

**CITY OF RAYTOWN  
PLANNING & ZONING COMMISSION**

**AGENDA**

**April 5, 2018**

**7:00 pm**

**Raytown City Hall**

**Board of Aldermen Chambers**

**10000 East 59<sup>th</sup> Street**

**Raytown, Missouri 64133**

**1. Welcome by Chairperson**

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

Wilson:

Emerson:

Stock:

Bettis:

Robinson:

Lightfoot:

Hartwell:

Dwight:

Meyers:

**3. Approval of February 1, 2018 Meeting Minutes**

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

**4. Old Business**

**5. New Business**

**A. Case No.: PZ-2018-03 (Final Plat for Tidal Wave Auto Spa)**

**Applicant: Jason Roudebush PLS, Olsson Associates**

- 1. Introduction of Application by Chair
- 2. Explanation of any exparte' communication from Commission members regarding the application
- 3. Enter Additional Relevant City Exhibits into the Record:
  - a. Staff report
  - b. Final Plat
  - c. Plat Application
  - d. Plat Checklist
  - e. Staff Review Letter & Applicant Responses
  - f. City of Raytown Zoning Regulations, as amended
  - g. City of Raytown Subdivision Regulations, as amended
  - h. City of Raytown Comprehensive Plan

4. Introduction of Application by Staff
5. Presentation of Application by Applicant
6. Additional Staff Comments and Recommendation
7. Board Discussion
8. Board Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Board Discussion
  - d. Vote

**B. Case No.: PZ-2018-04 (Conditional Use Permit – Vehicle/Equipment Rental)  
Applicant: David Roush, Tint Zone**

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. Staff report
  - B. Conceptual Site Plan
  - C. CUP Application
  - D. Staff Review Letter & Applicant Responses
  - E. Publication of Notice of Public Hearing in Daily Record Newspaper
  - F. Public Hearing Notices mailed to property owners within 185-feet of subject property.
  - G. City of Raytown Zoning Ordinance, as amended
  - H. City of Raytown Comprehensive Plan
5. Explanation of any exparte' communication from Commission members regarding the application
6. Introduction of Application by Staff
7. Request for Public Comment
8. Additional Staff Comments and Recommendation
9. Board Discussion
10. Close Public Hearing
11. Board Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Board Discussion
  - d. Vote

**6. Set Future Meeting Date - Thursday, May 3, 2018 at 7:00 PM**

**7. Adjourn**



# Staff Report

Community Development  
Planning and Development Services

PZ 2018-03

To: City of Raytown Planning and Zoning Commission  
From: Michael Swan, Planning and Zoning Coordinator  
Date: April 5, 2018  
Re: Application for Final Plat  
Agenda Item: 5A

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## PLAT APPLICATION SUMMARY

Applicant: Olsson Associates, Inc.  
Project Contact: Jason Roudebush, PLS  
Property Location: 75<sup>th</sup> Street and Raytown Road – 10001 E. MO-350 Hwy.  
Property Owners: Raytown Wash, Raytown 350 INV Group and Raytown Auto Developers – Block and Company Inc.  
Request: Approval of a final plat for a 1-lot subdivision

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## SITE DATA

Legal Description: All of vacated E. 75<sup>th</sup> Street as vacated by Ordinance No. 5564-18 on March 20, 2018, Part of Lot 5, T.W. Greene Homestead and all of Tract B, RAYTOWN CROSSING – SECOND PLAT, both begin a subdivision of land in the Southwest Quarter of Section 9 and Northwest Quarter of Section 16, in Township 48 North, Range 32 West of the 5<sup>th</sup> Principal Meridian in the City of Raytown, Jackson County, Missouri being bounded and described as follows: Beginning at the Northwest corner of said Lot 5, said corner also being the intersection of the East right-of-way line of Raytown Road, as now established and the Southwesterly right-of-way line of Missouri Highway 350, as now established; thence South 45°49'57" East along said Southwesterly right-of-way line, 359.31 feet to the Northeast corner of said Tract B; thence South 44°10'03" West, along the East line of said Tract B, 48.48 feet (49.91' Plat) to the Southeast corner of said Tract B, said corner also being a point on the West line of Lot 2, said RAYTOWN CROSSING – SECOND PLAT, thence South 03°01'07" West, along said West line, 45.00 feet to a point on the South line of said vacated E. 75<sup>th</sup> Street; thence North 86°42'06" West, along said South line, 232.03 feet to a point on the East right-of-way line, 316.88 feet to the Point of Beginning. Containing 50,831 square feet or 1.17 acres, more or less.

Land Use Data	
Surrounding Zoning	Highway Commercial (HC)
Surrounding Overlay	Highway 350 Design Corridor
Surrounding Land Use	Commercial
Designated Future Land Use	Commercial
Ward(s)	Ward 2
Approximate Land Area	1.17 acres
Roadway Classification	Arterial & State Highway



Figure 1 – Proposed Tidal Wave Auto Spa Subdivision

## **BACKGROUND**

### **SITE DESCRIPTION AND PRESENT USE**

The property to be platted is approximately one acre at the northeast corner of vacated 75<sup>th</sup> Street and Raytown Road. Historically, the site has been occupied by commercial uses such as a gas station and a manual car wash. Currently, the property is vacant. The final plat is proposed as the applicant is seeking to consolidate three parcels so that the site can be redeveloped as a carwash (Tidal Wave Auto Spa).

### **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The surrounding properties are part of an ongoing commercial redevelopment project. The properties to the south were replatted in 2010 and 2016. The neighborhood is a commercial corridor occupied primarily by a variety of commercial uses. MO-350 traverses the area and has an annual average daily traffic (AADT) count of 35,655 vehicles. Beyond the highway commercial corridor, there are traditional, low-density single-family residences.



# Staff Report

Community Development  
Planning and Development Services

## HISTORY

The existing parcels were originally platted in 1918 as part of the T.W. Greene Homestead Subdivision. The parcel was previously occupied by a gas station and self-service car wash. According to Missouri DNR records, all underground storage tanks were removed in May 2005 and a No Further Action (NFA) letter was issued in June 2006. According to City records, all buildings and accessory structures were demolished in 2011.

In 2005, the City of Raytown entered into a development agreement with Raytown 350 INV Group as part of the TIF agreement. Raytown 350 INV Group is the Master Developer of this TIF district. Throughout 2006, MODOT and the City of Raytown participated in the creation of the "350 Highway/ Blue Parkway Corridor Plan", a long-term land use and transportation plan for the redevelopment of the corridor. One goal of the plan was to vacate 75<sup>th</sup> St. right-of-way once the surrounding properties are redeveloped.

Phase 1 (I-HOP) was completed in 2011 and part of Phase II (Freddy's) was completed in 2017. Both properties were platted in 2010 and 2016 respectively. Phase III encompasses the proposed subdivision which will be developed as an automatic auto spa.

In October 2017, a conditional use permit (CUP) was granted to Tidal Wave Auto Spa to allow for the construction of a car wash. In March 2018, the portion of 75<sup>th</sup> Street between Raytown Road and the west line of Lot 2, Raytown Crossing – Second Plat was vacated by the Board of Aldermen.

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## FINDINGS OF FACT

### 1. Consistency with the approved preliminary plat

A preliminary plat for the entire Raytown Crossing redevelopment was approved by the Planning and Zoning Commission in August 2010. The final plat is consistent with the approved preliminary plat as well as the site plan approved for the Conditional Use Permit of Tidal Wave Auto Spa in November 2017.

### 2. Conformance to the City of Raytown Ordinances

Staff has reviewed the submitted final plat with respect to the City of Raytown Subdivision Regulations (Chapter 38) and Zoning Regulations (Chapter 50). Staff has determined that the plat contains all necessary information as required by the Subdivision and Zoning regulations.

### 3. Suitability of the land for subdivision development

Denoted as Lot 4 (Phase III redevelopment) on the preliminary plat, the site was intended to be redeveloped as a retail/restaurant pad site. The proposed use, an auto spa, is a better fit given the lot size and irregular shape of the proposed one-lot subdivision. The proposed lot meets the land use requirements of the HC zoning class. The property is suitable for development as it was previously developed and existing streets, utilities and public facilities are available to the site.

### 4. Consistency with adjoining uses and platted property

All adjoining, existing uses are commercial properties with lots comparable in size and development consistent with the Highway 350 Corridor Design Standards. All surrounding parcels in the development area are zoned Highway Commercial (HC) and have been



# Staff Report

Community Development  
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platted with the exception of a parcel owned by an advertising company that is occupied by a single billboard sign.

## 5. Adequacy of public facilities and utilities to serve the proposed development

All necessary utilities are available as the site was previously occupied by commercial uses. Additionally, the developer will provide several public improvements for this redevelopment project. Vacated 75<sup>th</sup> Street will be retained as a 45 ft. utility easement.

Water: There is an existing water main along vacated 75<sup>th</sup> Street and Raytown Road. Water will be provided by Jackson County PWSD #2.

Sanitary Sewer: There is an existing sanitary sewer main along vacated 75<sup>th</sup> Street and Raytown Road. The sanitary sewer easement along MO-350 will be vacated will be vacated with the signing of this final plat.

Storm Sewer: There are existing storm sewer lines located along Raytown Road and westbound MO-350.

Streets: The property will be accessible via the private drive (vacated 75<sup>th</sup> Street) that is included in this one-lot subdivision. The private drive has a primary access point at Raytown Road which will be converted into a right-in/right-out intersection. Additionally, traffic can access westbound MO-350 via said private drive as well as other properties within the Raytown Crossing development. The existing curb cuts along Raytown Road and MO-350 will be removed during development of this parcel.

Sidewalks/Curb & Gutter: The developer will construct an 8ft sidewalk along Raytown Rd., a 5ft sidewalk along West MO-350, and curb & gutter along the perimeter of the property.

Construction of these improvements is subject to approval of engineering plans by the City of Raytown Public Works Department and the Missouri Department of Transportation for those improvements located within the MO-350 right-of-way.

## 6. Consideration of planning principles on site including lot layout and topography

The topography of the site does not present any issues. Lot layout is in accordance with sound land-use planning principles and is logical given the irregular shape of the parcels. The new access configuration promotes safer access to the proposed lot. As 75<sup>th</sup> Street has been vacated, cross access easements have been created between all property owners in the Raytown Crossings development to provide ingress and egress to said parties along the private drive. The new development, Tidal Wave Auto Spa, will be responsible for the maintenance of the private drive. A gateway sign easement will be dedicated to the City to place a new gateway sign at this prominent intersection per the recommendation of the Highway 350 Corridor Plan.

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## RECOMMENDATION

Staff recommends approval of Case No. PZ 2018-03, Final Plat – Tidal Wave Auto Spa. subject to the following conditions:

1. The City shall receive recorded copies of deeds of transfer showing that the developer owns all of the private drive prior to the signing of the plat.
2. The City shall receive recorded copies of signed access agreements prior to the signing of the plat.
3. All public improvements shall be completed prior to final approval and recording of plat.

# TRANSMITTAL

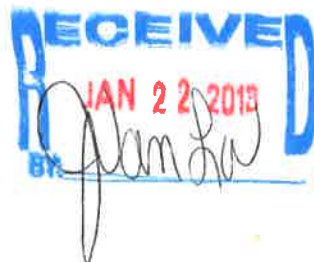
	Overnight
	Regular Mail
	Hand Delivery
<b>X</b>	Courier

<b>TO:</b>	Planning and Zoning	<b>DATE:</b>	January 23, 2018
<b>ADDRESS:</b>	City of Raytown 10000 East 59 <sup>th</sup> Street Raytown, MO 64133	<b>PROJECT #:</b>	017-2721
<b>FROM:</b>	Jason Roudebush, PLS	<b>PHASE:</b>	600
<b>RE:</b>	Tidal Wave Auto Spa	<b>TASK:</b>	600001

QUANTITY	DESCRIPTION
1	Application for Final Plat
1	Check no. 1118 in the amount of \$103.00
1	Title Report
8	Copies of the Final Plat

REMARKS:		
<input checked="" type="checkbox"/>	For your approval	<b>NOTES:</b>
<input type="checkbox"/>	For your use	
<input type="checkbox"/>	As requested	
<input type="checkbox"/>	For review & comment	
<input type="checkbox"/>	Other	
<input type="checkbox"/>	Comments	

CC: File



Case Number 2018-03  
Date Received 01/24/18  
Fee Paid \$100.00 + \$3.00/lot

## City of Raytown Application for Final Plat

- Name, address and phone number of property owner(s):  
~~TW Raytown Real Estate, LLC~~  
~~124 Thompson Street~~  
~~Thomaston, GA 30286~~  
~~706 975 5945~~  
\_\_\_\_\_  
\_\_\_\_\_
- Name, address, phone and fax numbers of engineer(s) or surveyor(s) preparing the plat:  
Olsson Associates, Inc.  
Jason Bourdebush  
1301 Burlington #100  
North Kansas City MO 64116  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Name, address and phone number of developer(s):  
SHJ Construction Group  
124 East Thompson Street  
Thomaston, Georgia 30286  
706 647 0414  
\_\_\_\_\_  
\_\_\_\_\_
- Legal description of the land to be subdivided (please attach a deed showing the legal description and the ownership of the tract(s) on a separate sheet).  
Attached Title Report - To be Transferred as one owner @ closing.
- Approximate street address or location:  
10001 East MO 350 Hwy., Raytown, MO 64133  
\_\_\_\_\_  
\_\_\_\_\_
- Name of proposed subdivision:  
Tidal Wave Auto Spa  
\_\_\_\_\_  
\_\_\_\_\_
- We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all the information contained therein is true and correct (signatures of property owners). developer



Scott Blackstock, Owner  
SHJ Construction Group

8. Site Characteristics

A. Total acreage of subdivision:

46,322 SQ FT. 1.06 AC

E. Total number of lots:

1

B. Acreage this phase (if applicable):

N/A

F. Lots this phase (if applicable):

N/A

C. Current zoning classification:

HC

G. Lot Area

Maximum: \_\_\_\_\_

D. Proposed zoning classification (if applicable):  
\_\_\_\_\_

Minimum: \_\_\_\_\_

Average: \_\_\_\_\_

9. Public Improvements

Public improvements are required for subdivisions of land in Raytown, such as public roadways, sidewalks, water, sanitary sewer, storm sewer, etc. All improvements must be constructed to City standards.

A. Streets:

Classification (local, collector or arterial): \_\_\_\_\_

Proposed surface material: \_\_\_\_\_

Length of roadway: \_\_\_\_\_

Maximum grade: \_\_\_\_\_



How will the configuration of streets in this development fit with the transportation network of Raytown? How will the traffic generated from this development affect the traffic circulation in the area? Explain in detail on separate sheets.

B. Will this development be served by public water? Yes

C. Will this development be served by public sanitary sewer? Yes

- D. Will this development be served by public storm sewer? Yes
- E. Describe the drainage plan for this development, including any easements. Please attach a separate sheet. Subject property served by existing storm sewer and off-site detention basin
- F. Will parkland or green space be dedicated? No, but will incl. sign esmt. to the City of Raytown

### 10. Construction Guarantee

The City of Raytown Subdivision Regulations offer 4 options for construction of public improvements within the City. Developers must indicate the options elected.

**Option 1:** Complete all required public improvements prior to Board of Aldermen final approval and recording of the plat.

**Option 2:** Post a performance bond to the benefit of the City in the amount of the remaining construction costs. Bonds are presented to the Board of Aldermen with the final plat.

**Option 3:** Enter into an escrow agreement for the remaining construction costs. Escrow agreements are presented to the Board of Aldermen with the final plat.

**Option 4:** Delay construction or bonding until final approval, upon which an escrow agreement or performance bond for 110% of the construction costs must be submitted.

**All public improvements must be inspected.** No Certificates of Occupancy will be issued before final approval of the public improvements. Developers must file a maintenance bond for 25% of the cost of construction to run for 2 years before acceptance of the improvements by the Raytown Board of Aldermen.

Option selected for street construction: Option 1

Option selected for sanitary sewer construction: N/A

Option selected for storm sewer construction: Option 1

Option selected for other construction: \_\_\_\_\_

Option selected for other construction: \_\_\_\_\_

Have construction plans for the improvements been submitted to the Community

Development Department? Yes

## 11. Required Submittals

**Eight (8)** copies of the plat are required for initial review by staff and the utilities serving the proposed development. Upon review, a letter detailing any required revisions will be released. Ten (10) days prior to the Planning Commission meeting copies of the revised plat must be submitted in the following formats: **Twenty Five (25)** full size folded paper copies and an electronic copy.

