

**CITY OF RAYTOWN
PLANNING & ZONING COMMISSION**

AGENDA

November 5, 2020

7:00 pm

**Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133**

During Jackson County's Recovery Plan, the City of Raytown has chosen to continue to follow the County's social distancing guidelines and other recommendations. The public may attend under the following guidelines:

- *All attendees (Commission/Staff/Public) will use the main entrance door.*
- *Masks are required, per the modified Phase 2 guidelines of the Jackson County Recovery Plan. Masks will be provided to those without a personal mask to wear.*
- *Seating limited. Approximately six (6) seats will be available for the public to attend.*
- *Limited access to dais/table for Commission and Staff.*

We are urging citizens to view the meeting online at www.raytown.mo.us

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

Wilson:	Thurman:	Emerson:
Robinson:	Frazier:	Stock:
Dwight:		

3. Approval of March 5, 2020, Regular Meeting Minutes

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

4. Old Business: None.

5. New Business

A. Case No.: PZ-2020-09

Applicants: Miesha Ross and Amia Walker

Reason: Conditional Use Permit for “Assembly” Use for The Event Palace to be located at 6235-6237 Blue Ridge Blvd. in the Raytown Plaza Shopping Center

1. Introduction of Application by Chair
2. Swearing in of all speakers by City Attorney that plan to give testimony during hearing
3. Explanation of any exparte’ communication from Commission members regarding the application
4. Enter Additional Relevant City Exhibits into the Record:
 - a. Staff report
 - b. Application Supporting Documents
5. Introduction of Application by Staff
6. Presentation of Application by Applicant
7. Request for Public Comment by Chairman
8. Additional Staff Comments and Recommendation
9. Commission Discussion
10. Commission Decision to Approve, Conditionally Approve or Deny the Application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

B. Case No.: PZ-2020-10

Applicants: Miesha Ross and Amia Walker

Reason: Conditional Use Permit for “Assembly” Use for dance instruction and assembly space for The Event Palace to be located at 6217-19 Blue Ridge Blvd. in the Raytown Plaza Shopping Center

1. Introduction of Application by Chair
2. Swearing in of all speakers by City Attorney that plan to give testimony during hearing
3. Explanation of any exparte’ communication from Commission members regarding the application
4. Enter Additional Relevant City Exhibits into the Record:
 - a. Staff report
 - b. Application Supporting Documents
5. Introduction of Application by Staff
6. Presentation of Application by Applicant
7. Request for Public Comment by Chairman
8. Additional Staff Comments and Recommendation
9. Commission Discussion

10. Commission Decision to Approve, Conditionally Approve or Deny the Application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

C. Case No.: PZ-2020-11

Applicants: Cody Nguyen, Managing Partner, LB One and LB Three, San Diego, California
Reason: Conditional Use Permit for “Assembly” Use and “Adult Day Care” Use for the Raytown Event Center to be located at 6715-21 Blue Ridge Blvd.

1. Introduction of Application by Chair
2. Swearing in of all speakers by City Attorney that plan to give testimony during hearing
3. Explanation of any exparte’ communication from Commission members regarding the application
4. Enter Additional Relevant City Exhibits into the Record:
 - a. Staff report
 - b. Application Supporting Documents
5. Introduction of Application by Staff
6. Presentation of Application by Applicant
7. Request for Public Comment by Chairman
8. Additional Staff Comments and Recommendation
9. Commission Discussion
10. Commission Decision to Approve, Conditionally Approve or Deny the Application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

D. Case No.: PZ-2020-12

Applicants: Pat Grace, Kansas City Real Estate Investment Services
Reason: Modification of Conditions of Approval Contained Within the 2004 Crownover Acres Subdivision Rezoning Ordinance

1. Introduction of Application by Chair
2. Swearing in of all speakers by City Attorney that plan to give testimony during hearing
3. Explanation of any exparte’ communication from Commission members regarding the application
4. Enter Additional Relevant City Exhibits into the Record:
 - a. Staff report
 - b. Application Supporting Documents
5. Introduction of Application by Staff
6. Presentation of Application by Applicant
7. Request for Public Comment by Chairman

