.

PUBLIC WORKS:

Public Works recommends approval of this Variance application in order to construct the duplex and remain out of the drainage easement and sanitary sewer line.

ATTACHMENTS:

- Zoning Map
- Crownover Acres Landscape & Site Plan - 2020
- 185-ft Buffer Map
- Affidavit of Publication
- Application
- Receipt of Paid Taxes
- Signed Ordinance 2004
- Signed Ordinance 2020
- Street Classification Map
- 1996 Comprehensive Plan – Future Land Use Map

Staff recommends that the Board of Zoning Adjustment **APPROVE** application **BZA-2026-01** subject to the following conditions:



Community Development Department
Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
Phone: 816-737-6014 • Fax: 816-737-6164

1. That development of the site shall be in substantial conformity with the Site Plan submitted to City staff on 10-22-2020 and that all dwelling units shall have a floor area of not less than 1287 square feet as indicated on the site plan.
2. That the finished floor elevation for Lot 7 be as approved by the City when the Lot is developed.
3. That the sidewalk shall be constructed within the portion of the island adjacent to Blue Ridge Cutoff fronting Lot 7 and shall be constructed of concrete.
4. The façade design and exterior materials shall be as approved by the Director of Community Development and shall be consistent with materials and colors used on existing duplexes in the subdivision.
5. That the Landscape Plan be installed in accordance with the Plan submitted to staff on 10-22-2020.



Community Development Department
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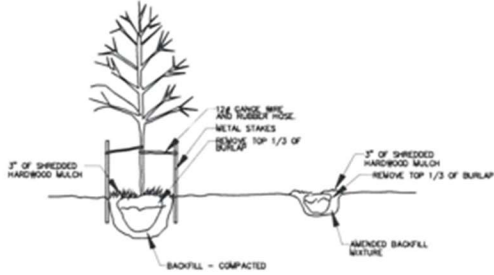
Zoning Map:



Landscape/Site Plan 2020

LANDSCAPING NOTES

1. ALL LANDSCAPE BEDS TO BE AMENDED WITH SOIL CONDITIONER
2. ALL SEED AREAS TO BE SEEDED LATE FALL OR EARLY SPRING
3. ANY EDGING SHALL BE TRENCH OUT EDGING
4. ALL TREES TO BE DOUBLE STAKED



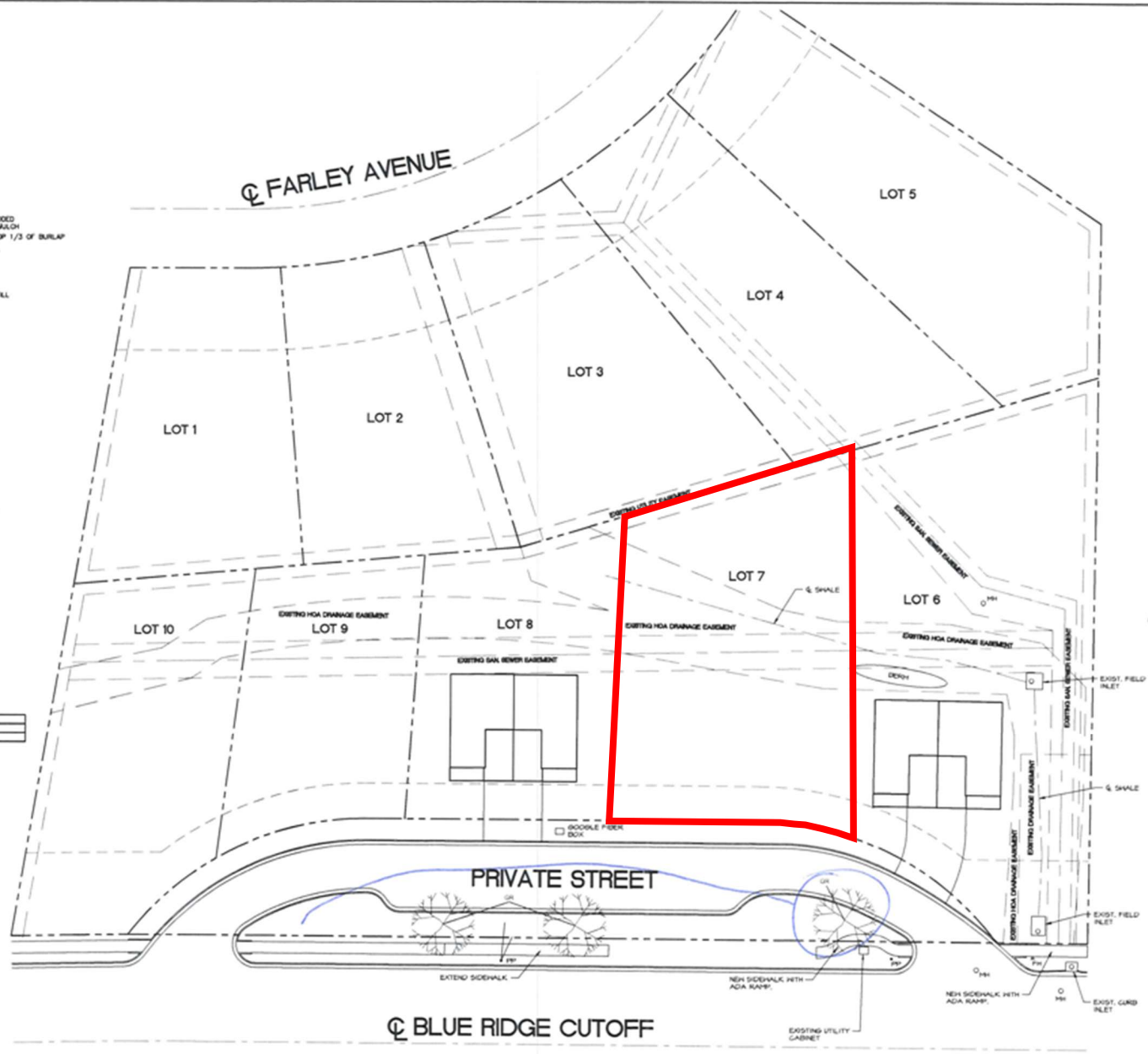
LANDSCAPE PLANTING NOTES

1. Refer to the Engineer's utility and grading and drainage plans for utility location and drainage information. Refer to the Engineer's grading plans for grading information. If actual site conditions vary from what is shown on the plans or if there are discrepancies between the plans, contact the engineer for direction as to how to proceed.
2. If and location of plant materials to be approved by the Authority on the field prior to installation.
3. Individual trees to be planted in the field prior to installation.
4. Verify plant species and sizes. Species/numbers are given as a 1:1 ratio unless otherwise noted. If quantities or plant list differ from graphic indications, their graphics shall prevail.
5. Contact the local underground utility services for utility location and identification.
6. Perform excavation on the vicinity of underground utilities with care and if necessary, by hand. The contractor bears full responsibility for this work and description of damage to utilities shall be reported immediately, and as required by the owner.
7. Fences shall bear same relation to double drains as it does to existing.
8. Trees to be planted in a minimum of 6 inch from face of building in any amount, except as approved by Authority.
9. Provide matching forms and sizes for plant materials in other work areas and size designated on the drawings.
10. Slope and equally space all double drains and drains or designate per these notes and drawings.
11. If rough grades of planter areas shall be 2 inches below adjacent paving or top of wall unless otherwise noted.
12. Provide specified edging on double between planting beds.
13. Mulch surface to be 2 inches thick.
14. 1/2" of and surface to be 1/2" of ball.