Unless Option 4 is selected, construction plans for the City maintained public improvements must be submitted and approved before the final plat can be placed on the agenda of the Planning Commission. Streets, streetlights, sidewalks, sanitary sewer, and storm sewer must be designed in accordance with the most current APWA regulations. In addition, Missouri Department of Natural Resources must approve water and sanitary sewer lines. Copies of letters of authorization from the Department of Natural Resources should be provided to the Raytown Public Works Department. Developers must also submit **two (2) sets of construction plans** to the Raytown Public Works Department and an electronic copy of the plans.

The Raytown Planning Commission may approve, conditionally approve or deny the plat. If the plat is approved or conditionally approved, the plat may be presented to the Board of Aldermen. Additional copies will be required at that time, along with any required plat revisions or submittals associated with the construction of the public improvements. Following approval of the final plat by the Board of Aldermen **three (3) mylar copies, five (5) paper copies** of the approved final plat need to be provided to the Community Development Department all of which need to have been signed by the applicable property owners. The City will then apply the applicable signatures from city officials to each copy of the approved final plat. When all copies of the final plat have been signed the signed final plats shall be provide to the applicant for recording. **Following recording, one mylar copy and two paper copies of the recorded final plat will need to be returned to the Community Development Department.**

Further information is available at the Raytown Community Development Department at 816-737-6010.



**Community Development Department**

10000 E 59<sup>th</sup> Street

Raytown, MO 64133-3993

Phone: 816-737-6059 Fax: 816-737-6164

Email: [mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

**Planning & Zoning Review**

February 7, 2018

Case Number	2018-03
Project	Final Plat
Applicant	Olsson Associates
Zoning	HC

Mr. Roudebush:

The City of Raytown Joint Review Committee has reviewed the Final Plat for Tidal Wave Auto Spa and has the following comments:

1. Correct Legal Descriptions for existing Tract I and Tract II
2. Correct Title of Survey to add SW ¼ of Section 16
3. Correct Recommended Property Description to include SW ¼ of Section 16
4. Replace John Benson signature block with "Ray Haydaripoor – Director of Community Development"
5. Correct Floodplain FIRM map: 29095C0402G 01/20/2017
6. Indicate 10'x10' Sign Easement to City of Raytown and add note of Sign Easement
7. Indicate 10' Sanitary Sewer Easement (Book 1389 Page 0663) to be vacated and add note to vacate said SSE
8. Indicate Building Setback Lines (25' – Raytown Road, 10' – all other property lines)
9. Indicate vacated 75<sup>th</sup> Street as 45' Utility Easement
10. Indicate Access Easement for vacated 75<sup>th</sup> Street
11. Make note of maintenance and access agreement
12. Easement Dedication: "An easement is hereby granted to The City of Raytown, MO *and its franchised utilities.*"

Please make these revisions and submit new copies of the final plat by **Thursday, February 22<sup>nd</sup> 12:00pm**. Do not hesitate to contact us with any questions regarding this review letter.

Sincerely,

**Michael Swam**  
**Planning & Zoning Coordinator**  
 10000 E 59<sup>th</sup> St.  
 Raytown, MO 64133-3993  
 816-737-6059  
[mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)



**Community Development Department**

10000 E 59<sup>th</sup> Street  
Raytown, MO 64133-3993  
Phone: 816-737-6059 Fax: 816-737-6164  
Email: [mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

**Planning & Zoning – Case Continued**

February 21, 2018

Case Number	2018-03
Project	Final Plat for Tidal Wave Auto Spa
Applicant	Olsson Associates
Zoning	HC

Mr. Roudebush:

This letter is to confirm that PZ 2018-03, Final Plat for Tidal Wave Auto Spa, originally scheduled to be heard at the March 1<sup>st</sup> Planning and Zoning Commission meeting has been continued to the April 5<sup>th</sup> Planning and Zoning Commission meeting.

Please ensure that the following items are received by **Tuesday, March 27<sup>th</sup> 2018 at 5:00pm** to ensure that the case will be heard at the April meeting:

1. Signature of current property owner on Final Plat Application
2. Confirmation of applicant owning entire lot to be platted (i.e. all of vacated 75<sup>th</sup> Street)
3. Updated plat with revisions from PZ Review Letter (02/07/2018)
4. Note on plat regarding (recorded) vacation of 75<sup>th</sup> Street

The PZ Review letter from February 7<sup>th</sup> is missing one additional note:

- Add signature block for Planning and Zoning Commission – Chairman – Kevin Wilson and Planning and Zoning Commission – Secretary – Dee Ann Stock

Sincerely,

**Michael Swan**  
Planning & Zoning Coordinator  
10000 E 59<sup>th</sup> St.  
Raytown, MO 64133-3993  
816-737-6059  
[mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)



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

**FINAL PLAT PERMIT**


<b>PERMIT #:</b> 20181729	<b>DATE ISSUED:</b> 1/29/2018
	<b>MUST COMMENCE BY:</b> 1/29/2019
<b>JOB ADDRESS:</b> 10000 E 350 HIGHWAY	<b>LOT #:</b>
<b>SUBDIVISION:</b>	<b>BLK #:</b>
<b>OWNER:</b> TIDAL WAVE AUTO SPA	<b>CONTRACTOR:</b> TIDAL WAVE AUTO SPA
<b>ADDRESS:</b> 124 THOMPSON STREET	<b>ADDRESS:</b> 124 THOMPSON STREET
<b>CITY, STATE ZIP:</b> THOMASTON GA 30286	<b>CITY, STATE ZIP:</b> THOMASTON GA 30286
<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> FINAL PLAT	

FEE CODE	DESCRIPTION	AMOUNT
PZ-04	FINAL PLATS/PER LOT	\$ 103.00
<b>TOTAL</b>		<b>\$ 103.00</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.


1/29/18

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Issued By: \_\_\_\_\_ Date: \_\_\_\_\_ Applicant: \_\_\_\_\_ Date: \_\_\_\_\_



**Final Plat Checklist**

**Subdivision Name:**

Tidal Wave Auto Spa

**Property Owner / Developer Name:**

Olsen Associates, Inc.

**Address:**

10001 E. MO-350 Hwy.  
Raytown, MO 64138

**Phone Number:**

816.567.4320 / 816.299.4353

**Email Address:**

jroudebush@olsenassociates.com

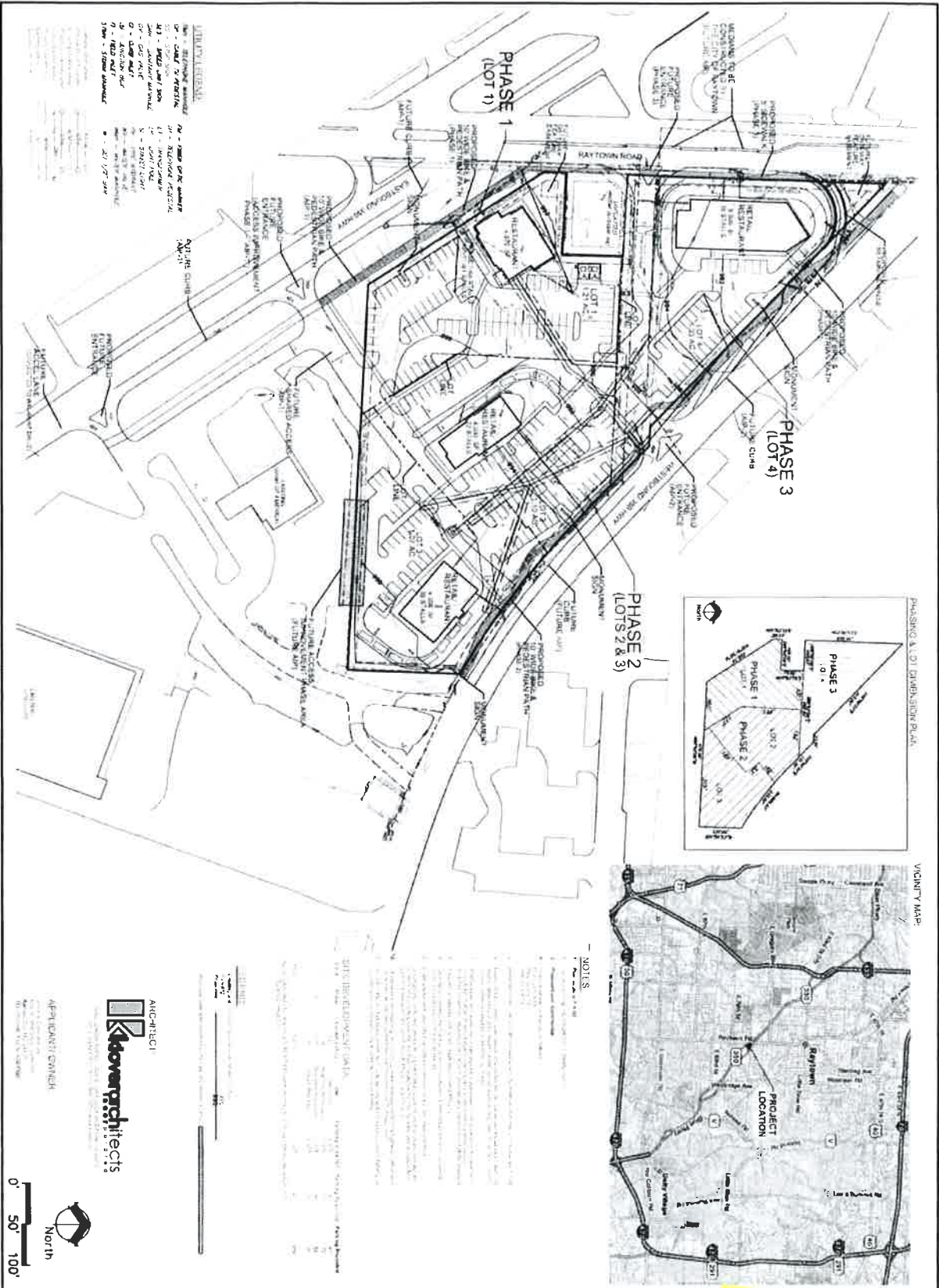
**Submission:** After approval of the preliminary plat, if applicable, the subdivider must prepare and submit to city staff for review eight copies of the proposed final plat together with other supplementary information and certificates. A staff reviewed and approved copy of the Fifteen copies of the staff approved final plat must be submitted to the Director of Development and Public Affairs at least eight (8) days prior to the regular meeting of the commission.

**Form:** The final plat prepared to be recorded must be provided on sheets of at least 16.25 inches by 19 inches, but must not exceed 23 inches by 36 inches. Each sheet must have a 1.25-inch binding edge along the 23-inch dimension and a one-quarter-inch border along all other sides. Where the proposed plat is of unusual size, the final plat must be submitted on two or

more sheets of the same dimensions. If more than two sheets are required, an index sheet of the same dimensions must be filed to show the entire development at a smaller scale.

Final Plat Checklist	Yes	No	N/A
1. 5 copies of the final plat submitted for staff review.	X		
2. Application fee of \$100 plus \$3.00 per lot has been paid.	X		
3. Final Plat is drawn at a scale of no less than "1 inch=100 feet", with north point provided.	X		
4. Name of the subdivision is shown (not to be duplicate or too closely approximate the name of any existing subdivision).	X		
5. Location by section, township, range, county and state, and including descriptive boundaries which must be mathematically close.	X		
6. All calculations are furnished showing bearings and distances of all boundary lines and lot lines. 7. Lots are numbered clearly. If blocks are to be numbered or lettered, they are shown clearly in the center of the block.	X		
8. Location of boundaries are shown in reference to existing official monuments or the nearest established street lines, including true angles and distances to such reference points or monuments.	X		
9. Location of lots, streets, public highways, alleys, parks and features with accurate dimensions in feet and decimals of feet, with the length of radii and/or arcs of all curves, and with all other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all angle points and points of curve to lot lines.	X		
10. The exact locations, widths, and names of all streets to be dedicated are clearly labeled.	X		X
11. Location and width of all easements to be dedicated are clearly labeled.		X	
12. Boundary lines and descriptions of boundary lines of any areas other than streets and alleys which are to be dedicated or reserved for public use are clearly labeled.			X
13. Building setback lines are labeled on front and side streets with dimensions.		X	
14. The name and address of the developer and surveyor making the plat are provided.	X		

15. A statement dedicating all easements is provided.		X	
16. A statement dedicating all streets, alleys and other public areas not previously dedicated.		X	
17. Streets to be dedicated are clearly labeled, including the grades thereon.			X
18. A certification is provided from the subdivider that after approval of the final plat, but prior to signature by the city clerk, they will satisfy all outstanding city and county tax and special assessments on all property within the proposed subdivision.			X
19. Any private restrictions affecting the subdivision or any part thereof for future reference by the city are provided.			
20. Plan and profiles of all proposed storm and sanitary sewers, with necessary calculations based on minimum design criteria, are provided.			
21. All construction plans are provided on standards 22- or 24-inch by 36-inch plan and profile sheets.			X
22. Two additional copies of the sanitary sewer plan are furnished for submission to the state.			
23. A plan and profile of all interior and peripheral streets to be established in accordance with community development criteria is provided.			X
24. Additional comments and questions:			



- LEGEND**
- 1" = 100' SCALE
  - 2" = 100' SCALE
  - 3" = 100' SCALE
  - 4" = 100' SCALE
  - 5" = 100' SCALE
  - 6" = 100' SCALE
  - 7" = 100' SCALE
  - 8" = 100' SCALE
  - 9" = 100' SCALE
  - 10" = 100' SCALE
  - 11" = 100' SCALE
  - 12" = 100' SCALE
  - 13" = 100' SCALE
  - 14" = 100' SCALE
  - 15" = 100' SCALE
  - 16" = 100' SCALE
  - 17" = 100' SCALE
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  - 49" = 100' SCALE
  - 50" = 100' SCALE

**ARCHITECT**  
**Kovach Architects**  
 10000 E. 11th Street  
 Suite 100  
 Raytown, MO 64133  
 Phone: (816) 335-1111  
 Fax: (816) 335-1112  
 Email: info@kovacharchitects.com

**APPLICANT CENTER**  
 10000 E. 11th Street  
 Suite 100  
 Raytown, MO 64133  
 Phone: (816) 335-1111  
 Fax: (816) 335-1112  
 Email: info@kovacharchitects.com

**SCALE**  
 1" = 100'

**North**

<p><b>PRELIMINARY PLAT</b></p> <p><b>RAYTOWN CROSSING EAST</b>          DISTRICT HC          RAYTOWN, JACKSON COUNTY, MISSOURI</p>		<p>Submitted to City</p> <p>Revised per staff comment</p> <p>Revised per staff comment</p>	<p>Case/Crd No.</p> <p>Date</p>
<p>Submitted By: JLN</p> <p>Checked By: JLN</p> <p>Drawn By: JLN</p> <p>Scale: 1" = 100'</p> <p>Sheet No.: 1</p>	<p>DATE: 06-01-10</p> <p>DATE: 07-08-10</p> <p>DATE: 09-23-10</p>	<p>DATE: 06-01-10</p> <p>DATE: 07-08-10</p> <p>DATE: 09-23-10</p>	<p>DATE: 06-01-10</p> <p>DATE: 07-08-10</p> <p>DATE: 09-23-10</p>

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
09/27/2005 11:17:02 AM  
INSTRUMENT TYPE: LD FEE: \$30.00 4 Pages



INSTRUMENT NUMBER/BOOK & PAGE:

200510085158

ROBERT T. KELLY, DIRECTOR OF RECORDS

## MISSOURI WARRANTY DEED

(Multiple Grantors Conveying to a Corp/LLC/Partnership)

File Number: 205090677  
Stewart Title of Kansas City, Inc.

THIS INDENTURE, made on September 26, 2005, by and between James H. Thompson and Earlene Thompson, husband and wife, of the County of Jackson, State of Missouri, Grantors, and Raytown Wash, LLC, a LLC, Grantee. Grantee's mailing address is: 605 W 47th Street Ste 200, Kansas City, MO 64112

WITNESSETH, THAT THE SAID GRANTORS, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them paid by the said GRANTEE (the receipt of which is hereby acknowledged) do by these presents GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto the said GRANTEE, its 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:

### SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantee and unto its successors and assigns forever; the said Grantors hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed, that they have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by them or those under whom they claim; and that they will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year above written.