8. Additional Staff Comments and Recommendation
9. Commission Discussion
10. Commission Decision to Approve, Conditionally Approve or Deny the Application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

6. Other Business- None

7. Set Future Meeting Date – Next Regular Meeting, Thursday, December 3, 2020, at 7:00 PM.

9. Adjourn

**CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES**

**August 6, 2020
7:00 pm**

**Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133**

1. Welcome by Acting Chair DeeAnn Stock

2. Call meeting to order and Roll Call

Wilson:	Absent	Thurman:	Present	Emerson:	Present
Robinson:	Present	Frazier:	Present	Stock:	Present
Dwight:	Present				

3. Approval of Minutes: Minutes of March 5, 2020, approved 6-0 upon motion by Ms. Dwight and second by Mr. Robinson.

4. New Business. All persons providing testimony for all public hearing items on the agenda were sworn in by Jennifer Baird, City Attorney.

A. Case No.: PZ 2020-07: Text Amendment to Municipal Code Chapter 50, Section 50-38, Regarding Modification of planning Commission Size.

1. Introduction of Application by Acting Chairman.

Acting Chair DeeAnn Stock opened the public hearing and introduced the application.

2. Explanation of any Ex Parte Communications Regarding the Application.

No commissioners reported Ex Parte communications with the applicant regarding this application.

3. Enter Relevant Exhibits into the Record.

Acting Chair DeeAnn Stock entered the staff report into the record as an exhibit.

4. Staff Presentation of proposed Text Amendments.

Chris Gilbert, Planning & Zoning Coordinator, presented the staff report, explaining the reasons for the text amendment being necessary.

5. Request for Public Comment by Acting Chairman.

Acting Chair DeeAnn Stock asked if anyone was present to speak on this application. No one presented themselves.

6. Commission Discussion.

None.

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

Chris Gilbert provided the staff recommendation to recommend approval of the proposed text amendment as written.

Mr. Frazier moved and Ms. Emerson seconded to recommend approval of the application to the Board of Aldermen. Motion passed 6-0.

B. Case No.: PZ 2020-08: Text Amendments to Municipal Code Chapter 50, Sections 50-560.01, Regarding Courtesy Noticing Procedures and 50-107, Regarding A Use Table Note Requiring Architectural Analysis for Assembly Uses.

1. Introduction of Application by Acting Chairman.

Acting Chair DeeAnn Stock opened the public hearing and introduced the application.

2. Explanation of any Ex Parte Communications Regarding the Application.

No Commissioners reported any Ex Parte communications regarding this application.

3. Enter Relevant Exhibits into the Record.

Acting Chair DeeAnn Stock entered the staff report into the record as an exhibit.

4. Staff Presentation of proposed Text Amendment on Noticing Procedures.

Chris Gilbert, Planning & Zoning Coordinator presented the staff report, explaining the reasons for this text amendment being necessary. Mr. Gilbert asked that the Planning Commission make separate motions on each of the two minor text amendments addressed by this staff report.

5. Request for Public Comment by Acting Chairman.

Acting Chair DeeAnn Stock asked for comments from the public on the application.

Alderman Greg Walters, Ward 1, spoke in support of the application, providing examples of situations in the past several years where some neighbors did not receive notice of hearings.

6. Commission Discussion.

Planning Commission discussion with questions for staff.

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

Chris Gilbert provided the staff recommendation to recommend approval of the text amendment to the Board of Aldermen as written.

Ms. Thurman moved and Mr. Frazier seconded to recommend approval to the Board of Aldermen as recommended in the staff report. Motion passed 6-0.

8. Staff Presentation of proposed Text Amendment on Requiring an Architectural Analysis for certain Assembly Type Uses.

Chris Gilbert, Planning & Zoning Coordinator presented the staff report, explaining the reasons for this text amendment being necessary.

Planning Commission discussion with questions for staff.