GENERAL CONDITIONS NOTES

1. Work performed shall comply with the following:
2. All applicable local, state and federal codes, ordinances and regulations. All codes listed on these drawings and drawings shall be the measure of all work, regulations and requirements adopted by the State of Florida, including all amendments.
3. Verify location of pavement site improvements installed under other contracts. If any part of this plan cannot be followed due to site conditions, contact owner's representative for instructions prior to commencing work.
4. Contact local underground utility services for utility location and identification, prior to commencing work.
5. Perform excavation on the vicinity of underground utilities with care and if necessary, by hand. The contractor bears full responsibility for this work and description of damage to utilities shall be reported immediately, and as required by the owner.

SYMBOL	DESCRIPTION	COMMON NAME	QT	CALENDAR	NOTES
TREE	COMMUNIS PERUVIANA	COCA (MANGROVE)	2	2/20	DROUGHT RESISTANT



LANDSCAPE PLAN
SCALE: 1" = 20'



COPYRIGHT
SOC. ENGR.
DRAWINGS
DUPLICATED
WRITTEN P.
THIS DRAWING
HAS BEEN CHECKED
FOR ACCURACY
EXCEPT FOR THE
LIMITED IN BLOCK
UNLESS OTHERWISE
NOTED

DUPLICES AT LOTS 6 & 8

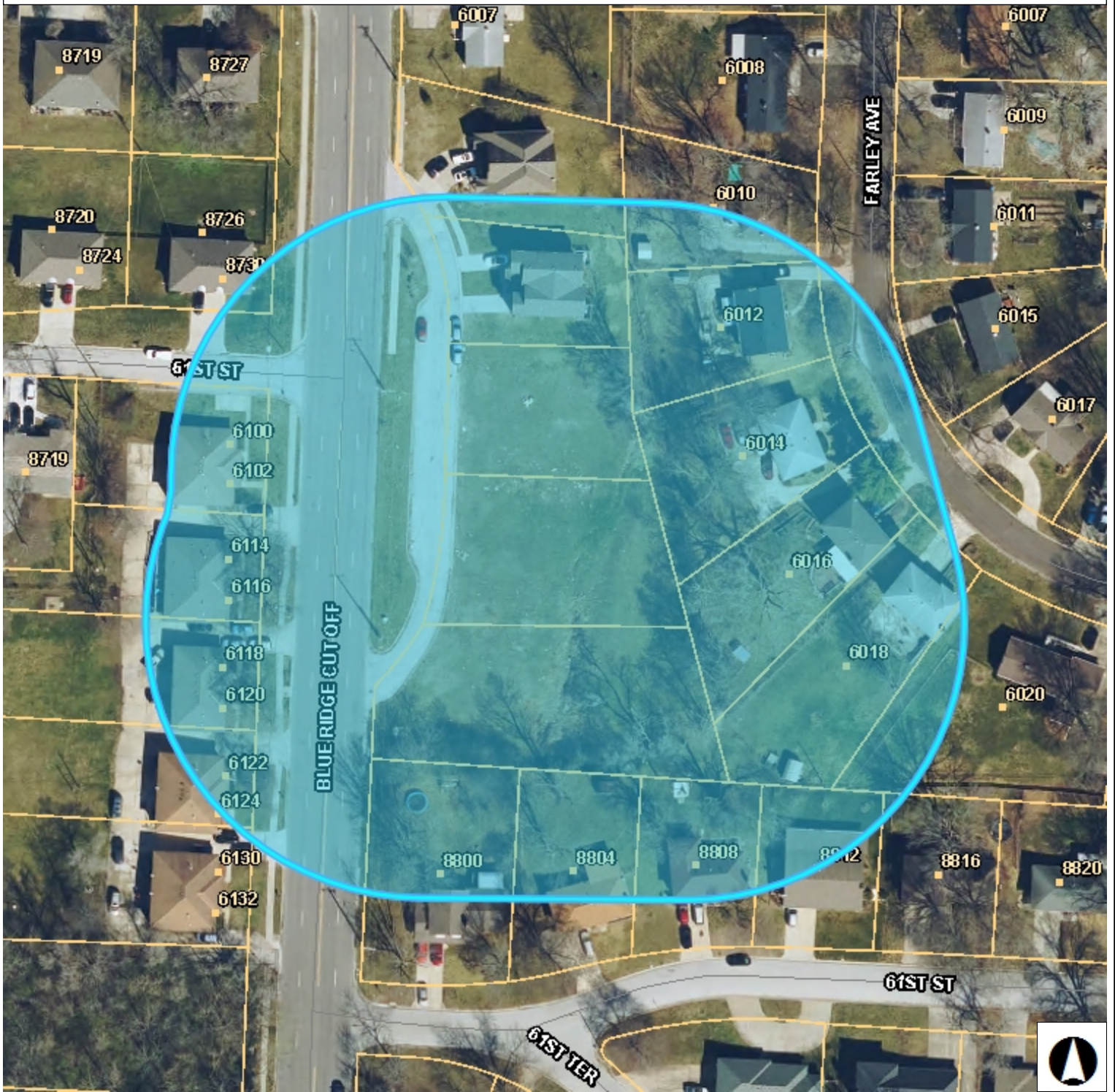


ENGINEERING, INC.

DATE	REVISION
1	
2	
3	
4	

DWG.

6021-6023 Blue Ridge Cut Off



Legend

- Road
- Parcel
- Address Point
- City Limit

Notes

185FT Buffer Map



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

The Daily Record Kansas City
920 Main St
Kansas City, MO, 64105
Phone: 8163841801 Fax: 0

The Daily Record

KANSAS CITY

Affidavit of Publication

To: City of Raytown - Missouri - Michael Stolzle
10000 E 59Th St
Raytown, MO, 64133

Re: Legal Notice 4151031, 6021 Blue Ridge Cutoff and 6023
Blue Ridge Cutoff

State of MO }
County of Jackson County }

Notice of Public Hearings
Affected Properties Jackson County
Parcel ID #:
- 45-220-03-46-00-0-00-000

A public hearing will be heard by the Board of Zoning Adjustment to consider a Variance application to construct a duplex at a reduced front yard setback, from 30-feet to 25-feet. The address of this property is not established but will be known as 6021 Blue Ridge Cutoff and 6023 Blue Ridge Cutoff in Raytown, Missouri. This application is being filed by Patrick Duty of Evolution Homes.