James H. Thompson (Seal) Earlene Thompson (Seal)  
James H. Thompson Earlene Thompson  
By James H. Thompson Power of  
Attorney in fact (Seal)

STATE OF Missouri  
COUNTY OF Jackson

On this September 26, 2005, before me, Robi Brown, a Notary Public in and for said state, personally appeared James H. Thompson and <sup>a married person</sup> Earlene Thompson, husband and wife, known to me to be the persons who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

Robi Brown  
Notary Public Robi Brown

My commission expires:

ROBI BROWN  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Jackson County  
My Commission Expires Nov. 19, 2005

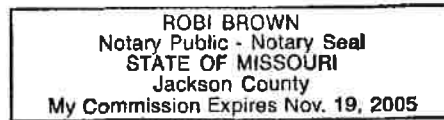
STATE OF Missouri )  
 ) ss.  
COUNTY OF Jackson )

On this 26 day of September, 2005, before me, the undersigned, a Notary Public in and for said state, personally appeared James W Thompson, to me known to be the person who executed the foregoing instrument as attorney-in-fact on behalf of Carlene Thompson (the "Principal"), and acknowledged that he executed the same for the purposes therein stated as the free act and deed of said Principal.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

  
\_\_\_\_\_  
Notary Public  
Typed Name: \_\_\_\_\_

My Commission Expires:



## EXHIBIT A

All that part of Lot 5, SUBDIVISION OF T.W. GREENE HOMESTEAD, a subdivision of land in Raytown, Jackson County, Missouri, as shown on the recorded plat thereof on file and of record in the Office of the Recorder of Deeds at Independence, described as follows: Beginning at a point on the Easterly right-of-way line of Raytown Road, as now established, said point being also 10.00 feet North right-of-way of 75th Street, as now established; thence Northeasterly, a distance of 47.93 feet to a point 60.00 feet East of the West line of said Section and 79.00 feet North of the South line of said Section; thence East and parallel with the South line of said Section, a distance of 100.00 feet to a point 79.00 feet North of the South line of said Section; thence Northeasterly, a distance of 82.92 feet, more or less to a point on the Southwesterly right-of-way line of Highway 350 (formerly Highway No. 50), as now established; thence Southeasterly and at right angles to the last described course and along said Southwesterly right-of-way line of Highway No. 350, a distance of 178.76 feet to the point of intersection of the North right-of-way line of said 75th Street with the Southwesterly right-of-way line of Highway 350; thence West and along said North right-of-way line, a distance of 308.28 feet to a point of intersection with the Easterly right-of-way line of said Raytown Road; thence North along said Easterly right-of-way of Raytown Road, a distance of 10.00 feet to the point of beginning.

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
12/20/2004 04:06:06 PM

INSTRUMENT TYPE: WD FEE: \$27.00 3 Pages



INSTRUMENT NUMBER/BOOK & PAGE:

200410116340



ROBERT T. KELLY, DIRECTOR OF RECORDS

## CORPORATION WARRANTY DEED

27

THIS INDENTURE, made on this 16<sup>th</sup> day of December, 2004, by and between Triad Partners, Inc., a Kansas corporation, party of the first part, and Raytown 350 Inv Group, LLC, a Missouri limited liability company, party the second part, whose mailing address is 605 West 47<sup>th</sup> Street, Suite 200, Kansas City, Missouri 64112.

WITNESSETH, THAT THE SAID PARTY OF THE FIRST PART, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents GRANT, BARGAIN AND SELL, CONVEY and CONFIRM unto the party of the second part, its successors and assigns, that certain real estate situated in the County of Johnson and State of Kansas, more particularly described as follows:

### SEE ATTACHED EXHIBIT A

SUBJECT TO: (a) easements, restrictions, declarations, and reservations of record, if any; (b) taxes and assessments, general and special, not now due and payable; and (c) the rights of the public in and to parts thereof in streets, roads or alleys.

TO HAVE AND HOLD the premises aforesaid, with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said party of the second part and its successors and assigns forever; the said party of the first part hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by it or those under whom it

STEWART TITLE  
04071538

COMMERCIAL - *Cym*

claims; and that it will warrant and defend the title to said premises unto the party of the second part and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed by its President, the day and year first above written.

Triad Partners, Inc.

By: [Signature]  
Michael A. Christie, President

STATE OF KANSAS )  
 )  
COUNTY OF Johnson )

On this 16<sup>th</sup> day of Dec., 2004, before me, JOE S. CHRISTIE, a Notary Public in and for said state, personally appeared Michael A. Christie, who being by me duly sworn did say that he is the President of Triad Partners, Inc., a Kansas corporation, and that the within Corporation Warranty Deed was signed and sealed in behalf of said corporation by authority of its board of directors, and acknowledged said instrument to be the free act and deed of said corporation for the purposes therein.

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

[SEAL] [Signature]  
Printed Name: JOE S. CHRISTIE  
Notary Public in and for said State

My commission expires: 1-28-2005

JOE S. CHRISTIE  
Notary Public - State of Kansas  
My Appt. Exp 1-28-2005

"EXHIBIT A"

All that part of Lot 5, SUBDIVISION OF T.W. GREENE HOMESTEAD, a subdivision of land in Raytown, Jackson County, Missouri, as shown on the recorded plat thereof on file and of record in the Office of the Recorder of Deeds at Independence, described as follows: Beginning at a point on the Easterly right-of-way line of Raytown Road, as now established, said point being also 10.00 feet North of the North right-of-way line of 75th Street, as now established; thence Northeasterly, a distance of 47.93 feet to a point 60.00 feet East of the West line of said Section and 79.00 feet North of the South line of said Section; thence East and parallel with the South line of said Section, a distance of 100.00 feet to a point 79.00 feet North of the South line of said Section; thence Northeasterly, a distance of 82.92 feet, more or less, to a point on the Southwesterly right-of-way of Highway No. 350 (formerly Highway No. 50), as now established; thence Northwesterly and at right angles to the last described course and along said Southwesterly right-of-way line of Highway No. 350, a distance of 236.62 feet to the point of intersection of said Easterly right-of-way of Raytown Road with said Southwesterly right-of-way line of Highway No. 350; thence South along said Easterly right-of-way of Raytown Road, a distance of 271.43 feet to the point of beginning.

**Development Agreement  
by and between  
the City of Raytown, Missouri and  
TW Macon, LLC**

**THIS AGREEMENT** (“Agreement”) is entered into on this 17<sup>th</sup> day of November, 2017 by and between the City of Raytown, Missouri, (“City”) a municipal corporation of the fourth class and political subdivision of the State of Missouri, and TW Macon, LLC (“Developer”), a Georgia limited liability company. The City and Developer may be referred to collectively as the “Parties” and individual as “Party.”

**WHEREAS**, Developer seeks to locate an automated car wash on property located at the intersection of Raytown Road, 350 Highway, and 75<sup>th</sup> Street, legally described in Exhibit A (the “Property”); and

**WHEREAS**, the Property is located within the boundaries of the Raytown Live Tax Increment Financing Plan (the "TIF Plan") and subject to the provisions of the redevelopment agreement related there (the "Redevelopment Agreement"); and

**WHEREAS**, the TIF Plan and the Redevelopment Agreement allow for the operation of a car wash on the Property, subject to the reasonable approval of the City; and

**WHEREAS**, by approving this Agreement, City hereby approves the operation of an automated car wash on the Property, subject to the terms and provisions of Ordinance No. 5583-17 approving the conditional use permit for such operation on the Property; and

**WHEREAS**, the location and operation of an automated car wash on the Property is enhanced by the construction of certain public improvements detailed on Exhibit C (the "Public Improvements") to ensure accessibility to the Property and the convenient flow of traffic to, from, around the Property; and

**WHEREAS**, Developer, subject to the terms of this Agreement, is willing to construct the Public Improvements; and

**WHEREAS**, the Parties desire to set forth their obligations and duties regarding the construction of the Public Improvements.

**NOW THEREFORE**, in consideration of the mutual covenants hereinafter set forth, the sufficiency of which is hereby acknowledged, the Parties agree to the following:

**Section 1. Construction of Public Improvements.** Prior to the issuance of a final certificate of occupancy by the City, Developer hereby agrees to construct or cause to be constructed the Public

Improvements, which the Parties agree are necessary and reasonably related to the impact of the proposed development of the Property, in the following order of priority:

A. Gateway Sign Easement. Developer shall grant to the City a permanent 10 ft. by 10 ft. sign easement in the location as depicted on **Exhibit B** for the installation by the City of a gateway monument sign (the "Gateway Sign Easement").

B. 75<sup>th</sup> Street Improvements.

1. 75<sup>th</sup> Street Improvements. Unless Developer provides a traffic study (the "Traffic Study") and reaches an agreement with the City's Public Works Department that the proposed project's additional traffic, along with current traffic traveling to and from Freddy's and I-HOP, will not cause an increase in traffic congestion along northbound Raytown Road at the intersection with 75<sup>th</sup> Street private drive, Developer will be required to construct the following improvements:

- i. Widen 75<sup>th</sup> Street and construct a center turn lane between Raytown Road and the east side of Tidal Wave's private driveway.
- ii. Construct 2' CG-1 curb and gutter on northside of 75<sup>th</sup> Street private drive. The construction of the 2' CG-1 curb and gutter are required whether 75th Street private drive is widened or not. Mill and overlay will be required for the entire three lanes of the widened portion of 75th Street private drive.
- iii. Install pavement markings, erosion control, traffic control for any construction along 75<sup>th</sup> Street private drive. The relocation of utilities as may be required to accommodate the expansion of that portion of 75<sup>th</sup> Street.

2. Alternate 75<sup>th</sup> Street Improvements. If the City's Public Works Department agrees with the Traffic Study's findings and determines that Developer will not be required to widen 75<sup>th</sup> Street, Developer will construct the following improvements along 75<sup>th</sup> Street:

- i. Construct 2' CG-1 curb and gutter on northside of 75<sup>th</sup> Street private drive. The construction of the 2' CG-1 curb and gutter are required whether 75th Street private drive is widened or not. Mill and overlay will be required for that portion of 75th Street private drive between Raytown Road and the previously improved portion of 75th Street which terminates on the western side of the driveway into IHOP and Freddy's, if widening is not required by the City.

- ii. Install of pavement markings, erosion control, traffic control for any construction along 75<sup>th</sup> Street private drive. The relocation of utilities, if necessary.

C. Curb and Gutter

1. Raytown Road Improvements.

Remove and replace 2' CG-1 curb and gutter, remove existing driveways, install a curb inlet for storm water, along the east side of Raytown Road, contiguous to Developer's property, as well as traffic control, utility relocation (as may be required), and erosion control.

2. Highway 350 Improvements.

Remove and replace 3' CG-1 curb and gutter and paved shoulder along westbound 350 Highway between 75<sup>th</sup> Street and southeast corner of Raytown Road and 350 Highway. The 3' CG- I curbing, install a curb inlet for stormwater, as well as traffic control, utility relocation (as may be required), and erosion control.

D. Raytown Road Sidewalk Improvements.

- i. Construct 8' sidewalk on the east side of Raytown Road between 75<sup>th</sup> Street private drive and southeast corner of the intersection of westbound 350 Highway and Raytown Road. If the sidewalk crosses onto the Property, the Developer shall grant a public access easement to allow public access over those portions of the sidewalk.
- ii. Construct an ADA compliant ramp at the corner of Raytown Road and Hwy 350.
- iii. Construct ADA ramp at the corner of 75<sup>th</sup> Street and Raytown Road.

E. Installation of sod within the Right-of-way without vegetation due to construction activities.

F. Highway 350 Sidewalk Improvements.

- i. Construct 5' sidewalk on south side of westbound 350 Highway between 75<sup>th</sup> Street private drive and southeast corner of the intersection of westbound 350 Highway and Raytown Road. If the sidewalk crosses onto the Property, the Developer shall grant a public access easement to public access over those portions of the sidewalk.
- ii. Construct an ADA compliant ramp at the corner of Hwy 350 and 75<sup>th</sup> Street.

- G. Construct a gateway monument sign within the Gateway Sign Easement pursuant to the designs and plans provided by the City.

**Section 2. Bids for Construction.** Prior to constructing the Public Improvements, the Developer agrees to submit three (3) bids for construction of the Public Improvements to the City for the City's review.

**Section 3. Cost of Public Improvements.** Notwithstanding anything contained herein to the contrary, Developer's obligation to construct the Public Improvements shall not exceed \$150,000 (the "Construction Cap"). In other words, Developer shall only be obligated to construct one hundred fifty thousand dollars (\$150,000.00) worth of the Public Improvements described in **Section 1** and detailed on **Exhibit C**. Should Developer be able to construct all of the Public Improvements for a total amount less than the Construction Cap, Developer shall pay to the City the difference between the cost incurred by Developer in the construction of the Public Improvements and the Construction Cap to offset the increase costs to the City due to the development of the Property. Said payment to be made contemporaneously with City's issuance of a final certificate of occupancy for all building(s) constructed on the Property.

**Section 4. Certification of Construction Costs.** Upon completion of the construction of the Public Improvements, the Developer shall provide to the City a certificate verified by Developer's engineer or architect setting forth the total cost incurred by Developer in constructing the Public Improvements or portions thereof (the "Cost Certification"). Such Cost Certification shall include proof of payment for the Public Improvements built and lien waivers from all contractors performing work on the Public Improvements built. Calculation of amounts spent by Developer to construct the Public Improvements shall include those expenses related to the actual construction of the Public Improvements, design of the MoDOT portion of the Public Improvements and any permitting costs associated with the Public Improvements with the City or with MoDOT.

**Section 5. Coordination of Construction.** Developer agrees that it is responsible for coordinating all aspects of construction of the Public Improvements with the City and any other governmental entity to ensure safe and proper traffic flows and controls are maintained at all times, such coordination includes the Developer's obligation to obtain all required permits and compliance with all other applicable requirements of the City or any other governmental entity.

**Section 6. Progress Reports.** In order to prioritize and efficiently complete construction of all or portions of the Public Improvements, at such time as Developer has incurred \$100,000 in costs related to the Public Improvements, Developer shall notify the City of such occurrence and provide the City with a report on the Public Improvements completed and costs incurred related thereto. Upon receipt and the City's review of such report, the City and the Developer shall mutually agree upon the necessity of the continued construction of the Public Improvements or the payment to the City by the Developer in accordance with **Section 3** in lieu of construction of the Public Improvements. The City reserves the right to periodically inspect the Developer's progress on the construction of the Public Improvements.

**Section 7. Issuance of Public Permits.** The Parties agree that no building permit for any building or structure located on the Property will be issued until the City has reviewed and approved engineering plans for the construction of the Public Improvements set out in Section 1.A, 1.B and 1.C above.

**Section 8. Issuance of Certificate of Occupancy.** The Parties agree that no final certificate of occupancy for any building or structure located on the Property will be issued until the Developer has substantially completed the construction of the Public Improvements described in Section 1 that can be completed with the Construction Cap. If the Developer has completed construction of the Public Improvements where construction cost equals or exceeds the Construction Cap, a certificate of occupancy for any building located on the Property may be issued upon the Developer providing the City with the Cost Certification and the building otherwise meeting all other City requirements for the issuance of a certificate of occupancy.

**Section 9. Waiver and Prior Approval.** The Parties agree that the execution of this Agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which Developer must comply and does not in any way constitute prior approval of any future proposal for development.

**Section 10. Entire Agreement.** This Agreement shall constitute the complete agreement between the Parties and any modification hereof shall be in writing, subject to the approval of the Parties.

**Section 11. Severability.** Any provision of this Agreement which is deemed illegal, invalid, or enforceable by a court of competent jurisdiction will be severed herefrom, and the remaining provision shall be enforced to the fullest extent permitted by law.

**Section 12. Authority.** The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by the Board of Aldermen of the City of Raytown, Missouri.

**Section 13. Compliance with Laws.** Developer shall comply with all applicable laws, ordinances, and codes of the State of Missouri, the City, and any other appropriate governmental entity.

**Section 14. Notices.** Any notice, demand, or other communication required by this Agreement to be given by either party hereto to the other shall be in writing and shall be sufficiently given or delivered in dispatched by certified United States First Class Mail, postage prepaid, or delivered personally.