9. Request for Public Comment by Chairman.

Acting Chair DeeAnn Stock asked for comments from the public on the application.

Alderman Greg Walters, Ward 1, spoke in favor of the proposed amendment.

10. Commission Discussion.

Planning Commission discussion with questions for staff and the applicant.

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

Chris Gilbert provided the staff recommendation to recommend approval of the text amendment to the Board of Aldermen as written.

Mr. Frazier moved and Ms. Thurman seconded to recommend approval to the Board of Aldermen as recommended in the staff report. Motion passed 5-1 with Ms. Emerson opposed.

5. **Other Business-** Chris Gilbert provided a status update on several recent cases reviewed by the Planning Commission.
6. **Set Future Meeting Date – Next regular meeting on September 3, 2020.**
7. **Adjourn at 8:15 PM upon motion by Ms. Dwight and second by Ms. Thurman.**



Staff Report

Community Development
Planning and Development Services

PZ 2020-09

To: City of Raytown Planning and Zoning Commission
From: Chris Gilbert, Planning & Zoning Coordinator
Date: November 5, 2020
Re: Application for Conditional Use Permit for Assembly Use

CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: Miesha Ross and Amia Walker
Property Owner: 1340 E. 9th Street Realty Corporation
Property Location: 6235-6237 Blue Ridge Blvd. in Raytown Plaza
Request: Conditional Use Permit approval for an Assembly Use to utilize a shopping center suite for event space for The Event Palace.

Miesha Ross and Amia Walker, the applicants, have leased 6235-37 Blue Ridge Blvd. in the south building of the Raytown Plaza and are requesting Conditional Use Permit (CUP) approval for an Assembly Use to permit the unit to be utilized as an assembly space in a Neighborhood Commercial (HC) zoning district. Per the city's land use table, such assembly uses can only be conditionally approved in this zoning district. The applicant is not proposing any structural or site changes be made to the existing location. Interior improvements will be likely necessary to function as an Assembly Use. The applicant has provided the required architectural analysis of this space, which is attached to this report, to delineate the improvements that will be necessary to meet code for assembly occupancies. All required improvements will be coordinated with the Raytown Fire District and the City of Raytown Building Official should this application be approved. Additionally, the applicants have provided a background statement and delineation of the activities that will be provided.



Figure 1 – View of South Building of Raytown Plaza Shopping Center

BACKGROUND

Property's Zoning Classification	Neighborhood Commercial (NC)
Surrounding Properties' Zoning	Neighborhood Commercial (NC), R-3, High Density Residential to the east beyond Hadley Street
Surrounding Overlay	Central Business District
Surrounding Land Use	Commercial Businesses, Offices, Residential to the east beyond Hadley Street
Designated Future Land Use	Commercial
Ward	Ward 2
Approximate Land Area	Existing Shopping Center Suite, 1500 SF Total
Roadway Classification	Collector



Figure 2 – Surrounding zoning map

SITE DESCRIPTION AND PRESENT USE

The subject location is a suite in the Raytown Plaza, a multi-tenant shopping center just north of 63rd Street off of Blue Ridge Blvd. in the Central Business District. The uses on the property are a combination of general offices, services, and retail uses. The north and south buildings have approximately 200 parking spaces directly in front of the business and accessed primarily from Blue Ridge Blvd. and there are 3 overflow parking areas behind the shopping center with 2 off of Hadley Street to the east and one off 63rd Street to the south which could hold approximately 100 vehicles although the spaces are not marked at present. Staff does not believe combined parking demand for all the center users will be an issue at any one time.



Figure 2 – South Overflow and Southeast Overflow Lots

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The shopping center is completely surrounded by commercial zoning with the town square park to the west, additional commercial and office use to the north and south along Blue Ridge Blvd. and parking areas and some non-conforming residential uses to the east on Hadley Street. Access to the shopping center is primarily from Blue Ridge Blvd. with an additional access from Hadley Street.