Before the undersigned Notary Public personally appeared Rose Bryant on behalf of The Daily Record Kansas City, Jackson County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 04/06/2026 edition and ending with the 04/06/2026 edition for a total of 1 publications, and that the date of publications were as follows: 04/06/2026.

A public hearing will be held by the Raytown Board of Zoning Adjustment at 7:00pm on Thursday, April 30, 2026. The packet and agenda will be available for view on the City of Raytown website on Thursday, April 23, 2026.


Publishers fee: \$9.60

By: 
Rose Bryant

The public hearing will take place in the Council Chambers at Raytown City Hall located at 10000 E. 59th St. Raytown, MO 64133.

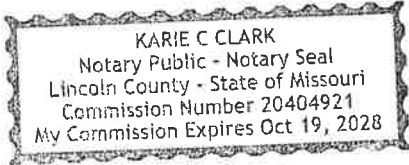
The public is invited to attend the public hearing to ask questions and provide comments. Additional information can be obtained from the Department of Community Development located in Raytown City Hall at 10000 E. 59th Street, by telephone at (816)737-6059 or by email at shanak@raytown.mo.us.

Sworn to me on this 6th day of
April 2026

By: 
Karie C Clark
Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2028

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816)737-6014 no later than 48 hours prior to the applicable public hearing date.

4151031 Jackson Apr. 6, 2026





Planning & Zoning

Planning Application

Community Development
10000 E. 59th Street
Raytown, MO 64133
(816) 737-6014
planning@raytown.mo.us

APPLICATION TYPE

- | | | |
|---|--|--|
| <input type="checkbox"/> Pre-Application | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final Plat | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Lot Split/Combination | <input type="checkbox"/> Appeal |

PROJECT INFORMATION AND LOCATION

Project Name: Honomichl Duplex

Project Address / Location: 6021/6023 Blue Ridge Cutoff Raytown Mo 64153

Square Feet of Building: 3,250 Acreage: .35

Number of Lots/Tracts: 1 Stream Buffer (Y/N): N

Existing Zoning: R-2 Proposed Zoning: No Change R-2

Existing Land Use: Duplex Proposed Land Use: Duplex

BASIC APPLICATION REQUIREMENTS

- | | |
|--|--|
| <input type="checkbox"/> Signed Application Form & Fee Paid | <input type="checkbox"/> Project Narrative |
| <input type="checkbox"/> Warranty Deed | <input type="checkbox"/> Owner/Agent Affidavit |
| <input type="checkbox"/> Tax Statement | <input type="checkbox"/> Legal Description |
| <input type="checkbox"/> Five (5) paper 24" x 36" plans & (1) PDF Copy | <input type="checkbox"/> Variance Supplement |

CONTACT INFORMATION

Applicant

Name: Patrick Duty

Company: Evolution Homes LLC

Address: 1695 NW 515th Rd Kingsville

Phone: 816-550-6723

Email: Evolutionhomes1@outlook.com

Owner

Name: Kenneth Paul Jesse Honomichl

Company: Owner

Address: 7719 Larson Ave KCMO

Phone: 816-550-1379

Email: honomichl55@yahoo.com

Architect / Engineer / Surveyor / Other

Name: Aaron Brown Company: Surveyor Architect

Address: 4334 Quarter Horse Lane Bates City, MO 64011

Phone: 816-588-1178 Email: Aaron.Brown@populus.com

Architect / Engineer / Surveyor / Other

Name: David Onwiler Company: Surveyor

Address: 15118 S. Hamilton Rd Greenwood, MO 64034

Phone: 816-308-1223 Email: onwilercontracting@gmail.com

The applicant hereby agrees that the information provided above is accurate.

Kenneth Paul 3-9-2026
OWNER SIGNATURE DATE

P-D 3/12/26
APPLICANT SIGNATURE DATE



Planning & Zoning

Variance Supplement

Community Development
10000 E. 59th Street
Raytown, MO 64133
(816) 737-6014
planning@raytown.mo.us

Per 50-83(b) of the Raytown Municipal Code, the Board of Zoning Adjustment may grant a variance request upon finding the following conditions have been met:

1. That the variance requested arises from such condition that is unique to the property in question and that is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant;

Lot designed for smaller duplex. Larger duplex encroaches on existing sewer main. Need 25' front setback

2. That the granting of the variance will not adversely affect the rights of adjacent property owners or residents;

Set back does not affect adjacent owners.

3. That the strict application of the provisions of this chapter of which variance is requested will constitute unnecessary hardship on the property owner represented in the application;

The strict application of Sec 50-129(b) will cause unnecessary hardship in that they could not construct the structure.

4. That the variance desired will not adversely affect the public health, safety, morals, order convenience, prosperity or general welfare; and

Will not adversely affect public health, safety, morals, order convenience, prosperity, or general welfare

5. That granting the variance desired will not be opposed to the general spirit and intent of this chapter.

The granting of the variance is not in opposition to the general spirit & intent of this chapter.

Please return this page with the general application page. Failure to include this supplementary page will constitute an incomplete application and may delay the process.



AFFIDAVIT

STATE OF MISSOURI }
COUNTY OF JACKSON }

Property Address: 6021/6023 Blue Ridge Cutoff

Parcel ID: 45220034600000000

I, Kenneth Paul (Name of Property Owner), being duly sworn upon our oath of being of sound mind and legal age, depose and state that:

1 Kenneth Paul (Name of Property Owner), is the owner of property located at approximately 6021/6023 Blue Ridge Cutoff (Address of Property), in the City of Raytown, Missouri, Jackson County.

2. I have the legal authority to bind Patrick Duty/Evolution Homes LLC (Authorized Agent), as the Applicant, the authority to authorize the filing of land use applications on the Property

3. I have authorized Patrick Duty (Authorized Agent) to file an application for a Variance (Conditional Use Permit or Rezoning) on the property described above, and do affirm that I have the authority necessary to grant such.

[Signature]
PROPERTY OWNER SIGNATURE

Kenneth Paul
PRINT NAME OF PROPERTY OWNER

TITLE

Subscribed and sworn to before me this 9 day of March, 2020.