To the City:

City of Raytown, Missouri  
10000 E. 59<sup>th</sup> Street  
Raytown, Missouri 64133

ATTN: Economic Development Administrator

To the Developer:

TW Macon, LLC  
124 Thompson Street  
Thomaston, Georgia 30286

With a copy to:

Aaron G. March, Esq.  
White Goss, a Professional Corporation  
4510 Belleview, Suite 300  
Kansas City, MO 64111

**Section 15. Indemnification.** Developer hereby agrees to indemnify and hold harmless the City and its past, present and future employees, officers and agents from any and all claims arising from the construction process by the Developer or its contractors of the Public Improvements desired in this Agreement.

**Section 16. Choice of Law.** This Agreement shall be taken and deemed to have been fully executed, made by the parties in, and governed by the laws of the State of Missouri.

**Section 17. Condition Precedent.** Developer's obligations under this Agreement are specifically conditioned upon Developer, or a related party, taking title to the Property. This Agreement shall terminate and become null and void if Developer has not closed on the Property by April 30, 2018.

**Section 18. Recording.** The Developer shall have an executed original of this Agreement recorded with the Jackson County, Missouri Recorder of Deeds. A copy of this Agreement showing said recording shall be furnished by the Developer to the City before building permits are issued.

*(Remainder of page intentionally left blank. Signature page to follow.)*

IN WITNESS WHEREOF, the Parties hereunto have executed this Agreement on the day and year first written above.

CITY OF RAYTOWN, MISSOURI


  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

TW MACON, LLC

  
\_\_\_\_\_  
Name      SCOTT S BLACKSTOCK

  
\_\_\_\_\_  
Title

ATTEST:

  
\_\_\_\_\_

## Michael Swan

---

**From:** Missy Wilson  
**Sent:** Monday, December 4, 2017 4:41 PM  
**To:** WellsThomas; HardinPetty  
**Cc:** Mark Sherfy; David Smalling; Jason Hanson; Damon Hodges; Michael Swan; Andy Boyd  
**Subject:** RE: Tidal Wave Auto Spa Traffic Impact Study

Thomas and Petty: The City of Raytown's Public Works staff has reviewed and discussed BHC Rhodes' traffic study. Based on the information in the study and discussions with MoDOT, the Public Works staff agrees a turn lane will not be required to be constructed along the 75<sup>th</sup> Street private drive as part of your project development.

Thomas: Can you please provide times you would be available the afternoon of Tuesday, December 5<sup>th</sup>, or the afternoon of Wednesday, December 6<sup>th</sup>, for a conference call with Damon Hodges and myself to discuss the timeline for submitting civil plans and other matters related thereto?

I look forward to your response.

**Missy Wilson**

**ECONOMIC DEVELOPMENT ADMINISTRATOR**

City of Raytown, MO  
10000 E. 59th Street  
Raytown, MO 64133  
816.737.6091 Direct  
816.589.0188 Cell  
[missyw@raytown.mo.us](mailto:missyw@raytown.mo.us)



# Missouri E-START Site/Facility Summary

This is an advisory about environmental conditions that could affect use of the property identified on the map below. Any property use limitations are intended to ensure safe use of the property after the cleanup of contamination in the soil and/or groundwater. This advisory identifies the governmental agencies that oversaw the sites cleanup, and provides contacts for further information. Although this map and its underlying data sets have been compiled by the Missouri Department of Natural Resources (Department), no warranty, expressed or implied, is made by the Department as to the accuracy of the data and related materials. The act of distribution shall not constitute any such warranty, and no responsibility is assumed by the Department in the use of these data or related materials.

## SITE MAP



 No Further Action Letter issued with Restriction

**Facility Identification Number** ST0010240

**Release Identification Number(s)** R007428 Inactive

**Site/Facility Name** AMOCO OIL SS #8519

**Address** 10001 E 350 HWY

**City** RAYTOWN

**Zip** 64138

**County** JACKSON

**Facility Type** Former Underground Storage Tank Facilities

**Status** No Further Action Letter Issued with Restriction

**Summary** A petroleum or hazardous substance storage tank closure or regulated release was addressed under the Missouri Risk-Based Corrective Action Guidance for Petroleum Storage Tanks. Evaluation of environmental media found that concentrations of any remaining contaminants, if present, do not pose an unacceptable risk to human health or the environment provided that Activity & Use Limitations applied to this property remain in place. Please review the Department of Natural Resources site file for more information.

**Contaminants of Concern Remaining On-Site** Petroleum constituents

**Lead Regulatory Agency** DNR/Hazardous Waste Program/Tanks Section

**Contact Information** Long-Term Stewardship Unit

To report a problem with information about a site location, please contact us at [LTS@dnr.mo.gov](mailto:LTS@dnr.mo.gov), (573) 526-8913, or (800) 361-4827.



This is an advisory about environmental conditions that could affect use of the property identified on the map below. Any property use limitations are intended to ensure safe use of the property after the cleanup of contamination in the soil and/or groundwater. This advisory identifies the governmental agencies that oversee the sites cleanup, and provides contacts for further information. Although this map and its underlying data sets have been compiled by the Missouri Department of Natural Resources (Department), no warranty, expressed or implied, is made by the Department as to the accuracy of the data and related materials. The act of distribution shall not constitute any such warranty, and no responsibility is assumed by the Department in the use of these data or related materials.

**SITE MAP**



Administrative Closure

**Facility Identification Number** ST5800075

**Release Identification Number(s)** R001916 Inactive

**Site/Facility Name** SUMMERS GAS STATION

**Address** HWY 350 AND RAYTOWN RD

**City** RAYTOWN

**Zip** 64133

**County** JACKSON

**Facility Type** Other Known Petroleum Facilities

**Status** Administrative Closure

**Summary** This site was administratively closed by the Tanks Section for one of the following reasons: 1) Another part of the agency is addressing the petroleum release and has not completed the process, 2) The Tanks Section does not have the regulatory authority to issue a 'No Further Action' letter for the release, 3) A release was not confirmed, 4) Sufficient data has not and cannot be collected to issue a 'No Further Action' letter, or 5) other reasons as determined by the Department of Natural Resources. For more information regarding this site please review the Department of Natural Resources file.

**Contaminants of Concern Remaining On-Site** Petroleum constituents

**Lead Regulatory Agency** DNR/Hazardous Waste Program/Tanks Section

**Contact Information** Long-Term Stewardship Unit

To report a problem with information about a site location, please contact us at [LTS@dnr.mo.gov](mailto:LTS@dnr.mo.gov), (573) 526-8913, or (800) 361-4827.

# Facility Information Report

Facility Name and Address

ST0010240 AMOCO OIL SS #8519  
 10001 E 350 HWY  
 RAYTOWN MO 64138 1866

Easting 373219.85749  
 Northing 4316396.2826  
 Region KANSAS CITY

MAINT SUPERVISOR

JIM SEITZ

Contact # 816 833 2326

Active No

Facility # County JACKSON Owner Id OW09957

Tank Id	Tank Type	Tank Status	Tank Material	Installation Date	Compartment Number	Capacity	Substance	Date Closed	Meets 98 Upgrade
1	Below Ground	Removed	Steel	01/01/1987	1	12000	Gasoline, Including Blends	05/02/2005	
2	Below Ground	Removed	Steel	01/01/1987	1	10000	Gasoline, Including Blends	05/02/2005	
3	Below Ground	Removed	Steel	01/01/1987	1	10000	Gasoline, Including Blends	05/02/2005	
4	Below Ground	Removed	Steel	01/01/1987	1	560	Used Oil	05/02/2005	

<b>Facility Id</b>	<b>Facility Name and Address</b>	<b>Contact Person and Phone</b>	<b>Title</b>		
ST0010220	LINWOOD BP 3319 E LINWOOD BLVD KANSAS CITY 64128 2011	ARFAN A PAROYA #Na #Na #Nam ---? ---? ---?	OFFICER		
	<b>County</b> JACKSON	<b>Region</b> KANSAS CITY		<b>Latitude</b>	<b>Longitude</b>

<b>Facility Id</b>	<b>Facility Name and Address</b>	<b>Contact Person and Phone</b>	<b>Title</b>		
ST0010240	AMOCO OIL SS #8519 10001 E 350 HWY RAYTOWN 64138 1866	JIM SEITZ #Na #Na #Nam ---? ---? ---?	MAINT SUPERVISOR		
	<b>County</b> JACKSON	<b>Region</b> KANSAS CITY		<b>Latitude</b>	<b>Longitude</b>

<b>Facility Id</b>	<b>Facility Name and Address</b>	<b>Contact Person and Phone</b>	<b>Title</b>		
ST0010246	GRAB N GO 10641 STATE LINE RD KANSAS CITY 64114 4804	PATRICIA PALMER #Na #Na #Nam ---? ---? ---?	STORE MANAGER		
	<b>County</b> JACKSON	<b>Region</b> KANSAS CITY		<b>Latitude</b>	<b>Longitude</b>

# Underground Storage Tank Individual Tank Report

**Facility Id** | ST0010240

**Owner Id** | OW09957

**DNR Tank ID** | 1

## TANK INFORMATION

**Tank Type** Below Ground                      **Meets 98 Upgrade**  
**Tank Status** Removed                              **Tank Capacity** 12000  
**Date Of Last Use** 12/01/2004                      **Tank Material** Steel  
**Date Permanently Closed** 05/02/2005                      **Tank Installation Date** 01/01/1987  
**Date Of No Further Action** 06/22/2006  
**Date Administratively Closed**

## TANK PROTECTION INFORMATION

**Tank Internal Protection**                              **Tank External Protection** Sacrificial  
**Internal Protection Other**                              **External Protection Other**  
**Internal Protection Date**                              **External Protection Date**

## Compartment Information

**Compartment #** | 1

## PIPING INFORMATION

**Piping System** Pressure                              **Piping Installation Date** 01/01/1987  
**Pipe Material** Fiberglass(FRP)                              **Pipe Protection**  
**Pipe Material Other**                                      **Pipe Protection Date**

## SUBSTANCE INFORMATION

**Tank Substance** Gasoline, Including Blend                      **Hazardous Substance**  
**Other Type Of Substance**                                      **CAS Number**  
**Hazardous Mixture** No

## Release Detection

**Spill Protection**

**OverFill** Alarm

**Tank Release Detection** SIR

**Pipe Release Detection** SIR

ALLD (Automatic Line Leak Dete

Facility Id | ST0010240

Owner Id | OW09957

DNR Tank ID | 2

**TANK INFORMATION**

<b>Tank Type</b>	Below Ground	<b>Meets 98 Upgrade</b>
<b>Tank Status</b>	Removed	<b>Tank Capacity</b> 10000
<b>Date Of Last Use</b>	12/01/2004	<b>Tank Material</b> Steel
<b>Date Permanently Closed</b>	05/02/2005	<b>Tank Installation Date</b> 01/01/1987
<b>Date Of No Further Action</b>	06/22/2006	
<b>Date Administratively Closed</b>		

**TANK PROTECTION INFORMATION**

<b>Tank Internal Protection</b>	<b>Tank External Protection</b>	Sacrificial
<b>Internal Protection Other</b>	<b>External Protection Other</b>	
<b>Internal Protection Date</b>	<b>External Protection Date</b>	

**Compartment Information**

Compartment # | 1

**PIPING INFORMATION**

<b>Piping System</b>	Pressure	<b>Piping Installation Date</b>	01/01/1987
<b>Pipe Material</b>	Fiberglass(FRP)	<b>Pipe Protection</b>	
<b>Pipe Material Other</b>		<b>Pipe Protection Date</b>	

**SUBSTANCE INFORMATION**

<b>Tank Substance</b>	Gasoline, Including Blend	<b>Hazardous Substance</b>	
<b>Other Type Of Substance</b>		<b>CAS Number</b>	
		<b>Hazardous Mixture</b>	No

**Release Detection**

**Spill Protection**

**OverFill** Alarm

**Tank Release Detection** SIR

**Pipe Release Detection** SIR

ALLD (Automatic Line Leak Dete

**Facility Id** ST0010240

**Owner Id** OW09957

**DNR Tank ID** 3

**TANK INFORMATION**

**Tank Type** Below Ground **Meets 98 Upgrade**  
**Tank Status** Removed **Tank Capacity** 10000  
**Date Of Last Use** 12/01/2004 **Tank Material** Steel  
**Date Permanently Closed** 05/02/2005 **Tank Installation Date** 01/01/1987  
**Date Of No Further Action** 06/22/2006  
**Date Administratively Closed**

**TANK PROTECTION INFORMATION**

**Tank Internal Protection** **Tank External Protection** Sacrificial  
**Internal Protection Other** **External Protection Other**  
**Internal Protection Date** **External Protection Date**

**Compartment Information**

**Compartment #** 1

**PIPING INFORMATION**

**Piping System** Pressure **Piping Installation Date** 01/01/1987  
**Pipe Material** Fiberglass(FRP) **Pipe Protection**  
**Pipe Material Other** **Pipe Protection Date**

**SUBSTANCE INFORMATION**

**Tank Substance** Gasoline, Including Blend **Hazardous Substance**  
**Other Type Of Substance** **CAS Number**  
**Hazardous Mixture** No

**Release Detection**

**Spill Protection**

**OverFill** Alarm

**Tank Release Detection** SIR

**Pipe Release Detection** SIR

ALLD (Automatic Line Leak Dete

Facility Id | ST0010240

Owner Id | OW09957

DNR Tank ID | 4

**TANK INFORMATION**

Tank Type Below Ground Meets 98 Upgrade  
Tank Status Removed Tank Capacity 560  
Date Of Last Use 12/01/2004 Tank Material Steel  
Date Permanently Closed 05/02/2005 Tank Installation Date 01/01/1987  
Date Of No Further Action 06/22/2006  
Date Administratively Closed

**TANK PROTECTION INFORMATION**

Tank Internal Protection Tank External Protection Sacrificial  
Internal Protection Other External Protection Other  
Internal Protection Date External Protection Date

**Compartment Information**

Compartment # 1

**PIPING INFORMATION**

Piping System Gravity Piping Installation Date 01/01/1987  
Pipe Material Fiberglass(FRP) Pipe Protection  
Pipe Material Other Pipe Protection Date

**SUBSTANCE INFORMATION**

Tank Substance Used Oil Hazardous Substance  
Other Type Of Substance CAS Number  
Hazardous Mixture No

**Release Detection**

Spill Protection

OverFill None  
NotRequired

Tank Release Detection Manual Tank Gauging\MT

Pipe Release Detection Other N/A

PZ 2018-04

To: City of Raytown Planning and Zoning Commission  
From: Michael Swan, Planning and Zoning Coordinator  
Date: April 5, 2018  
Re: Application for Conditional Use Permit  
Agenda Item: 5B

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**CONDITIONAL USE PERMIT APPLICATION SUMMARY**

Applicant: Tint Zone  
Project Contact: David Housh  
Property Owner: Commercial Shops & Garages LLC  
Property Location: 6301 Raytown Road  
Request: To operate a vehicle/equipment rental business at an existing auto-related business

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**SITE DATA**

Legal Description: Lot 15 and the West 25 feet of Lot 14, MUIRSMITH ADDITION, a subdivision in Raytown, Jackson County, Missouri.