HISTORY

The Raytown Plaza is one of the City's original shopping centers, having been remodeled from time to time since the 1950s and has hosted a large variety of commercial, retail, and office uses over the years. This proposed use would occupy one of these spaces in the south "L"-shaped building of the Shopping Center.

PUBLIC COMMENTS

The public notice was published in *The Daily Record* on October 19, 2020. Public notice letters were sent to property owners within 185 feet of the property by the applicant. The Neighborhood Information Meeting was held on October 22, 2020, and a synopsis of the meeting is attached. To date, the Community Development Department has received calls from two nearby business owners that did not attend the neighborhood meeting, one in Raytown Plaza and one on 63rd Street in the downtown block between Raytown Road and Blue Ridge Blvd. The property was posted with a Public Hearing Notice Sign on the property stating the hearing date.

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.



Staff Report

Community Development
Planning and Development Services

1. Stability and integrity of the various zoning districts

The parcel and all adjacent lots are zoned Neighborhood Commercial (NC). Per the Zoning Ordinance, "this zoning district is intended to provide a location for miscellaneous retail, wholesale, and businesses serving the consumer public", which is consistent with the requested use. It is the opinion of city staff that the proposed use would maintain the stability and integrity of the Neighborhood Commercial zoning district as assembly uses can generate increased revenues for nearby businesses during events and the 1500 square feet of total space will only have marginal impact on services and parking in the shopping center.

2. Conservation of property values

No change in property values is expected. The Raytown Plaza has existed for over 60 years and has hosted a variety of uses and tenants during this time of which the current applicant's business would just be another of many.

3. Protection against fire and casualties

The applicant has submitted an architectural analysis as required, and all internal modifications in accordance with the architect's recommendations shall be completed in accordance with Raytown Fire District requirements and City of Raytown Building Codes.

4. Observation of general police regulations

The proposed business will not violate any general police regulations if the events are handled in an orderly manner. Nightclubs, dance halls, and discotheque style assembly which has a greater chance of generating situations requiring police response is not permitted under the requested "Assembly" type use. There is a specific separate Conditional Use required for those types of events.

5. Prevention of traffic congestion

Multiple access points out to Blue Ridge Blvd. from the shopping center and a back exit onto Hadley Street should be sufficient to handle the event traffic for the requested use, particularly given its small size.

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

With approximately 300 total parking spaces, any birthday parties, receptions, and similar such Assembly events in a 1500 square foot space should have limited impact on the available parking for the Shopping Center, regardless when the events are held.

7. Promotion of the safety of individuals and property

The Applicant will be required to ensure the Assembly activities are managed in a manner that observes proper decorum, providing a safe environment for all patrons and their property.

8. Provision for adequate light and air

The proposed business will not affect the air quality of the area beyond what is normal for a commercial district. All activities are to be contained inside the building.



9. Prevention of overcrowding and excessive intensity of land uses

The proposed business will affect the intensity of land uses in the area but only for short periods during events. It is an existing developed shopping center property and the proposed use can easily be compatible with the other uses on the property.

10. Provision for public utilities and schools

The proposed business will not affect any public utilities or schools and could generate revenues that benefit the taxing entities including the school district and encourage additional ancillary spending in the community by attendees at events both before and after the events are held.

11. Invasion by inappropriate uses

Staff does not view the proposed business as an inappropriate use at this location. The proposed Assembly use is a commercial use.

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

The proposed use will require interior improvements in accordance with the architects recommendations to meet Building and Fire Code for group events but no exterior improvements. Requiring Central Business District (CBD) Overlay standards for a reuse of an existing suite inside a shopping center structure will be extremely difficult to enforce as the site is not being modified, expanded, reconstructed, etc., so as such does not require application of such standards at the present time with this application. Any signage required for the business, however, will have to meet the channel lettering design style requirement of the CBD standards. Signage is approved under a separate permit process.

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

As the property is a currently existing developed retail commercial shopping center and the use is a commercial use, the proposed business is consistent with overall planning principles.