My Commission Expires
10/04/29

Sesily Potter
NOTARY PUBLIC





Planning & Zoning

Planning Application

Community Development
10000 E. 59th Street
Raytown, MO 64133
(816) 737-6014
planning@raytown.mo.us

APPLICATION TYPE

- | | | |
|---|--|--|
| <input type="checkbox"/> Pre-Application | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final Plat | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Lot Split/Combination | <input type="checkbox"/> Appeal |

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 Number of Lots/Tracts: 1 Stream Buffer (Y/N): N
 Existing Zoning: R-2 Proposed Zoning: No Change R-2
 Existing Land Use: Duplex Proposed Land Use: Duplex

BASIC APPLICATION REQUIREMENTS

- | | |
|---|---|
| <input checked="" type="checkbox"/> Signed Application Form & Fee Paid | <input checked="" type="checkbox"/> Project Narrative |
| <input checked="" type="checkbox"/> Warranty Deed | <input checked="" type="checkbox"/> Owner/Agent Affidavit |
| <input checked="" type="checkbox"/> Tax Statement | <input checked="" type="checkbox"/> Legal Description |
| <input checked="" type="checkbox"/> Five (5) paper 24" x 36" plans & (1) PDF Copy | <input checked="" type="checkbox"/> Variance Supplement |

CONTACT INFORMATION

Applicant

Name: Patrick Duty
 Company: Evolution Homes LLC
 Address: 1695 NW 515th Rd Kingsville
 Phone: 816-550-6723
 Email: Evolutionhomes1@outlook.com

Owner

Name: Kenneth Paul Jacke Honomichl
 Company: Owner
 Address: 7719 Larson Ave KCMO
 Phone: 816-550-1379
 Email: honomichl55@yahoo.com

Architect / Engineer / Surveyor / Other

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 Phone: 816-308-1223 Email: onwilercontracting@gmail.com

The applicant hereby agrees that the information provided above is accurate.

Kenneth Paul 3-9-2026
 OWNER SIGNATURE DATE

P-D 3/12/26
 APPLICANT SIGNATURE DATE



AFFIDAVIT

STATE OF MISSOURI }
 }
COUNTY OF JACKSON }

Property Address: 6021/6023 Blue Ridge Cutoff
Parcel ID: 45220034600000000

I, Kenneth Paul (Name of Property Owner), being duly sworn upon our oath of being of sound mind and legal age, depose and state that:

1. Kenneth Paul (Name of Property Owner), is the owner of property located at approximately 6021/6023 Blue Ridge Cutoff (Address of Property), in the City of Raytown, Missouri, Jackson County.

2. I have the legal authority to bind Patrick Duty/Evolution Homes LLC (Authorized Agent), as the Applicant, the authority to authorize the filing of land use applications on the Property

3. I have authorized Patrick Duty (Authorized Agent) to file an application for a Variance (Conditional Use Permit or Rezoning) on the property described above, and do affirm that I have the authority necessary to grant such.

[Signature]
PROPERTY OWNER SIGNATURE
Kenneth Paul
PRINT NAME OF PROPERTY OWNER

TITLE

Subscribed and sworn to before me this 9 day of March 2020.

My Commission Expires
10/04/29

[Signature]
NOTARY PUBLIC





Planning & Zoning

Planning Application

Community Development
10000 E. 59th Street
Raytown, MO 64133
(816) 737-6014
planning@raytown.mo.us

APPLICATION TYPE

- | | | |
|---|--|--|
| <input type="checkbox"/> Pre-Application | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final Plat | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Lot Split/Combination | <input type="checkbox"/> Appeal |

PROJECT INFORMATION AND LOCATION

Project Name: Honomichl Duplex

Project Address / Location: 6021/6023 Blue Ridge Cutoff Raytown Mo 64133

Square Feet of Building: 3,250 Acreage: .35

Number of Lots/Tracts: 1 Stream Buffer (Y/N): N

Existing Zoning: R-2 Proposed Zoning: No Change R-2

Existing Land Use: Duplex Proposed Land Use: Duplex

BASIC APPLICATION REQUIREMENTS

- | | |
|--|--|
| <input type="checkbox"/> Signed Application Form & Fee Paid | <input type="checkbox"/> Project Narrative |
| <input type="checkbox"/> Warranty Deed | <input type="checkbox"/> Owner/Agent Affidavit |
| <input type="checkbox"/> Tax Statement | <input type="checkbox"/> Legal Description |
| <input type="checkbox"/> Five (5) paper 24" x 36" plans & (1) PDF Copy | <input type="checkbox"/> Variance Supplement |

CONTACT INFORMATION

Applicant

Name: Patrick Duty

Company: Evolution Homes LLC

Address: 1695 NW 515th Rd Kingsville

Phone: 816-550-6723

Email: Evolutionhomesl@outlook.com

Owner

Name: Kenneth Paul
Jackie Honomichl

Company: Owner

Address: 7719 Larson Ave KCMO

Phone: 816-550-1379

Email: honomichl55@yahoo.com

Architect / Engineer / Surveyor / Other

Name: Aaron Brown Company: Surveyor Architect

Address: 4334 Quarter Horse Lane Bates City, MO 64011

Phone: 816-508-1178 Email: Aaron.Brown@populous.com

Architect / Engineer / Surveyor / Other

Name: David Onwiler Company: Surveyor

Address: 15118 S. Hamilton Rd Greenwood, MO 64034

Phone: 816-308-1223 Email: onwilercontracting@gmail.com

The applicant hereby agrees that the information provided above is accurate.

Jackie Honomichl
OWNER SIGNATURE DATE 3/7/26

P-D 3/12/26
APPLICANT SIGNATURE DATE



AFFIDAVIT

STATE OF MISSOURI }
COUNTY OF JACKSON }

Property Address: 6021/6023 Blue Ridge Cutoff
Parcel ID: 45220034600000000

I, Jackie S. Honomichl (Name of Property Owner), being duly sworn upon our oath of being of sound mind and legal age, depose and state that:

1. Jackie S. Honomichl (Name of Property Owner), is the owner of property located at approximately 6021/6023 Blue Ridge Cutoff (Address of Property), in the City of Raytown, Missouri, Jackson County.

2. I have the legal authority to bind Patrick Duty/Evolution Homes LLC (Authorized Agent), as the Applicant, the authority to authorize the filing of land use applications on the Property.

3. I have authorized Patrick Duty (Authorized Agent) to file an application for a Variance (Conditional Use Permit or Rezoning) on the property described above, and do affirm that I have the authority necessary to grant such.

Jackie S. Honomichl
PROPERTY OWNER SIGNATURE

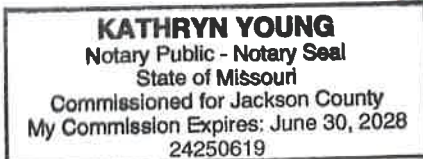
Jackie S. Honomichl
PRINT NAME OF PROPERTY OWNER

Property Owner
TITLE

Subscribed and sworn to before me this 7th day of March, 2020

My Commission Expires 6/30/2028

Kathryn Young
NOTARY PUBLIC





Planning & Zoning

Planning Application

Community Development
10000 E. 59th Street
Raytown, MO 64133
(816) 737-6014
planning@raytown.mo.us

APPLICATION TYPE

- | | | |
|---|--|--|
| <input type="checkbox"/> Pre-Application | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final Plat | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Lot Split/Combination | <input type="checkbox"/> Appeal |

PROJECT INFORMATION AND LOCATION

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Project Address / Location: 6021/6023 Blue Ridge Cutoff Raytown Mo 64133