Surrounding Zoning	Neighborhood Commercial (NC)
Surrounding Overlay	Central Business District Design Corridor
Surrounding Land Use	Commercial/Retail
Designated Future Land Use	Downtown District
Ward(s)	Ward 2
Approximate Land Area	11,471ft <sup>2</sup> or 0.26 acres
Roadway Classification	Collector



Figure 1 – Street view of proposed Vehicle/Equipment Rental business

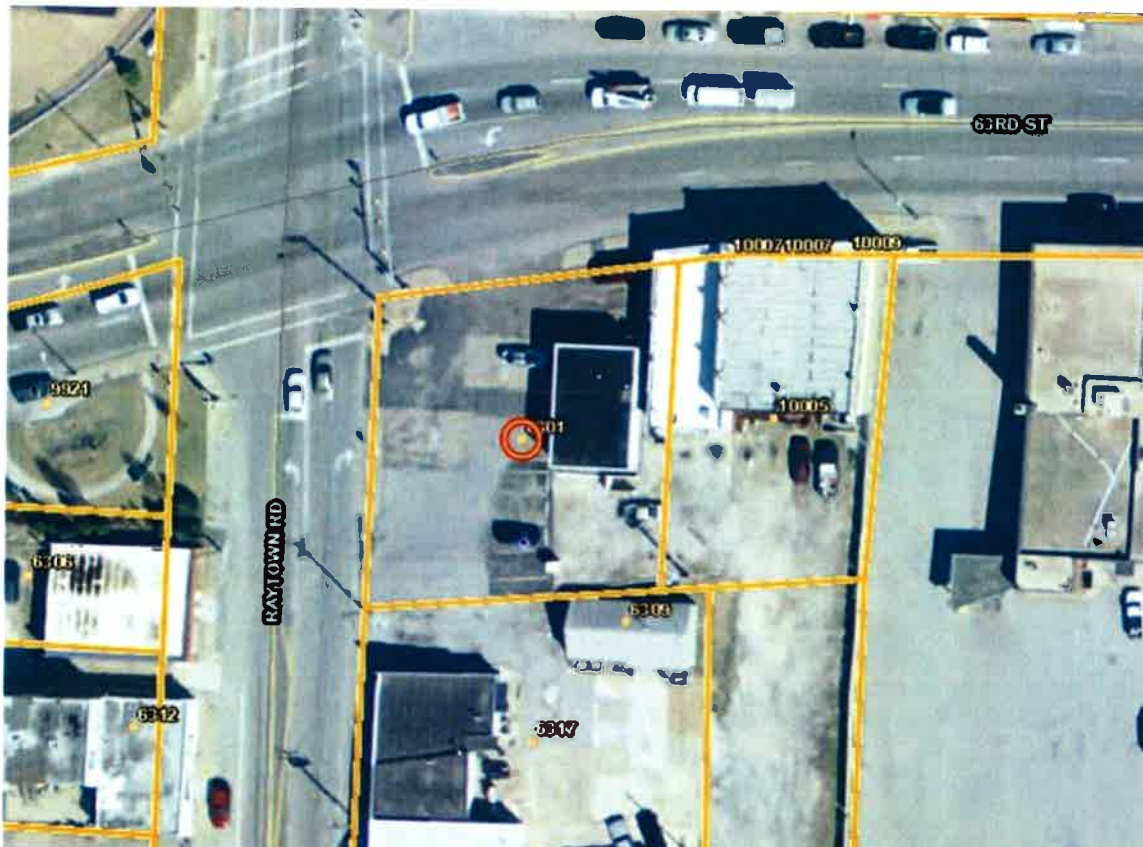


Figure 2 – Aerial view of proposed Vehicle/Equipment Rental business

## BACKGROUND

### SITE DESCRIPTION AND PRESENT USE

The 0.26 acre (11,471 ft<sup>2</sup>) parcel at the southeast corner of 63<sup>rd</sup> Street and Raytown Road is occupied by a 936 ft<sup>2</sup> commercial window tinting business. The building coverage is eight percent and there is no open space. This is a corner lot with frontage on 63<sup>rd</sup> St. and Raytown Rd.; however, access has been limited to Raytown Road since the Downtown Streetscape Project.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located at the principal intersection of downtown Raytown. It is located in the Central Business District. The surrounding properties are occupied by neighborhood-oriented, local retail businesses. Surrounding parcels are of similar size and use. The project site is located within the CBD Design Corridor.

### HISTORY

The current business, Tint Zone, has been in business at this location for the past ten years. Prior to 2006, the site was occupied by a business called Brakes and More.



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Community Development  
Planning and Development Services

Historically, this was the site of William Ray's blacksmith shop which dates back to the 1850s, an important stop for travelers along the Santa Fe Trail during the pioneer era. Today, this landmark is commemorated by a historical placard adjacent to the parcel.

## PUBLIC COMMENTS

The public notice was published in *The Daily Record* on February 12, 2018. Public notice letters were sent to all adjacent property owners by the applicant. The Neighborhood Information Meeting was held on February 16, 2018. To date, the Community Development Department has received two letters regarding this application.

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## ANALYSIS

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

### 1. Stability and integrity of the various zoning districts

The parcel and all adjacent lots are zoned Neighborhood Commercial (NC). The uses of surrounding properties are more specifically described below:

- North: Fox's Drugstore
- East: Superior Upholstery & Raytown Shoe Repair
- South: Proton Labs
- West: Public plaza

### 2. Conservation of property values

The proposed conditional use, if approved, will be a secondary use to Tint Zone and serve as a supplementary business. The property is a high visibility area at a prominent intersection in Raytown. While the site has great visibility, it is a relatively small parcel which limits the potential of the proposed conditional use. While the proposed conditional use is a more intensive use than those traditionally found in NC zoning class, it does not appear that the proposed vehicle/equipment rental business will adversely affect neighboring property values.

### 3. Protection against fire and casualties

Prior to initiating the vehicle/equipment rental business, the applicant will have to obtain a Commercial Use Permit from the City. As part of issuance of this permit, the tenant space and property will be inspected by the City's Building Inspector and Fire Marshall to ensure compliance with the life safety codes contained in the city's adopted Building and Fire Codes, which will help protect against fire and casualties.

### 4. Observation of general police regulations

It does not appear that the proposed vehicle/equipment rental business will violate any general police regulations.

### 5. Prevention of traffic congestion

The property is located at the intersection of two collector roadways: 63<sup>rd</sup> St. and Raytown Road. It is important that the proposed use does not cause traffic congestion at this intersection. Access to the parcel is now limited to Raytown Road. The centerline of the drive is within 75 feet of the major intersection. Due to the size of the site and the limited narrow access onto Raytown Road with its proximity to the intersection, staff is concerned that the proposed use will create intermittent congestion. Additionally, due to the one-way traffic flow



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of Raytown Road over the old railroad, almost all traffic will be a right-turn exit. The tight curb radius could prove problematic for U-Haul customers not accustomed to driving 15'+ trucks.

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

The parking is limited to the number of spaces existing on the property. The applicant is proposing to change the layout of the existing parking area. As indicated on the site plan, the four U-Haul vehicles will be parked on the south side of the parking lot. Customer and employee parking will be located to the west and north of the building. The larger two trucks (15 ft. and 26 ft.) will be stacked in parking spot labeled #9 on the site plan. The proposed parking configuration does not allow for the orderly flow and movement of the trucks.

Additionally, staff is concerned about the potential for overcrowding of the parking lot between both businesses. According to Sec. 50-539 "Supplement Parking Requirements" of the City of Raytown Zoning Ordinance, *Automobile Service Stations and Repair Garages* are required to have "one parking space for each employee plus two spaces for each service bay plus one for each 500 square feet of floor area". Therefore, Tint Zone is required to have four (4) parking spots, one of which must be handicap accessible.

The U-Haul business, a separate use, is required to have allotted parking spots. A parking requirement is not listed for this specific use; therefore the requirement is prescribed by the Director of Community Development. It has been determined by the Director of Community Development that the U-Haul business shall have one additional parking spot per rental truck on the premise. Thus, an additional four (4) parking spots are required. According to the site plan, there are only two (2) additional parking spots available, both of which are in a less accessible corner of the property.

## 7. Promotion of the safety of individuals and property

The property will be inspected by the City's Building Official and the Fire Marshal from the Raytown Fire Protection District to ensure that the tenant space complies with all applicable life safety codes and that the property is in compliance with the city's property maintenance codes. Staff is concerned about potential safety risks due to overcrowding of the lot and multiple uses.

## 8. Provision for adequate light and air

The proposed business will locate within the existing building; the vehicles/equipment for rental will be parked on the south side of the building. Vehicle and equipment rental parking will occupy approximately 1,000 ft<sup>2</sup> of the existing paved surface. The proposed use will occupy more space. The parcel has no impervious area as the building and the asphalt parking lot occupy the entire lot. Apart from the streetscape project (part of the City's beautification program), there is no green space or landscaping onsite nor is any proposed.

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

The proposed vehicle rental business will generate additional traffic and customers at any given time. While the proposed use is of a relatively low intensity in nature, there is concern for the potential of overcrowding of the parcel given the unpredictable nature of the business and the fact that there will be two uses of one small parcel.

## 10. Provision for public utilities and schools

It is not anticipated that the proposed conditional use will have any impact on schools. In addition, all utilities are available to serve the property.



# Staff Report

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## 11. Invasion by inappropriate uses

The property on which the vehicle rental business is proposed is zoned Neighborhood Commercial (NC) as is each of the adjoining properties. According to the City's Comprehensive Plan, the proposed use would be more appropriate in a Highway Commercial zoned property, as this zoning class is more favorable to auto-oriented and intensive uses as opposed to a central business district for a historical inner-ring suburb.

## 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 building improvements but will require exterior site improvements – reconfiguring of the existing parking lot.

## 13. Encouragement of improvements and land uses in keeping with overall planning

Staff has concerns regarding the proposed land use not adhering to several land use planning principles:

### A. City of Raytown Comprehensive Plan – Chapter 13 (Future Development)

The plan identifies this parcel as being located in an area designated as 'Downtown Commercial'. This particular commercial area should have mixed uses that promote downtown as an activity destination with community-oriented facilities and activities.

### B. Raytown Central Business District Plan

This plan divides downtown Raytown into separate zones with guidelines and strategies to improve the overall function and character of the area. It identifies this parcel as being located in the 'Town Square' subzone. Commercial development and redevelopment is strongly encouraged to assist in creating a definable 'heart' and unique commercial identity that differentiates this commercial zone from all others within the City.

### C. Special Area Analysis – Historic Downtown Raytown

This analysis is a supplemental component of the Comprehensive Plan. The analysis identifies several existing conditions that are contrary to the goals identified in the Comprehensive Plan:

- I. Orientation and View – due to the topography and alignment of 63<sup>rd</sup> St. this property is at the termini of the view along the 63<sup>rd</sup> Street corridor and therefore has a prominent role in defining the image and character of downtown
- II. Land Use and Building Form – the current built environment at 63<sup>rd</sup> St and Raytown Rd. lacks character of a town square
- III. Historic Gateway.– the abundance of signage distracts from the historical markers of this area
- IV. Downtown Image – the addition of rental vans and trucks is contrary to the concept of creating a unique, pedestrian-friendly destination

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

The proposed use does not comply with the long-term plans developed for the central business district. While the proposed development is an additional commercial use to a parcel with an existing commercial business, it does not adhere to the principles laid out in a variety



# Staff Report

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Planning and Development Services

of long-term land use plans. The proposed use would be more appropriate in the Highway Commercial (HC) zoning class at a larger, more accessible location.

In regards to proper renewal and development, this parcel is located in the Central Business District design overlay. Therefore, there are several site design elements that would be applicable to the proposed development project:

## -Section 50-396 Commercial Site Design Elements-

1. Location of Parking Facilities (1)  
*Parking facilities shall be relocated behind buildings. The board of aldermen as part of the preliminary site plan may approve an alternative to this design standard.*
2. Parking Lot Landscape (4)  
*Parking lot landscape shall be used to reinforce pedestrian, bicycle and vehicular circulation, such as: parking lot entrances; ends of driving aisles; and to define pedestrian connections through parking lots.*
3. Site Lighting (10)  
Pedestrian scale lighting and/or bollard lighting shall be used to define pedestrian walkways, crosswalks, connections, and/or other pedestrian areas within a development.
4. Site Furnishings (13)  
Site furnishings, such as benches with backs, tables and other pedestrian amenities shall be made of durable, weather-resistant and vandal-resistant materials. Site furnishings shall be consistent with the overall character, colors and appearance of adjoining pedestrian areas and site furnishings.
5. Town Square Gateways (15)  
Developments at the intersection of two primary pedestrian streets in the town square area (as defined in the CBD Plan) shall be marked with visually prominent features so as to create a gateway in the town square area.

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## RECOMMENDATION

Staff recommends denial of Case No. PZ 2018-04, Conditional Use Permit for Vehicle/Equipment Rental subject to the following reasons:

1. The proposed use is contrary to the recommendations and vision of the City of Raytown Comprehensive Plan, the Raytown Central Business District Plan, and the Special Area Analysis – Historic Downtown Raytown.
2. The proposed use presents safety concerns for pedestrians and motorists.
3. The proposed use will create intermittent traffic congestion due to the layout of the parcel and its close proximity to the intersection.
4. The proposed use does not adhere to the character and value of adjacent properties that are predominantly locally-owned, neighborhood services.
5. The proposed use is of a higher intensity not common in downtown Raytown.
6. The proposed use further diminishes the historical importance and does not preserve the integrity of this lot.
7. The proposed use is contrary to the recent streetscape and beautification efforts performed by the City.
8. The proposed use does not meet the parking standards and will promote the overcrowding of the parcel.

Case Number 2018-04  
Date Received 1/26/2018  
Map Page \_\_\_\_\_

CITY OF RAYTOWN  
APPLICATION FOR CONDITIONAL USE PERMIT

PART I Background Information

1. This request applies to property at the following address:  
6301 Raytown Rd. 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>Neal Clevenger</u>	<u>6120 Elm Raytown, Mo</u>	<u>64133</u>
		<u>816-356-0333 ext 107</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>David @ Dawn Housh</u>		<u>816-358-3355 / 816-668-4385</u>

4. The property is currently being used for the following purposes:  
Tint Zone Window Tinting

5. Zoning classification of the property: Commercial

6. Specify the use desired for the property: Uhaul @ Storage

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

Structure	Height
<u>6301 Raytown Rd.</u>	<u>12"</u>
<u>Raytown Mo 64133</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)

Neal Clevenger 11-30-17

**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:

Downtown is a Service District and Uhaul is a Service that every day Residents can use and Need

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

Being a commercial zone with other auto business in the area and other every day Services for Raytown Residents to better help them with There Needs

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

The property is fine for the current use but has a lot of unused parking lot space that can be used to house a few Uhaul trucks for the Raytown residents so they don't have to go to Lee Summit and Independence

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

None, if anything it would draw Raytown residents downtown to use other businesses in the area

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

The property has never been vacant, we have been downtown for 8 years, and try our best to keep the property clean and not cluttered

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

This is a business venture that Tint Zone and Uhaul have spent time and money on and ~~that~~ could affect us financially

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

Public facilities Restroom one per facility are  
adequate to Services employees and are in  
Keeping with maintaining the Employees needs  
Lighting will provide Indoor and outdoor lighting  
for proper access to Clients

H. Additional comments:

Tint Zone service is by appointment only so the parking lot is always empty , the cars are spaced two hours apart ,and UHAUL is also by appointment only two, this location in Raytown is only a satellite shop only and we will only have three to four trucks at the most for Raytown residents this service is not currently unavailable in Raytown bringing this facility to Raytown will mean that Raytown residents will not have to travel to lee's summit and Independence for their moving needs, this will be a great addition for the Raytown community, most of the time the trucks will not be here as they are for rent we will only have one 26 ft. , one 15 ft. and one or two 10 ft. trucks for Raytown area, if a truck comes in from another area or if a person moved in from another state and we already have the same truck U-Haul will pick up that truck move it to another location.



**CITY OF RAYTOWN  
FINAL SITE PLAN & DESIGN REVIEW CHECKLIST**

The following checklist is to be completed by the applicant and submitted with the Final Site Plan. The Final Site Plan shall include the following data, details, and supporting information, which are found to be relevant to the proposal and may be supplemented by additional information required by the Director of Community Development to determine whether the Final Site Plan is in compliance with the other ordinances of the City. The number of pages to be submitted will be dependent upon the size and complexity of the proposed development.

NAME OF PROPOSED DEVELOPMENT: TINT ZONE U-HAUL TRUCK RENTAL PARKING LOT

STREET ADDRESS OF PROPOSED DEVELOPMENT: 6301 RAYTOWN RD.

Current Zoning of Property: NC Proposed Zoning of Property: NC

Proposed Use of Property: TINTING OF AUTO'S & TRUCK RENTAL

APPLICANT: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_

E-Mail: \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_

E-Mail: \_\_\_\_\_

ARCHITECT: DANA BLAY

State of MO. Registration No. A-6904

Address: 8031 WENONGA RD, LEAWOOD, KS 66206

Phone: 913 206-6060 Fax: ( ) \_\_\_\_\_

E-Mail: DBLARCH@KC, RR, COM

ENGINEER: \_\_\_\_\_

State of MO. Registration No. \_\_\_\_\_

Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_

E-Mail: \_\_\_\_\_

**RECEIVED**  
DEC 01 2017  
BY: *[Signature]*

~~**RECEIVED**  
DEC 10 2017~~

LANDSCAPE ARCHITECT: \_\_\_\_\_

State of MO. Registration No. \_\_\_\_\_

Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_

E-Mail: \_\_\_\_\_

**THE FOLLOWING MUST ACCOMPANY THIS FINAL SITE PLAN CHECKLIST IN ORDER TO BE PROCESSED:**

1.  Final Site Plan Checklist.
2.  58 folded & collated copies of the final site plan; exterior building elevation drawings, including colors and exterior building materials; and landscape plan.
3.  Title report.
4.  Letter of authorization from the property owner stating the applicant can represent the owner, if applicable.
5.  Traffic Impact Study (see Section C) or sign off sheet from the Public Works Director.
6.  1 set of the final site plan, exterior building elevation drawings; and landscape plan reduced to 8½ x 11.
7.  An electronic copy (pdf) of the final site plan, exterior building elevation drawings; and landscape plan.
8.  A statement as to whether public utilities are available to the property.
9.  An analysis of the capacity of the sanitary sewer receiving system.
10.  To the extent that any change from an approved Preliminary Site Plan is proposed, a narrative explaining why the proposed change is not a substantial change (see Section 26-4.05 of Zoning Ordinance for definition of substantial change).