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Number of Lots/Tracts: 1 Stream Buffer (Y/N): N

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| <input type="checkbox"/> Warranty Deed | <input type="checkbox"/> Owner/Agent Affidavit |
| <input type="checkbox"/> Tax Statement | <input type="checkbox"/> Legal Description |
| <input type="checkbox"/> Five (5) paper 24" x 36" plans & (1) PDF Copy | <input type="checkbox"/> Variance Supplement |

CONTACT INFORMATION

Applicant

Name: Patrick Duty

Company: Evolution Homes LLC

Address: 1695 NW 515th Rd Kingsville

Phone: 816-550-6723

Email: Evolutionhomes1@outlook.com

Owner

Name: Kenneth Paul Jackie Honomichl

Company: Owner

Address: 7719 Carson Ave KCMO

Phone: 816-550-1379

Email: honomichl55@yahoo.com

Architect / Engineer / Surveyor / Other

Name: Aaron Brown Company: Surveyor Architect

Address: 4334 Quarter Horse Lane Bates City, MO 64011

Phone: 816-588-1178 Email: Aaron.Brown@populous.com

Architect / Engineer / Surveyor / Other

Name: David Dwyer Company: Surveyor

Address: 15118 S. Hamilton Rd Greenwood, MO 64034

Phone: 816-308-1223 Email: ddwylercontracting@gmail.com

The applicant hereby agrees that the information provided above is accurate.

Jackie Honomichl
OWNER SIGNATURE DATE
3/7/26

P-D- 3/12/26
APPLICANT SIGNATURE DATE

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI



09/22/2025 4:28 PM
COV FEE: \$24.00 2 PGS

INSTRUMENT NUMBER
2025E0070631

MISSOURI WARRANTY DEED

THIS INDENTURE, Made on September 22, 2025 by and between

Grantor: **Parker ISL, LLC**
OF Jackson COUNTY, Missouri

AND

Grantee: **Jackie S. Honomichi, a single person, Kenneth B. Paul, a single person, and Christina M. Paul, a single person** as joint tenants with the right of survivorship and not as tenants in common
whose mailing address is 7719 Larson Ave Kansas City MO 64138

WITNESSETH: THAT THE SAID GRANTOR, in consideration of the sum of **ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS** to be paid by said grantee(s) (the receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said grantee(s) his/her/their heirs/successors and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of **Jackson** and State of **Missouri**, to-wit:

Legal Description:

Lot 7, CROWNOVER ACRES, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof.

00 NS, Raytown, MO 64133

MISSOURI WARRANTY DEED

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Grantor: **Parker ISL, LLC**
OF Jackson COUNTY, Missouri

AND

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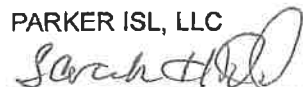
00 NS, Raytown, MO 64133

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

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said grantee(s) and unto his/her/their heirs/successors and assigns forever; the said grantor(s) hereby covenanting that he/she/they lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that he/she/they has/have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by him/her/them or those under whom he/she/they claim; and that he/she/they will warrant and defend the title to the said premises unto the said grantee(s) and unto his/her/their heirs/successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said grantor has/have hereunto set his/her/their hand(s) and seal the day and year above written.

PARKER ISL, LLC



Sarah Mudd
Authorized Signer, Pres/CEO

State of Missouri)
County of Jackson)

On this 22 day of September, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Sarah Mudd, Authorized Signer, Pres/CEO of Parker ISL, LLC, a limited liability company, and that Sarah Mudd executed the foregoing instrument on behalf of said limited liability company, and such person(s) duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office, the day and year last above written.

My Commission Expires: 05/06/2029

Allison Kielty
Notary Public
Allison Kielty
Printed Name



JACKSON COUNTY

415 E. 12th Street Suite 100
 Kansas City, MO 64106
 816-881-3232

Received By: downjol Receipt Number: B25.1635037
 Location: Lockbox Receipt Year: 2025
 Session: 196-75011313-01062026-0 Date Received: 01/02/2026

PAYMENT RECEIPT - DUPLICATE - PublicAccessWS 3/9/2026 10:32:10AM

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining	
Real Property	Bill Number: 11450135 Bill Year: 2025 Installment(s): 1 PIN: 45-220-03-46-00-0-00-000 Interest Date: 12/31/2025 TAG: 022 Primary Owner: HONOMICHI JACKIE S Property Addr: NO ADDRESS ASSIGNED BY CITY Property Desc: CROWNOVER ACRES—LOT 7	798.40	798.40	0.00	0.00	798.40	798.40	0.00	
Totals:		798.40	798.40	0.00	0.00	798.40	798.40	0.00	
Tender Information:		Charge Summary:							
Check		798.40	Real Property						798.40
Total Tendered		798.40	Total Charges						798.40

Thank you for your payment.

Jackson County 415 E. 12th Street Suite 100 Kansas City, MO 64106

By Whom Paid:

HONOMICHI JACKIE S
 7719 LARSON AVE
 KANSAS CITY MO 64138



BALANCE REMAINING	0.00
CHARGES	798.40
PAID	798.40
CHANGE	0.00

BOYKIN BRYAN LAMAR
6114 BLUE RIDGE CTO RAYTOWN
MO 64133

CABY TERRI S
8309 MAYWOOD RAYTOWN MO
64138

CANAVERO DINA
2750 CHERRY ST KANSAS CITY
MO 64108

CAPSTONE EQUITY PARTNERS
LLC
433 N CRESTWAY ST WICHITA KS
67208

CSMA FT LLC
1850 PARKWAY PL STE 900
MARIETTA GA 30067

DD & K PROPERTIES LLC
4125 SW MINNESOTA DR LEES
SUMMIT MO 64082

DD&K PROPERTIES LLC
4125 SW MINNESOTA DR LEES
SUMMIT MO 64082

FLETCHER DONNELL & SHAMAI
8804 E 61ST ST RAYTOWN MO
64133

HOME SFR BORROWER IV LLC
PO BOX 4090 SCOTTSDALE AZ
85261

HONOMICHI JACKIE S
7719 LARSON AVE KANSAS CITY
MO 64138

HOPKINS DAMON II
8816 E 61ST ST RAYTOWN MO
64133

KANSAS CITY REAL ESTATE
INVESTMENT SERVICES LLC
8320 N OAK TFWY STE 223
KANSAS CITY MO 64118

KANSAS CITY REAL ESTATE
INVESTMENT SERVICES LLC
8320 N OAK TFWY STE 223
KANSAS CITY MO 64118

KIRBY SHARON K
6012 FARLEY RAYTOWN MO
64133

LUCAS KEVIN EUGENE
6016 FARLEY AVE RAYTOWN MO
64133

MALLAHAN NICOLE M & ELISHA R
6020 FARLEY AVE RAYTOWN MO
64133

RAGSDALE JEREMY & LORRAINE
6018 FARLEY AVE RAYTOWN MO
64133

SCHELL TYLER
19002 W 99TH ST LENEXA KS
66220

SIMS DELAWN C & KELLEY-SIMS
TIANA L
8808 E 61ST ST KANSAS CITY MO
64133

SPENCER THEODORE W & ENID
R-TRUSTEES
811 NE CHESTNUT LEES SUMMIT
MO 64086

TCFM PROPERTIES LLC
2163 S PARK AVE BUFFALO NY
14220

WHITEHEAD KEVIN S
6010 FARLEY AVE RAYTOWN MO
64133



AFFIDAVIT

STATE OF MISSOURI }
 }
COUNTY OF JACKSON }

Property Address: 6021/6023 Blue Ridge Cutoff

Parcel ID: 45220034600000000

I, Jackie S. Honomichl (Name of Property Owner), being duly sworn upon our oath of being of sound mind and legal age, depose and state that:

1. Jackie S. Honomichl (Name of Property Owner), is the owner of property located at approximately 6021/6023 Blue Ridge Cutoff (Address of Property), in the City of Raytown, Missouri, Jackson County

2. I have the legal authority to bind Patrick Duty/Evolution Homes LLC (Authorized Agent), as the Applicant, the authority to authorize the filing of land use applications on the Property

3. I have authorized Patrick Duty (Authorized Agent) to file an application for a Variance (Conditional Use Permit or Rezoning) on the property described above, and do affirm that I have the authority necessary to grant such

Jackie S. Honomichl
PROPERTY OWNER SIGNATURE

Jackie S. Honomichl
PRINT NAME OF PROPERTY OWNER

Property Owner
TITLE

Subscribed and sworn to before me this 7th day of March 2020

My Commission Expires 6/30/2028

Kathryn Young
NOTARY PUBLIC

KATHRYN YOUNG
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: June 30, 2028
24250619

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI



09/22/2025 4:28 PM
COV FEE: \$24.00 2 PGS

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IN WITNESS WHEREOF, The said grantor has/have hereunto set his/her/their hand(s) and seal the day and year above written.

PARKER ISL, LLC

Sarah Mudd

Sarah Mudd
Authorized Signer, Pres/CEO

State of Missouri)
County of Jackson)

On this 22 day of September, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Sarah Mudd, Authorized Signer, Pres/CEO of Parker ISL, LLC, a limited liability company, and that Sarah Mudd executed the foregoing instrument on behalf of said limited liability company, and such person(s) duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office, the day and year last above written.

Allison Kielty
Notary Public
Allison Kielty
Printed Name

My Commission Expires: 05/06/2029



JACKSON COUNTY

415 E. 12th Street Suite 100
 Kansas City, MO 64106
 816-881-3232

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 Session: 196-75011313-01062026-0 Date Received: 01/02/2026

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Tender Information:		Charge Summary:						
Check		798.40	Real Property					798.40
Total Tendered		798.40	Total Charges					798.40

Jackson County 415 E. 12th Street Suite 100 Kansas City, MO 64106

By Whom Paid:

HONOMICHI JACKIE S
 7719 LARSON AVE
 KANSAS CITY MO 64138



BALANCE REMAINING	0.00
CHARGES	798.40
PAID	798.40
CHANGE	0.00

1 AN ORDINANCE GRANTING A CHANGE IN ZONING CLASSIFICATION ON LAND
2 LOCATED AT GENERALLY ON THE EAST SIDE OF THE 6000 BLOCK OF BLUE
3 RIDGE CUTOFF FROM LOW DENSITY RESIDENTIAL (R-1) TO PLANNED MEDIUM
4 DENSITY RESIDENTIAL (R-P-2), ALL IN ACCORDANCE WITH THE PROVISIONS OF
5 COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF RAYTOWN,
6 MISSOURI.

7
8 WHEREAS, Application PZ-2004-018, submitted by Somerset Development, Inc.,
9 requesting a change in zoning classification from Low Density Residential (R-1) to Planned Medium
10 Density Residential (R-P-2) on land located generally on the east side of the 6000 Block of Blue
11 Ridge Cutoff, was referred to the Planning Commission to hold a public hearing; and,
12

13 WHEREAS, after due public notice in the manner prescribed by law, the Planning
14 Commission held a public hearing for the request on November 4, 2004, and rendered a report to the
15 Board of Aldermen recommending that the zoning requested be approved; and,
16

17 WHEREAS, after due public notice in the manner prescribed by law, the Board of
18 Aldermen held a public hearing on December 7, 2004, and rendered a decision to rezone said
19 property.
20

21 Now therefore, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF
22 RAYTOWN, MISSOURI, AS FOLLOWS:
23

24 Section 1. That the following described property is hereby rezoned from) Low Density
25 Residential (R-1) to Planned Medium Density Residential (R-P-2):
26

27 All of Lots 6, 7, 8, 9, and 10 of Crownover Acres, a subdivision of land in Raytown, Jackson
28 County, Missouri.
29

30 Section 2. That the following conditions of approval apply with regard to the rezoning:
31

- 32 1. That development of the site shall be in substantial conformity with the Site Plan dated 8-
33 18-04 and that all swelling units shall have a floor area of not less than 1287 square feet
34 as indicted on the site plan.
- 35 2. That the existing drainage easement be vacated.
- 36 3. That a private drainage easement be dedicated to the homeowners association.
- 37 4. That the proposed storm water improvements be constructed, prior to the issuance of any
38 building permits for the property.
- 39 5. That the lowest opening of the structures on lots 6 and 7 shall be at least 2 feet higher
40 than the elevation at the top of the drainage channel.
- 41 6. That if an existing tree of at least 2 ½ inch caliper at five (5) feet above the ground level
42 is removed from the area labeled "Wooded Area" or "Heavily Wooded Area" on the
43 landscape plan, it shall be replaced with a tree of at least 2 ½ inch caliper at five (5) feet
44 above ground level at the time of planting and:

- 1 A. The tree shall be a same or similar specie, as approved by the Director of
2 Community Development.
- 3 B. The Director of Community Development shall approve the planting location of
4 the new tree.
- 5
- 6 7. That if remnants of a sewage treatment lagoon are encountered during construction, the
7 remnants shall be disposed of and the property cleaned up in accordance with all
8 applicable city, county and state requirements.
- 9 8. That the private drive shall have a minimum travel lane width of twenty (20) feet.
- 10 9. That the private drive, paralleling Blue Ridge, shall be constructed to the City's street
11 specifications, with concrete curb and gutter and that private driveways in front t of the
12 units shall be constructed of concrete.
- 13 10. That the private drive shall be sufficient o carry the weight of fire apparatus.
- 14 11. That the parking along the private drive shall be allowed only in the inset area located on
15 the east side of the private drive as shown on the Site Plan dated 8-18-04.
- 16 12. That the sidewalk to be constructed on the property shall be located within the access
17 easement for the private drive and shall be constructed of concrete.
- 18 13. That the exterior façade, roof materials, and colors of the units shall be as shown on the
19 attachment titled "Crownover Acres – Color Palette", detailing masonry materials, base
20 colors, trim colors and roofing materials for each of the units.
- 21 14. That the buildings shall be constructed in substantial conformity with the elevation
22 drawings dated 9-01-04, depicting the front, rear and sides of each unit, with the
23 exception that the term "cultured brick" shall be changed to "common brick or face
24 brick".
- 25 15. That the landscaping shall be installed in accordance with the Landscape Plan dated 9-01-
26 04, subject to the requirement that an irrigation system must be installed for the
27 landscaping located between the private drive and Blue Ridge Cutoff.
- 28 16. That an additional utility easement area shall be dedicated near the southwest corner of
29 the property, as depicted on the Easement Plan dated 10-8-04, at the time of platting.