**By signing below and submitting this checklist, the property owner authorizes the City of Raytown to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the Raytown Joint Review Committee, Board of Aldermen, Board of Zoning Adjustment and / or Planning & Zoning Commission.**

David E. [Signature] Date: 2-2-18  
Applicant's Signature

Neal Chwaga Date: 2-2-18  
Property Owner's Signature

**A. FINAL SITE PLAN CONTENT REQUIREMENTS:**

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



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> 20171279	<b>DATE ISSUED:</b> 9/29/2017
	<b>MUST COMMENCE BY:</b> 9/29/2018
<b>JOB ADDRESS:</b> 6301 RAYTOWN RD	<b>LOT #:</b>
<b>SUBDIVISION:</b>	<b>BLK #:</b>
<b>OWNER:</b> TINT ZONE	<b>CONTRACTOR:</b> TINT ZONE
<b>ADDRESS:</b>	<b>ADDRESS:</b>
<b>CITY, STATE ZIP:</b> RAYTOWN MO 64138	<b>CITY, STATE ZIP:</b> RAYTOWN MO 64138
<b>PHONE:</b> 358-3355	<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 FOR U-HAUL RENTAL	

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: 9-29-17
 
 Applicant: \_\_\_\_\_ Date: 9-29-17



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

**SITE DEVELOPMENT PLAN PERMIT**

<b>PERMIT #:</b> 20181710	<b>DATE ISSUED:</b> 1/24/2018
	<b>MUST COMMENCE BY:</b> 1/24/2019
<b>JOB ADDRESS:</b> 6301 RAYTOWN RD	<b>LOT #:</b>
<b>SUBDIVISION:</b>	<b>BLK #:</b>
<b>OWNER:</b> TINT ZONE	<b>CONTRACTOR:</b> TINT ZONE
<b>ADDRESS:</b>	<b>ADDRESS:</b>
<b>CITY, STATE ZIP:</b> RAYTOWN MO 64138	<b>CITY, STATE ZIP:</b> RAYTOWN MO 64138
<b>PHONE:</b> 358-3355	<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> SITE DEVELOPMENT PLAN	

FEE CODE	DESCRIPTION	AMOUNT
PZ-10	SITE/DEVELOPMENT PLAN-STAFF REVIEW	\$ 200.00
<b>TOTAL</b>		<b>\$ 200.00</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:

1/24/18

Date:

Applicant:

Date:

1-24-18

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI

08/26/2009 03:48:50 PM

INSTRUMENT TYPE: WD FEE: \$24.00 2 Pages



INSTRUMENT NUMBER/BOOK & PAGE:

2009E0086106



ROBERT T. KELLY, DIRECTOR, RECORDER OF DEEDS

## MISSOURI WARRANTY DEED

**This Indenture**, Made on the 26th day of August A.D., Two Thousand Nine by and between Neal S. Clevenger and Mitsue I. Clevenger, husband and wife, of the County of Jackson, State of Missouri, parties of the first part, and Commercial Shops & Garages, LLC, a Missouri limited liability company located in the County of Jackson, State of Missouri, party of the second part, (Mailing address of said first named grantee is 9508 E. 63<sup>rd</sup> Street, Raytown, Missouri 64133).

**WITNESSETH: THAT THE SAID PARTIES OF THE FIRST PART**, in consideration of the sum of Ten Dollars and other valuable consideration to be paid by said party of the second part (the receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said party of the second part, the following described lots, tracts or parcels of land lying, being and situated in the County of Jackson and State of Missouri, to-wit:

Lot 15 and the West 25 feet of Lot 14, MUIRSMITH ADDITION, a subdivision in Raytown, Jackson County, Missouri.

Subject to easements, restrictions, reservations and covenants of record, if any.

**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 party of the second part and unto the assigns of such party of the second part forever; the said parties hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by them or those under whom they claim; and that they will warrant and defend the title to the said premises unto the said party of the second part and unto the assigns of such party, against the lawful claims and demands of all persons whomsoever.

**IN WITNESS WHEREOF**, The said parties of the first part have hereunto set their hands and seals the day and year above written.

Neal S. Clevenger  
Neal S. Clevenger

Mitsue I. Clevenger  
Mitsue I. Clevenger

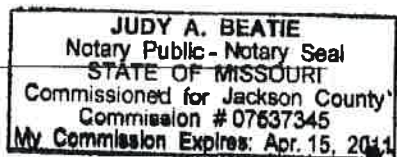
STATE OF MISSOURI     )  
  )ss.  
COUNTY OF JACKSON    )

On this 26<sup>th</sup> day of August, 2009, before me, a Notary Public, personally appeared Neal S. Clevenger and Mitsue I. Clevenger his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

Judy A. Beatie  
Notary Public in and for said  
County and State

My Commission Expires:





# Jackson County Missouri



## Property Account Summary

Parcel Number	45-130-05-06-00-0-00-000	Property Address	6301 RAYTOWN RD , RAYTOWN, MO 64133
---------------	--------------------------	------------------	-------------------------------------

### General Information

Property Description	MUIRSMITH ADD W 25' LOT 14 & ALL LOT 15
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022

### Property Characteristics

Property Class	2010
----------------	------

### Parties

Role	Percent	Name	Address
Taxpayer	100	COMMERCIAL SHOPS & GARAGES LLC	9508 E 63 RD ST, RAYTOWN, MO 64133 UNITED STATES
Owner	100	COMMERCIAL SHOPS & GARAGES LLC	9508 E 63 RD ST, RAYTOWN, MO 64133 UNITED STATES

### Property Values

Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Market Value Total	80,175	68,378	68,378	63,604	63,604
Taxable Value Total	25,656	21,881	21,881	20,353	20,353
Assessed Value Total	25,656	21,881	21,881	20,353	20,353

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

**NOTICE:** Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

### Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	18.290000
CITY - RAYTOWN	129.770000
FIRE DISTRICT - RAYTOWN	256.200000
JACKSON COUNTY	124.410000
MENTAL HEALTH	29.760000
METRO JUNIOR COLLEGE	58.930000
MID-CONTINENT LIBRARY	101.670000
RAYTOWN SCHOOL C-II	1,621.460000
STATE BLIND PENSION	7.700000
REPLACEMENT TAX	368.680000

### Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/13/2017 00:00	10523940	2,716.87	2,716.87	2,716.87	0.00
12/30/2016 13:38	10085035	2,305.71	2,305.71	2,305.71	0.00
12/15/2015 08:30	9410789	2,310.85	2,310.85	2,310.85	0.00
12/31/2014 14:27	8989712	2,165.15	2,165.15	2,165.15	0.00
12/31/2013 09:37	8398667	2,166.41	2,166.41	2,166.41	0.00



**Community Development Department**

10000 E 59<sup>th</sup> Street

Raytown, MO 64133-3993

Phone: 816-737-6059 Fax: 816-737-6164

Email: [mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

**Conditional Use Permit Application Review**

October 11, 2017

**RE: U-Haul Business – 6301 Raytown Rd.**

Mr.Housh:

The Community Development Department has reviewed your application for a Conditional Use Permit for a U-Haul business (Vehicle/Equipment Rental). We would like more information regarding the application and the site plan. We are requesting the following information:

**Application**

1. The exact number and dimensions of trucks and trailers that you plan to rent
2. Hours of operation for the U-Haul Business
3. Any additional information pertinent to the U-Haul Business

**Site Plan**

1. The current number of parking spots dedicated to Tint Zone
2. Exact location of where U-Haul trucks and trailers will be stored
3. Any plans to modify the layout of the parking lot (i.e. high curb to the south of bldg.)
4. Sign Location and dimensions

In order for this application to remain on the November – Planning and Zoning Commission agenda, we will need the aforementioned information by **Friday, October 13<sup>th</sup> 2:00pm**. If the requested information is not received by then, the case will be continued to the December Planning and Zoning Commission. If you have any additional questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Swan".

**Michael Swan**

**Planning & Zoning Coordinator**

10000 E 59<sup>th</sup> St.

Raytown, MO 64133-3993

816-737-6059

[mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)



**Community Development Department**

10000 E 59<sup>th</sup> Street

Raytown, MO 64133-3993

Phone: 816-737-6059 Fax: 816-737-6164

Email: [mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

**Conditional Use Permit Application Review**

October 16, 2017

**RE: U-Haul Business – 6301 Raytown Rd.**

Mr. Housh:

The Community Development Department has reviewed your revised application for a Conditional Use Permit for a U-Haul business (Vehicle/Equipment Rental). We have determined that the revised site plan submitted on Friday, October 13, 2017 does not meet the requirements for a Final Site Plan as indicated in Article IX, Section 50-521 of the City of Raytown Zoning Ordinances.

In order for this application to be placed on the City of Raytown Planning and Zoning Commission agenda, we will need a site plan that meets all listed requirements in Section 50-521 of the City of Raytown Zoning Ordinance.

The next submittal deadline is **Friday, November 3<sup>rd</sup> 5:00pm** for the December Planning and Zoning Commission meeting. Please let me know if you have any additional questions.

Sincerely,

A handwritten signature in blue ink that reads "Michael Swan". The signature is written in a cursive style.

**Michael Swan**

**Planning & Zoning Coordinator**

10000 E 59<sup>th</sup> St.

Raytown, MO 64133-3993

816-737-6059

[mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)



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

February 6, 2018

CITY OF RAYTOWN  
10000 E 59TH ST  
RAYTOWN, MO 64133  
45-240-08-01-00-0-00-000

Dear Property Owner:

This letter is to inform you that the Department of Community Development has received an application from David Housh for a Conditional Use Permit to operate a 'vehicle and equipment rental' business at 6301 Raytown Road in Raytown, MO.

A public hearing to consider this Conditional Use Permit (CUP) application will be held by the City of Raytown Planning & Zoning Commission **at 7:00pm on Thursday, March 1, 2018.**

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described Conditional Use Permit application **at 7:00pm on Tuesday, March 20, 2018.**

**Both public hearings will take place in Council Chambers at Raytown City Hall located at 10000 E. 59<sup>th</sup> St. Raytown, MO 64133.**

You are invited to attend both public hearings to ask questions and provide comment regarding this proposed Conditional Use Permit application. Please feel free to invite others to attend the public hearing.

Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59<sup>th</sup> Street, by telephone at (816) 737-6059 or by e-mail at [mewan@raytown.mo.us](mailto:mewan@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 Department of Community Development at Raytown City Hall at (816) 737-6014 no later than 48 hours prior to the applicable public hearing date.

Sincerely,

**Michael Swan**  
**PLANNING AND ZONING COORDINATOR**  
City of Raytown  
10000 E. 59<sup>th</sup> Street  
Raytown, MO 64133  
816.737.6059 Direct  
[mewan@raytown.mo.us](mailto:mewan@raytown.mo.us)

# Tint Zone Public Notice Buffer Zone



1 in. = 100ft.



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



## Legend

- Road
- Address Point
- City Limit
- Parcel
- Tax Parcel
- Condo

## Notes

150 feet - 18 properties

# AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
COUNTY OF JACKSON

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Karie Clark** on behalf of **THE DAILY RECORD, KANSAS CITY** who, being duly sworn, attests that 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 **February 12, 2018** edition and ending with the **February 12, 2018** edition, for a total of 1 publications:

02/12/2018

### Notice of Public Hearing

The Department of Community Development has received an application for a Conditional Use Permit to operate a 'vehicle and equipment rental' business at 6301 Raytown Road in Raytown, MO.

A public hearing to consider this Conditional Use Permit (CUP) application will be held by the City of Raytown Planning & Zoning Commission at 7:00pm on **Thursday, March 1, 2018.**

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described Conditional Use Permit application at 7:00pm on **Tuesday, March 20, 2018.**

**Both public hearings will take place in Council Chambers at Raytown City Hall located at 10000 E. 59th St. Raytown, MO 64133.**

The public is invited to attend both public hearings to ask questions and provide comment regarding this proposed Conditional Use Permit application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59th Street, by telephone at (816) 737-6059 or by e-mail at [mjswan@raytown.mo.us](mailto:mjswan@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 Department of Community Development at Raytown City Hall at (816) 737-6014 no later than 48 hours prior to the applicable public hearing date.

Certified for publication this 12th day of February 2018.

11495373 Jackson Feb. 12, 2018

Karie Clark

Subscribed & sworn before me this 12<sup>th</sup> day of Feb., 2018  
(SEAL)

Notary Public



## Michael Swan

---

**From:** June Van Loo  
**Sent:** Monday, February 12, 2018 3:26 PM  
**To:** Michael Swan  
**Subject:** RE: Public Notice Requirements- U-HAUL CUP Application (PZ 2018-04)

Michael,  
I called not answer left a message...  
June

---

**From:** Michael Swan  
**Sent:** Monday, February 12, 2018 3:20 PM  
**To:** June Van Loo  
**Subject:** FW: Public Notice Requirements- U-HAUL CUP Application (PZ 2018-04)  
**Importance:** High

June,

Can you please call him back and let him know that he has to host the meeting by the 15<sup>th</sup>. We have to follow city ordinance. I sent him this email last week.

Thank you,

**Michael Swan**  
**PLANNING AND ZONING COORDINATOR**  
City of Raytown  
10000 E. 59<sup>th</sup> Street  
Raytown, MO 64133  
816.737.6059 Direct  
[mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

---

**From:** Michael Swan  
**Sent:** Monday, February 5, 2018 4:52 PM  
**To:** [kctinter@sbcglobal.net](mailto:kctinter@sbcglobal.net)  
**Cc:** Ray Haydaripoor  
**Subject:** Public Notice Requirements- U-HAUL CUP Application (PZ 2018-04)  
**Importance:** High

David:

Good Afternoon. We have received your application for a Conditional Use Permit. The Conditional Use Permit application process requires a public hearing which necessitates the need for public notices.

Public Notice Requirements:

Notice Requirement	Deadline	Party Responsible	Notes
Publish notice in local newspaper	15 days prior to public hearing – Feb. 14 <sup>th</sup>	City	
Mail public notices to neighbors within 185-	15 days prior to public hearing – Feb. 14 <sup>th</sup>	Applicant	Provide proof of mailing

<b>feet of property</b>			
<b>Mail courtesy notices to neighbors within 185-feet of property of Neighborhood Info Meeting</b>	Before Neighborhood Info Meeting	Applicant	Use same mailing list as public notice
<b>Host a Neighborhood Information Meeting</b>	2 weeks prior to public hearing – Feb. 15 <sup>th</sup>	Applicant	May be hosted at City Hall if during normal business hours
<b>Submit Neighborhood Meeting Summary</b>	10 days prior to public hearing – Feb. 19 <sup>th</sup>	Applicant	Written summary documenting discussion topics and attendees
<b>Post public notice sign on property</b>	15 days prior to public hearing – Feb. 14 <sup>th</sup>	Applicant must post it, City provides sign	Keep up until final approval by BOA

I am working on the public notice letter for you and the mailing list and labels. You can pick those up at City Hall tomorrow.

You will need to draft a letter for the invitations to the Neighborhood Info Meeting. Please let me know as soon as possible if you would like to host the meeting here at City Hall. If you have any questions regarding the public notice requirements, do not hesitate to contact me.

***Not completing the public notice requirements by the deadlines as prescribed above will result in the public hearing being continued to the following month.***

**Michael Swan**  
**PLANNING AND ZONING COORDINATOR**  
City of Raytown  
10000 E. 59<sup>th</sup> Street  
Raytown, MO 64133  
816.737.6059 Direct  
[mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)



TINT ZONE  
**CONDITIONAL USE  
PERMIT**

---

**DATE 02/16/2018**  
**3:00 PM IN CONF. RM.**

CITY HALL  
1000 EAST 59<sup>TH</sup> STREET  
RAYTOWN, MISSOURI 64133

---

Dear property owner- We would like to invite you to join us for any questions, concerns or thoughts prior to the public hearing held on March 1, 2018 regarding our interest in U-Haul rental for Raytown residents. It will be a small satellite location with limited use.

FOR MORE INFORMATION CONTACT: DAVID HOUSH /TINTZONE 816-668-4385

**To CITY HALL**

I, **David Housh**, was here for a conditional Permit on 02/16/2017. There was no one from local business owners that attended with any concerns or thoughts for me running a U-Haul business in Raytown. The meeting was held at City Hall in the conference room. Listed below are who attended open meeting.

**David Housh** 6301 Raytown MO. 64133                      816-668-4385

**Dawn Housh** 6301 Raytown MO. 64133                      816-786- 9085

**Bob Hernan** (U-Haul Rep.) 12123 Blue Ridge Blvd. Grandview, Mo. 64030  
816-878-3257



**Community Development Department**

10000 E 59<sup>th</sup> Street

Raytown, MO 64133-3993

Phone: 816-737-6059 Fax: 816-737-6164

Email: [mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

**Planning & Zoning – Case Continued**

February 21, 2018

Case Number	2018-04
Project	CUP– Vehicle/Equipment Rental
Applicant	David Housh
Zoning	NC

Mr. Housh:

This letter is to confirm that PZ 2018-04, Conditional Use Permit - Vehicle/Equipment Rental, originally scheduled to be heard at the March 1<sup>st</sup> Planning and Zoning Commission meeting has been continued to the April 5<sup>th</sup> Planning and Zoning Commission meeting. The case has been continued as the Neighborhood Information Meeting was not held fifteen (15) days prior to the public hearing.

Please submit the Neighborhood Information Meeting written summary report as soon as possible to avoid the case being continued again. According to City ordinance, the written summary report must be received ten (10) days prior to the public hearing – **Monday, March 26, 2018.**

If you have any questions, do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Michael Swan".

**Michael Swan**  
**Planning & Zoning Coordinator**  
10000 E 59<sup>th</sup> St.  
Raytown, MO 64133-3993  
816-737-6059  
[mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

## Michael Swan

---

**From:** David Housh <kctinter@sbcglobal.net>  
**Sent:** Thursday, February 22, 2018 11:41 PM  
**To:** Michael Swan  
**Subject:** Re: PZ 2018-04 Continued to 04/05/2018

Michael we will stay on this path , Your Date not mine , but one day late is stupid 'I called Bob (Rep) from U-Haul he what's to turn this over to there law department and I agree, call me, and do you have a legal department , we need a phone number, Thanks Dave Tint Zone/U-Haul

-----  
On Wed, 2/21/18, Michael Swan <[mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)> wrote:

Subject: PZ 2018-04 Continued to 04/05/2018  
To: "[kctinter@sbcglobal.net](mailto:kctinter@sbcglobal.net)" <[kctinter@sbcglobal.net](mailto:kctinter@sbcglobal.net)>  
Date: Wednesday, February 21, 2018, 4:47 PM

Michael Swan  
PLANNING AND ZONING  
COORDINATOR  
City of Raytown  
10000 E. 59th  
Street  
Raytown, MO 64133  
816.737.6059 Direct  
[mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

## Michael Swan

---

**From:** David Housh <kctinter@sbcglobal.net>  
**Sent:** Saturday, March 3, 2018 1:08 PM  
**To:** Michael Swan  
**Subject:** Re: PZ 2018-04 Site Plan Question

-----  
On Thu, 3/1/18, Michael Swan <[mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)> wrote:

Subject: PZ 2018-04 Site Plan Question  
To: "[kctinter@sbcglobal.net](mailto:kctinter@sbcglobal.net)" <[kctinter@sbcglobal.net](mailto:kctinter@sbcglobal.net)>  
Cc: "Ray Haydaripoor" <[rayh@raytown.mo.us](mailto:rayh@raytown.mo.us)>  
Date: Thursday, March 1, 2018, 11:02 AM

(Two ten foot trucks ,one 15 foot truck and one 26 foot truck )

David:

Your site plan nor your application state how many trucks and/or trailers you are proposing for this CUP. We need to know the exact amount, type and size. Please provide this information as soon as possible so that we can attach it to the staff report.

Regards,

Michael Swan  
PLANNING AND ZONING  
COORDINATOR  
City of Raytown  
10000 E. 59th  
Street  
Raytown, MO 64133  
816.737.6059 Direct  
[mswan@raytown.mo.us](mailto:mswan@raytown.mo.us)

The Raytown Water Company

10017 E 63<sup>rd</sup> ST

Phone (816)356-0333 Fax (816)356-0331

---

February 28, 2018

City of Raytown  
Development of Community Development  
10000 E. 59th St  
Raytown, MO. 64133

RE: Tint Zone 6301 Railroad

Michael,

Thank you for notice of public hearing regarding the above referenced address.

Raytown Water Company (RWC) supports and promotes the Raytown Business Community. The application that David Housh, owner of Tint Zone, submitted to operate a vehicle and equipment rental fits into the needs of the downtown businesses and its residents.

This small scale operation would be on an otherwise vacant strip of property, to the south of his building. We support businesses that are trying to bring more people into the downtown area of Raytown.

Kindest Regards,



Neal S. Clevenger  
President/General Manager



## Raytown Main Street Association

March 2018

Ladies and Gentlemen of the City Council

It has come to our attention that Tint Zone has made a petition for a Conditional Use Permit that would allow them to park U-Haul trucks and trailers on their property. Though the Raytown Main Street Association is not anti-business in any way, we do have some grave concerns regarding the granting of this Conditional Use Permit.

To begin with, the property in question is a small, corner parcel. Parking a number of U-Haul trucks and trailers will overcrowd the property and would create an unsafe and unsightly property.

Because this property is in the heart of the Town Square, according to the *Raytown Central Business District Plan*, its use should reflect the characteristics of a “traditional town square found throughout Midwest” (p 32). As one of the key attractions for the CBD is the “enhanced pedestrian” infrastructure (p 33), the presence of parked U-Haul trucks and trailers in the heart of the Town Square would not only be aesthetically inappropriate, but has the potential to create an unsafe traffic and parking hazard for the pedestrians the CBD is striving to encourage.

In addition, according to the City Adopted *Comprehensive Plan*, the Future Development Plan suggests that granting the Conditional Use Permit for Tint Zone would be contrary to the plan. In Chapter 13, pages 7–8, we read the following:

While some traffic oriented commercial establishments could flourish in the Downtown area, it is intended that the Downtown develop as a center for destination activity.... To exert greater control over the type of development that may occur in the Downtown, there will be additional development controls through the use of new zoning requirements or development review processes.

The parking and display of U-Haul trucks and trailers on this property could hardly be construed as a “destination activity” that encourages residents to visit and patronize in their leisure. The *Comprehensive Plan* goes on to make plans for future development with an eye toward the culture and environment the city desires to create. Thus, we read on page 8:

However, new development beyond the existing limits of the clusters should be carefully reviewed in terms of impact on neighboring residential areas and long-term viability. Smaller commercial development, designed to provide services to the surrounding neighborhoods may be ideal, but the City needs to ensure the development is compatible with the nature of the surrounding area.

We don't believe the granting of the Conditional Use Permit would be compatible with the spirit of either the Raytown Central Business District vision or the Future Development Plan of the City-approved *Comprehensive Plan*.

Therefore, the board members of the Raytown Main Street Association would urge our City Council to reject the application of the Tint Zone Conditional Use Permit.

Scott Walz  
President

Raytown Main Street Association



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

**CERTIFICATE OF INSPECTION**

ADDRESS: 6301 RAYTOWN RD. DATE: 1/24/18

PERMIT NUMBER: \_\_\_\_\_ INSPECTOR: Boyd

**INSPECTION TYPE**

Type	Pass	Partial	Fail
Footing			
Foundation			
Framing			
Plumbing			
Ground Rough			
Gas			
Sewer			
Electrical			
Electric Service			
Rough-in			

Type	Pass	Partial	Fail
Mechanical			
Roofing			
Zoning			
Sign			
Final			
Gen. Bldg.			
Fire/Police			
Prop. Main.			
Above ceiling			
Other			

**INSPECTOR'S COMMENTS**

A LARGE UHAUL TRUCK HAS BEEN IN THE  
PARKING LOT OF "TINT ZONE" ALL DAY.

THE "U-HAUL" SIGNAGE, THAT WAS NEVER REMOVED  
AFTER REQUESTED, IS STILL ON THE  
SOUTH SIDE OF THE BUILDING. NO SIGN  
PERMIT WAS EVER ISSUED.

Building and/or Property Maintenance Code violations can be appealed within 10 days of this notice.

CLOSE PERMIT



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

**CERTIFICATE OF INSPECTION**

ADDRESS: 6301 RAYTOWN RD.

DATE: 9/28/17

PERMIT NUMBER: \_\_\_\_\_

INSPECTOR: Boyd

**INSPECTION TYPE**

Type	Pass	Partial	Fail
Footing			
Foundation			
Framing			
Plumbing			
Ground Rough			
Gas			
Sewer			
Electrical			
Electric Service			
Rough-in			

Type	Pass	Partial	Fail
Mechanical			
Roofing			
Zoning			
Sign			
Final			
Gen. Bldg.			
Fire/Police			
Prop. Main.			
Above ceiling			
Other			

**INSPECTOR'S COMMENTS**

VITAU - REMOVE VITAU, TRAILERS,  
AND VITAU SIGNAGE BY 9/30/17

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Building and/or Property Maintenance Code violations can be appealed within 10 days of this notice.

CLOSE PERMIT

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## ***Future Development Plan***

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1. Single-family residential uses should be separated from adverse surrounding land use types, such as major industrial and commercial areas. Appropriate buffering includes open space, bodies of water, abrupt changes in topography, and a combination of landscaping and walls.
2. Single-family residential lots should not front directly onto arterials but onto local and neighborhood streets, so as to minimize the number of access points along major streets.
3. Two-family residences may serve as A transitional land use between low and high density residential uses; As a buffer between lower-density residential from commercial uses; Multifamily residential areas should be located within walking distance of commercial centers, parks, schools and public transportation routes and be in proximity to employment concentrations, major thoroughfares and utility trunk lines.
4. Two-family to multifamily residential areas should be sited where they will not overload or create congestion in existing and planned facilities and utilities.

**Commercial:** Preferred commercial development in Raytown is broken into four categories: along M-350, in the Downtown, along the entryways and in smaller commercial clusters at critical locations in the City.

- **M-350:** *Indicative of the regional trend towards the growth of regionally oriented commercial developments, the entire stretch of M-350 in Raytown is currently occupied by or intended for commercial or office uses. Ideally, this trend should continue and regionally oriented uses should be directed to M-350. Eventually, when the corridor is entirely built out, development pressures may tend to direct commercial uses toward neighborhoods. Such proposals should be carefully reviewed in terms of their impact on residences and the quality of the neighborhood communities.*

*The character and attributes of development along M-350 should be enhanced and made more attractive. Efforts should be made to improve the individual properties, as well as the total image of commercial development along the corridor, through the use of zoning overlays describing preferred development characteristics and with the help of a design review process. It is intended that the M-350 corridor be divided into four segments; north of 71st Street, between 71st and 75th Street, 75th and 79th Street, and south of 79th Street. An individual character should be developed for each segment, which would be reflected in the building and landscape treatments*

*More importantly, access to and from M-350 should be controlled and incentives should be offered to reduce the number of curb cuts and potentially investigate the use of frontage roads.*

- **Downtown:** *The Downtown area should be actively developed as a mixed-use district. In addition to medium and high-density housing, locally oriented commercial uses or specialty retail should be located within the Downtown. While some traffic oriented commercial establishments could flourish in the Downtown area, it is intended that the Downtown develop as a center for destination activity. The district would be unique and permit residential quarters above street level retail establishments. To exert greater control over the type of development that may occur in the Downtown, there will be additional development controls through the use of new zoning requirements or development review processes.*

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## ***Future Development Plans***

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*Industries and single-family homes should be limited or not allowed, while community oriented facilities and activities should be encouraged within the district. Specific principles are described in the Downtown Plan. The Downtown could also support small office establishments, such as medical or other professional offices and commercial establishments that meet the daily needs of residents in the area (i.e., grocery stores). The Southwestern Bell switchboard near the Downtown can offer a direction and foundation for future economic development efforts in the area. The Downtown development plan is outlined in greater detail in the Appendix.*

- **Entryways:** *Many different types of commercial uses have developed along the entryways leading to the Downtown. Most are traffic oriented and will probably continue to be so. When M-350 development reaches capacity, further development pressure may occur along these entryways. The character and attributes of development along the entryways should be regulated through the use of design regulations and development review. In general setback requirements may be minimized while shared parking should be encouraged.*
- **Commercial clusters:** *In addition to the commercial development cited above, smaller clusters have developed at the following major intersections in the City: 63rd Street and Blue Ridge Cutoff, 63rd Street and Woodson Road, Blue Ridge Boulevard and 51st Street, and Raytown Road with 87th Street. These locations will continue to function as commercial centers. However, new development beyond the existing limits of the clusters should be carefully reviewed in terms of impact on neighboring residential areas and long-term viability. Smaller commercial development, designed to provide services to the surrounding neighborhoods may be ideal, but the City needs to ensure the development is compatible with the nature of the surrounding area. This can be done through the use of residential architectural features and landscaping and buffering. Another possible alternative to new development is redevelopment of existing developments.*

Enhancing existing commercial intersections; focusing on downtown commercial revitalization; and attracting quality regional commercial activity to the M-350 corridor should be the focus of commercial development efforts in Raytown.

### **Commercial Locational Guidelines:**

1. *Commercial sites should be located adjacent to arterials or major thoroughfares that provide needed ingress and egress in order to avoid congestion.*
2. *The location of major commercial uses should be coordinated with mass transit routes, high-density residential, employment and other intensive uses.*
3. *Commercial development should have required site design features that limit noise, lighting, and other activity so as to not adversely impact surrounding residential areas.*
4. *Commercial development should occur in compact clusters versus extended strip developments.*
5. *Commercially generated traffic should not feed directly onto local residential streets.*
6. *Commercial use not located in planned centers or downtown, including large freestanding building, auto-related and non-retail uses, should be guided to areas such as M-350 and other appropriate areas and streets where utilities can support such uses.*
7. *Office uses should generally be located adjacent to arterial streets.*

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# *Raytown Central Business District Plan*

## *Raytown, Missouri*

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### **Central Business District Master Plan**

This master plan is built upon the creation of an economically sustainable Central Business District that provides a strong community identity. The challenge before Raytown involves changing existing perceptions and creating a unique environment with many activities and uses.

Five key principles guide this plan in pursuit of effectively addressing the challenge identified above and accomplishing the vision for this plan. These general principles apply to all successful central business districts.

**Principle 1: Identifiable / Accessible.** A CBD must be highly identifiable and easily accessible to the public. Identity is associated with building character, streetscape enhancement, and unique features and landmarks that create a sense of place and attractive quality.

**Principle 2: Destination Diversity.** The CBD should be the home for a variety of local, regional and other niche destinations, having a rich blend of different uses – retail, entertainment, employment, institutional, recreational – and activities – special events, community traditions.

**Principle 3: Neighborhood within Neighborhoods.** CBD's influence and are influenced by the adjacent surrounding community. Qualitative judgements regarding cleanliness, safety and comfort are based upon the perception of the CBD and the surrounding area.

**Principle 4: Preserve / Create.** Incorporating meaningful elements of the past with new and creative elements of the present and future is necessary in the CBD. Blending new development, adaptive reuse, redevelopment and preservation through creative financial, organizational and regulatory innovation will differentiate the CBD from any other location.

**Principle 5: Continuous Improvement.** CBD improvement is never complete – it is ongoing. Improvements are made in a proactive manner. Anticipating trends, looking for opportunities, monitoring implementation and development, and evaluating and adjusting the vision and the plan are all part of taking ownership of the CBD.

As was noted previously the vision for the Raytown CBD is built around the creation of a town square and a mixture of land uses including commercial, employment and residential uses. The primary components are depicted on Figure 1 and outlined below:

**Raytown Central Business District Plan**  
**Raytown, Missouri**



Figure 1. Area Map.

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## ***Raytown Central Business District Plan***

### ***Raytown, Missouri***

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#### **Town Square**

##### ***Objective:***

Provide a definable 'heart' and identity for the community while enhancing economic activity.