30
31 Section 3. That failure to comply with all of the provisions contained in this ordinance shall
32 constitute violations of both this ordinance and the City's Comprehensive Zoning Regulations.

33
34 Section 4. That all ordinances or parts of ordinances in conflict with this ordinance are
35 hereby repealed.

36
37 Section 5. That this ordinance shall be in full force and effect from and after the
38 date of its passage and approval.

39
40 BE IT REMEMBERED that the above was read two times, and upon final vote taken the 21
41 day of December, 2004, was approved by the Board of Aldermen of the City of
42 Raytown, Jackson County, Missouri upon the following vote:

43

BILL NO. 5844-04 ORDINANCE NO. 4992-04 SECTION NO. XIII

1

Alderman	Aye	Nay	Absent/Abstain
Walters		✓	
Brown	✓		
Wiley	✓		
Aziere	✓		
Kinman	✓		
Melson	✓		
Schlapia	✓		
Hartwell	✓		
Knabe	✓		
Fleming			✓
Tie Vote: Mayor Frank			

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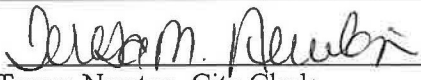
23

24

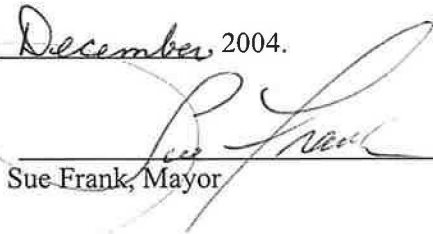
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26

27


Teresa Newton, City Clerk

APPROVED BY THE MAYOR the 21 day of December, 2004.


Sue Frank, Mayor

or:


APPROVED without the Mayor's signature the _____ day of _____, 2004.


or:

APPROVED over the Mayor's veto the _____ day of _____, 2004.

ATTEST:

APPROVED AS TO FORM:


Teresa Newton, City Clerk


Joanne L. Graham, City Attorney

Sponsor(s): The Planning Commission

AN ORDINANCE APPROVING MODIFICATIONS TO THE CONDITIONS OF APPROVAL FOR THE REZONING OF CROWNOVER ACRES SUBDIVISION, PREVIOUSLY APPROVED BY ORDINANCE 4997-04 ON DECEMBER 21, 2004, AND LOCATED IN THE 6000 BLOCK OF BLUE RIDGE CUTOFF IN THE CITY OF RAYTOWN, MISSOURI

WHEREAS, Application PZ-2020-12, duly submitted by Pat Grace of Kansas City Real Estate Investment Services ("Applicant"), for approval of several modifications to the original conditions of approval for Crownover Acres Subdivision, located generally in the 6000 block of Blue Ridge Cutoff in the City of Raytown, Jackson County, Missouri, was referred to the Planning Commission; and

WHEREAS, the Planning Commission considered the application on November 5, 2020, and by a vote of 6 in favor and 0 against rendered a report to the Board of Aldermen recommending that the recommended modifications be approved; and

WHEREAS, the Board of Aldermen opened the public hearing and considered the first reading of the Ordinance at its December 1, 2020 meeting; and

WHEREAS, on December 15, 2020, the Board of Aldermen continued its consideration of the application and finds and declares that the provisions hereinafter contained and enacted are in pursuance of and for the purpose of securing and promoting the public safety, health, and general welfare of persons in the City of Raytown and rendered a decision to approve the requested modifications to the Conditions of Approval for the Rezoning of Crownover Acres Subdivision contained within Ordinance 4997-04, approved on December 21, 2004.

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

SECTION 1 – APPROVAL OF REQUESTED MODIFICATIONS TO CONDITIONS OF APPROVAL. That the requested modifications to the Conditions of Approval for the Rezoning of Crownover Acres Subdivision contained within Ordinance 4997-04, approved on December 21, 2004, are hereby approved as follows:

1. ~~That development of the site shall be in substantial conformity with the Site Plan dated 8-18-04 and that all dwelling units shall have a floor area of not less than 1287 square feet as indicated on the site plan.~~ That development of the site shall be in substantial conformity with the Site Plan submitted to City staff on 10-22-2020 and that all dwelling units shall have a floor area of not less than 1287 square feet as indicated on the site plan.
2. That the existing drainage easement be vacated.
3. That a private drainage easement be dedicated to the homeowners association.
4. That the proposed storm water improvements be constructed, prior to the issuance of any building permits for the property.
5. ~~That the lowest opening of the structures on lots 6 and 7 shall be at least 2 feet higher than the elevation at the top of the drainage channel.~~ That the finished floor elevation for Lot 6 be as represented on the Site Plan submitted to City staff on 10-22-2020, and the finished floor elevation for Lot 7 be as approved by the City when the Lot is developed.

6. ~~That if an existing tree of at least 2 ½ inch caliper at five (5) feet above the ground level is removed from the area labeled "Wooded Area" or "Heavily Wooded Area" on the landscape plan, it shall be replaced with a tree of at least 2 ½ inch caliper at five (5) feet above ground level at the time of planting and:
A. ~~The tree shall be a same or similar specie, as approved by the Director of Community Development.~~
B. ~~The Director of Community Development shall approve the planting location of the new tree.~~~~
7. That if remnants of a sewage treatment lagoon are encountered during construction, the remnants shall be disposed of and the property cleaned up in accordance with all applicable city, county and state requirements.
8. That the private drive shall have a minimum travel lane width of twenty (20) feet.
9. That the private drive, paralleling Blue Ridge, shall be constructed to the City's street specifications, with concrete curb and gutter and that private driveways in front of the units shall be constructed of concrete.
10. That the private drive shall be sufficient to carry the weight of fire apparatus.
11. That the parking along the private drive shall be allowed only in the inset area located on the east side of the private drive as shown on the Site Plan dated 8-18-04.
12. That the sidewalk to be constructed on the property shall be located within the access easement for the private drive and shall be constructed of concrete.
13. ~~That the exterior façade, roof materials, and colors of the units shall be as shown on the attachment titled "Crownover Acres—Color Palette", detailing masonry materials, base colors, trim colors and roofing materials for each of the units. The façade design and exterior materials shall be as approved by the Director of Community Development and shall be consistent with materials and colors used on existing duplexes in the subdivision.~~
14. ~~That the buildings shall be constructed in substantial conformity with the elevation drawings dated 9-01-04, depicting the front, rear and sides of each unit, with the exception that the term "cultured brick" shall be changed to "common brick or face brick".~~
15. ~~That the landscaping shall be installed in accordance with the Landscape Plan dated 9-01-04, subject to the requirement that an irrigation system must be installed for the landscaping located between the private drive and Blue Ridge Cutoff. That the Landscape Plan be installed in accordance with the Plan submitted to staff on 10-22-2020 as redlined.~~
16. That an additional utility easement area shall be dedicated near the southwest corner of the property, as depicted on the Easement Plan dated 10-8-04, at the time of platting.