##### ***Characteristics:***

The vision for this area is to create a distinctive environment, based upon the traditional town square found throughout the Midwest. Key components include:

- **A town square providing a defined central public gathering space.** The green space may include a bandstand or central plaza element to facilitate such events as art festivals, farmers markets, and other community functions and events. In addition, incorporating passive amenities such as benches, public art, tables, fountains, etc. that provide a setting for seasonal lunches, lunchtime concerts, vendors, and other ancillary activities associated daily business activity and community gathering around a public square.

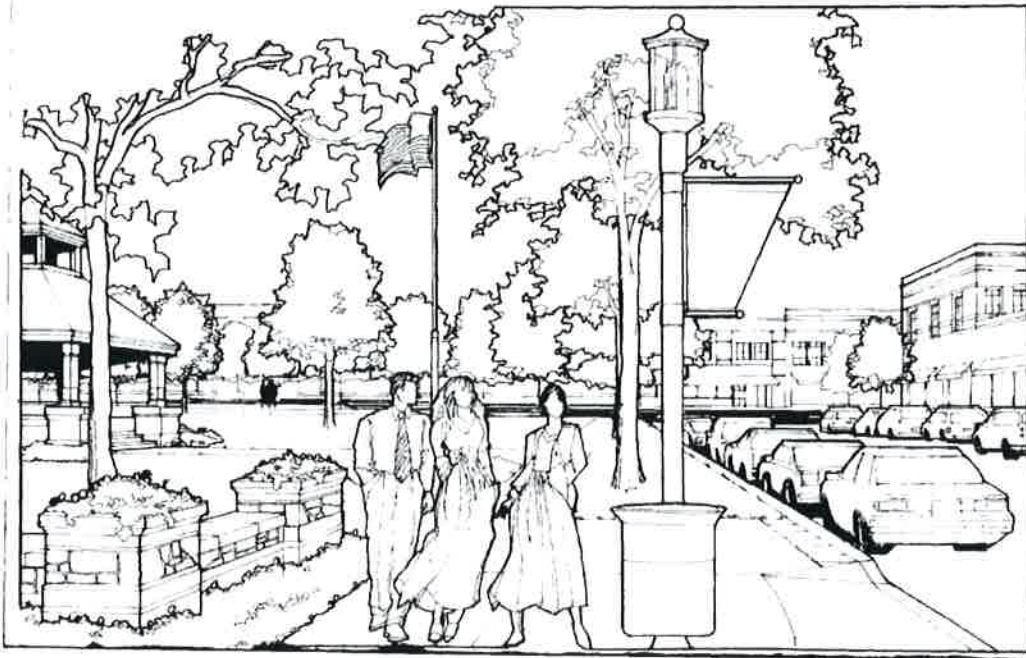


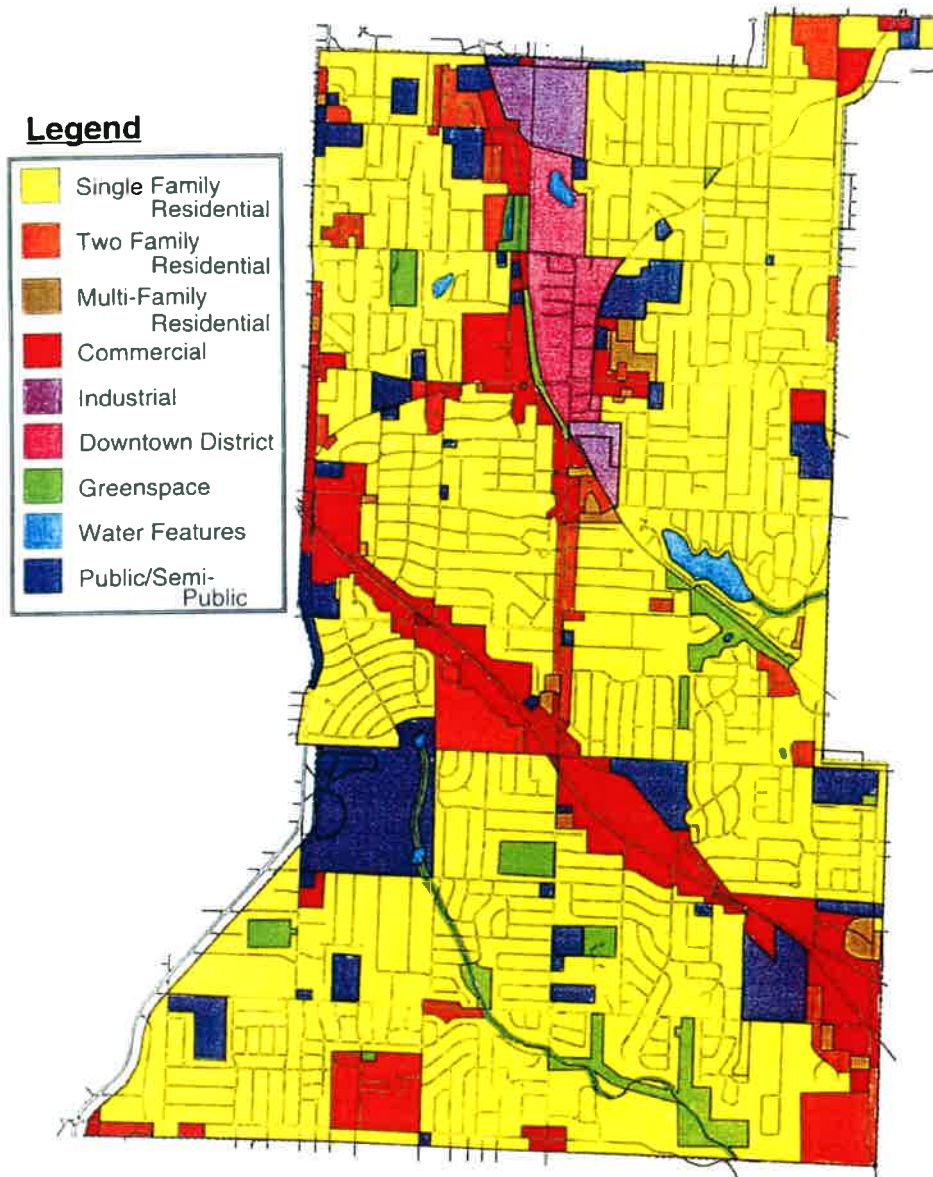
Figure 2. Raytown Town Square.

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## *Future Development Plan*

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**FIGURE 11**  
**Future Land Use Map**

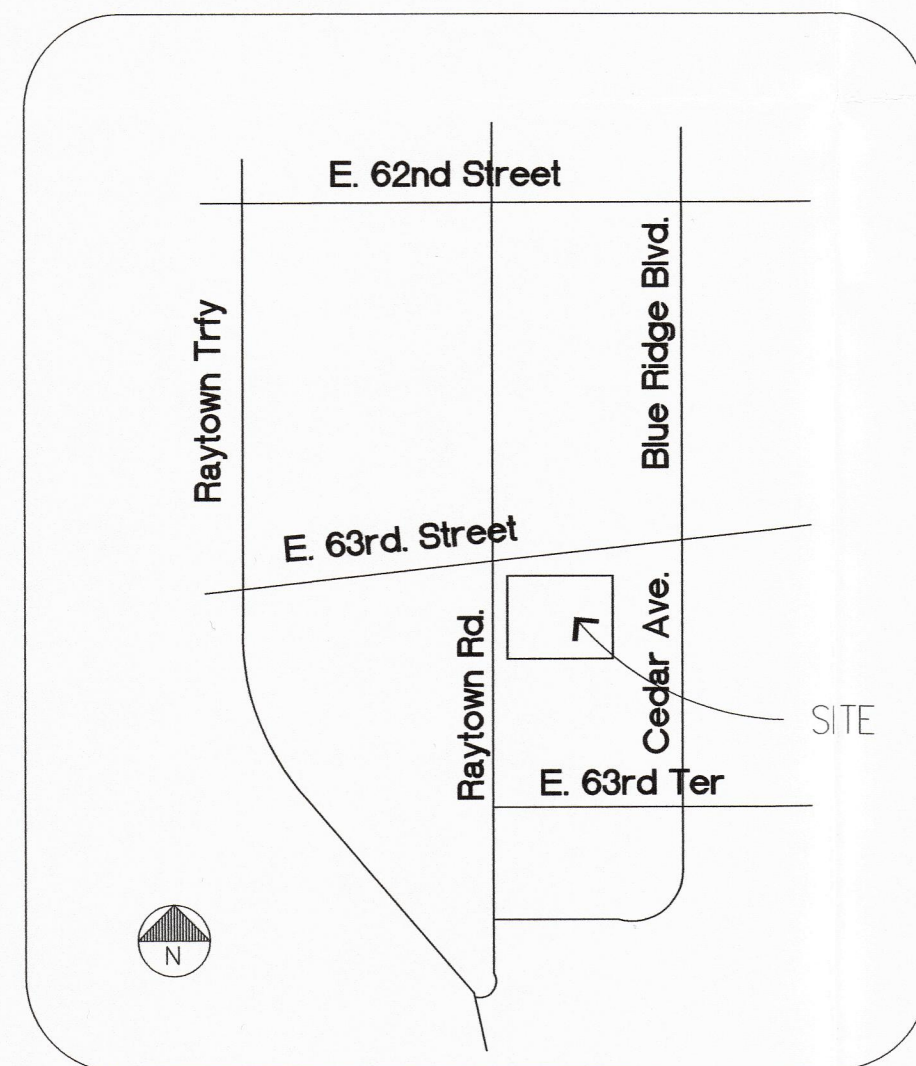




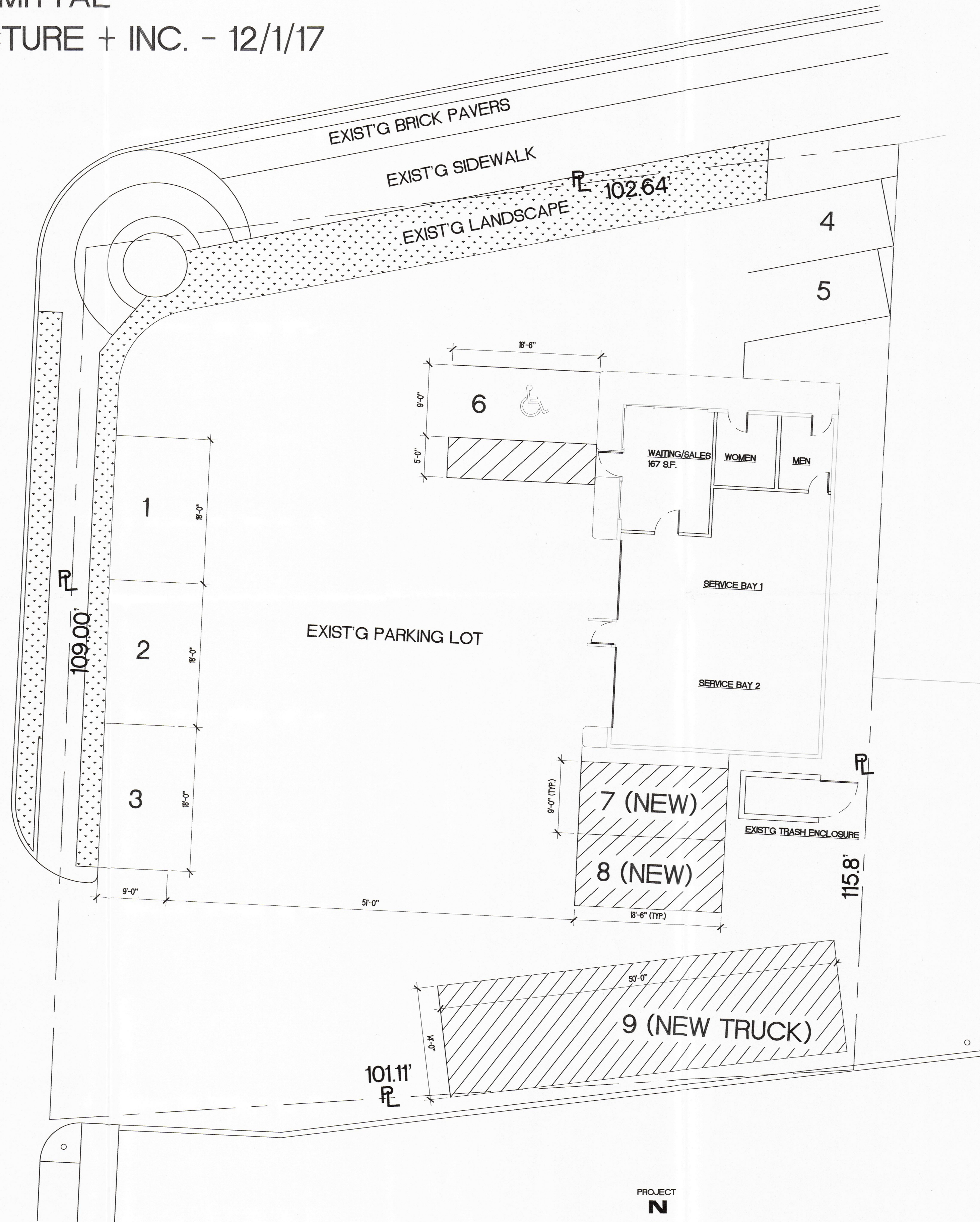
TINT ZONE U-HAUL TRUCK RENTAL PARKING LOT  
 CONDITIONAL USE PERMIT SUBMITTAL  
 PREPARED BY DANA BLAY - DBL ARCHITECTURE + INC. - 12/1/17

63rd Street

VICINITY MAP



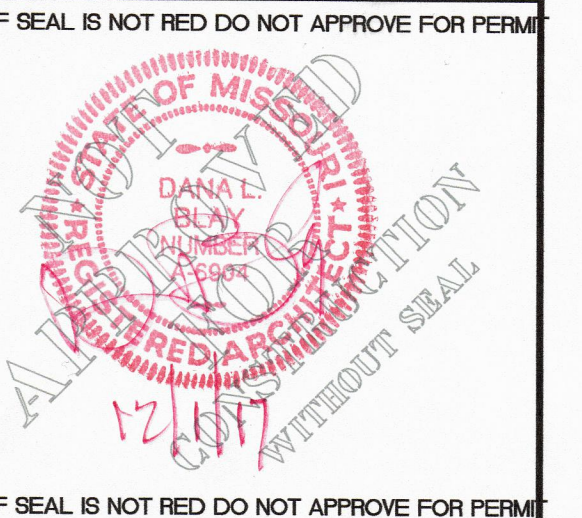
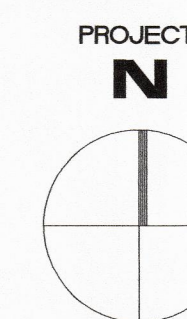
CENTER LINE OF  
 Raytown Road



PARKING LOT STATISTICS	
EXISTING SALES LOBBY - 167 S.F.	1 SPACE REQ'D.
SERVICE BAYS - (2 EXIST'G)	2 SPACES/BAY = 4 REQ'D.
VAN RENTALS - (2 NEW SPACES)	2 SPACES REQ'D.
TRUCK RENTAL - (1 NEW TRUCK SPACE)	1 TRUCK SPACE (14'x50')

PARKING LOT REMAINS THE SAME IMPERVIOUS AREA  
 1 HANDICAP SPACE REQ'D. + PROVIDED

1 SITE PLAN  
 1/8"=1'-0"



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 8031 werninga road + leawood, kansas 66206

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 Construction from these drawings shall only commence upon receipt of a full permit as issued by the appropriate government body. Any construction without the total permit shall constitute a breach of contract. Any claims arising from such construction shall not be enforceable.

PROJECT:  
 Tint Zone  
 Parking Lot  
 6301 Raytown Road  
 RAYTOWN, MISSOURI 64133

PROJECT LOG:  
 CONTRACT INITIATION  
 November 20, 2017

AS-BUILT MEASURING/COMPLETION	11/20/17
OWNER'S DESIGN REVIEW	11/28/17
PLANNING SUBMIT	12/1/17
OWNER'S CD'S REVIEW	?/?/17
PLANS PERMIT SUBMIT	?/?/17
PLANS PERMIT RESUBMIT	?/?/17

REVISIONS:  
 1 REVISED PER OWNER  
 ?/?/17  
 2 REVISED PER RAYTOWN  
 ?/?/17

SHEET TITLE:

SITE PLAN

SHEET NO.:  
 AC1

PROJECT NUMBER:  
 112017