SECTION 2 – ADDITIONAL CONDITIONS OF APPROVAL. That in addition to the requested modifications to the existing Conditions of Approval for the Rezoning of Crownover Acres Subdivision contained within Ordinance 4997-04, approved on December 21, 2004, the following new conditions of approval are added as contained in the staff report and as approved by the Planning Commission:

1. The sidewalk shall be continued along the island adjacent to Blue Ridge Cutoff, as each unit is constructed, and with ADA ramps at street crossings.
2. The Homes Association was never established and there would be no feasible way for so few lots to contribute enough money into a common fund to provide long term maintenance for the island landscaping, internal driveway and sidewalk, and the drainage way at the rear, and the improvements have already aged several years. In place of the maintenance responsibility by an HoA, maintenance for the island will be the responsibility of each property owner whose property faces the island as if it was part of the front yard of the property. Further, any easements that were originally required to be dedicated to the HoA will instead be dedicated to the City.

- 3. The applicant shall work with the owner of Lot 7 to get permission to access the drainage area and clear out the siltation through the channel behind lots 6 through 8 that has occurred since 2004 so the channel functions with greater efficiency. This condition is highly recommended by the City Engineer.
- 4. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.

SECTION 3 – RECORDING OF THE ORDINANCE. Within thirty (30) days after this Ordinance is adopted by the Board of Aldermen, the Applicant shall record a copy of this Ordinance with the Jackson County Recorder of Deeds office against each of the properties within the Crownover Acres Subdivision and provide Community Development Staff with a copy of the recording information.

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

SECTION 5 – SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

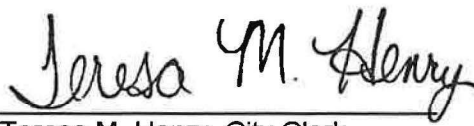
SECTION 6 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 15th day of December, 2020




 Michael McDonough, Mayor

ATTEST:



 Teresa M. Henry, City Clerk

Approved as to Form:



 Jennifer M. Baird, City Attorney



2014-2015

HIGHWAY
ARTERIAL
COLLECTOR

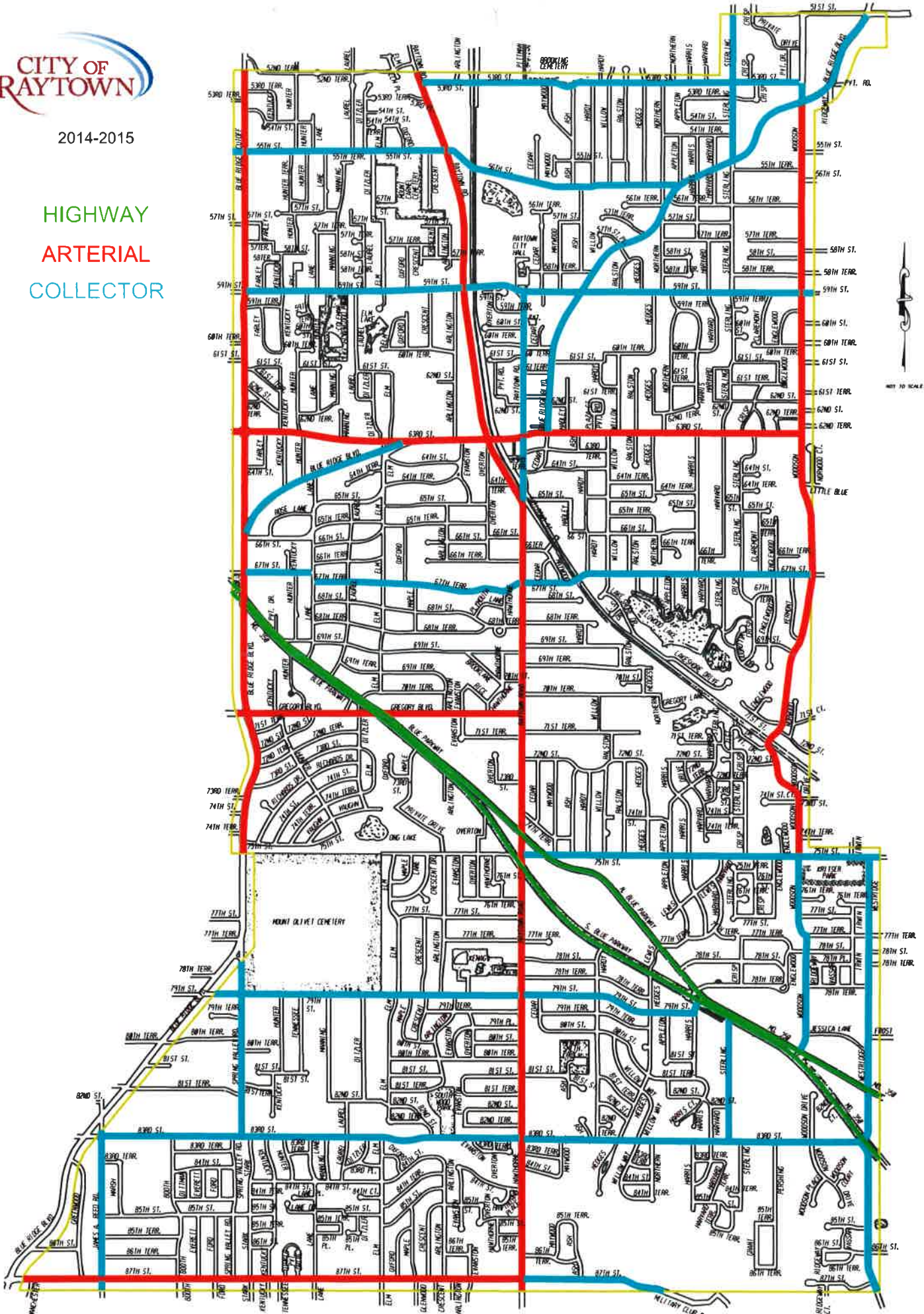


Figure 27: Future Land Use Map