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

The proposed business, if approved and managed properly by the applicant, will contribute to the orderly and proper renewal, development and growth of the City.

RECOMMENDATION

Staff recommends approval of Case No. PZ 2020-09 – Conditional Use Permit for an Assembly Use at 6235-37 Blue Ridge Blvd. with the following conditions:

1. The approved Assembly Use does not include activities contained under the “Nightclubs, Dance Halls, and Discotheques” Use category. Birthday parties, receptions, and similar gatherings as noted on the applicant-provided list of events would be consistent with Assembly Use.



Staff Report

Community Development
Planning and Development Services

2. Any interior renovations in accordance with the architect's recommendations to be performed in accordance with procedures of both the Raytown Fire District Fire Marshal and City of Raytown Building Official prior to any Use Permit being issued, including applying for building permits and providing construction plans for approval.
3. Any activities that generate significant noise levels shall be wholly contained within the structure and not be permitted to negatively impact neighboring businesses and properties.
4. Any signage shall be approved under separate permit.
5. No Commercial Use Permit or business license shall be issued until all requirements of this section have been met.
6. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.

Chris Gilbert

From: [REDACTED]
Sent: Friday, October 30, 2020 2:06 AM
To: Chris Gilbert
Subject: Re: Exterior photo of 6235

If the previous email is too detailed, here is another.

We are event decorators and we decorate the following events...

- Birthday Parties
- Baby showers
- Graduations
- Gender reveal
- Weddings
- Recitals
- Repass
- Business luncheons
- School events
- Fashion Shows
- Yard signs

Will one of these work or do we need to make adjustments?

Thank you

On Fri, Oct 30, 2020 at 2:00 AM Event Palace [REDACTED] wrote:

We are 2 biological sisters who graduated from a performing arts school and went into business together in 2014. We average about 200 events per year and are needing a location to host our events. Majority of the events that we decorate are birthday parties and baby showers but we also decorate weddings, gender reveals, graduations, repass, networking events, business luncheons, fashion shows, recitals, and banquets. We recently started decorating residential and business yards during the pandemic. We average 3 yards per week.

On Thu, Oct 29, 2020 at 2:40 PM Chris Gilbert <chrisg@raytown.mo.us> wrote:

Thanks!

Chris Gilbert

From: [REDACTED]
Sent: Monday, October 19, 2020 12:46 PM
To: Chris Gilbert
Cc: Event Palace
Subject: 6235-6237 Blue Ridge Blvd - Event Palace Update
Attachments: A101.pdf; A102.pdf; Event Palace Code Narrative.pdf; Code Analysis Summary.pdf

Good afternoon Chris,

I wanted to offer an update on our Conditional Use Permit submission for 6235-6237 Blue Ridge Blvd, #1 Event Palace. The attachments reflect my interpretation of what is required to make the combined suite code compliant. My hope is that drawings A101 and A102 will be sufficient documents for the CUP Powerpoint presentation. I am also sharing a brief Code Analysis Narrative and Summary identifying references that were used to support the findings and identify improvements that may be required beyond what the drawings illustrate. I believe the narrative and summary are too much detail for the CUP presentation, but wanted to share it with the City to demonstrate that it is our intent to quantify the total cost of improvements required to the space.

Meisha Ross has engaged Thomas Eatman, of Builders By Design, LLC to provide estimating services for the #1 Event Palace improvements, and I anticipate she will also be working with his company for the #2 Event Palace assessment. I will forward the estimate corresponding with drawings A101 and A102 prior to October 22nd. For now, I would appreciate it if you could let me know if the two sheets are adequate for the Power Point presentation, and if there are any initial concerns the city has with my interpretation. I have had to make assumptions on the construction of the existing building based on site observations, but in general believe that the proposed solution - or something approximate - can satisfy the requirements of the code, ensure the safety of the occupants and meet the desired function of the #1 Event Palace.

If it helps to discuss, please do not hesitate to contact me at your convenience.

Thanks,

Kelley Davis, AIA
[REDACTED]



#1 Event Palace Code Analysis

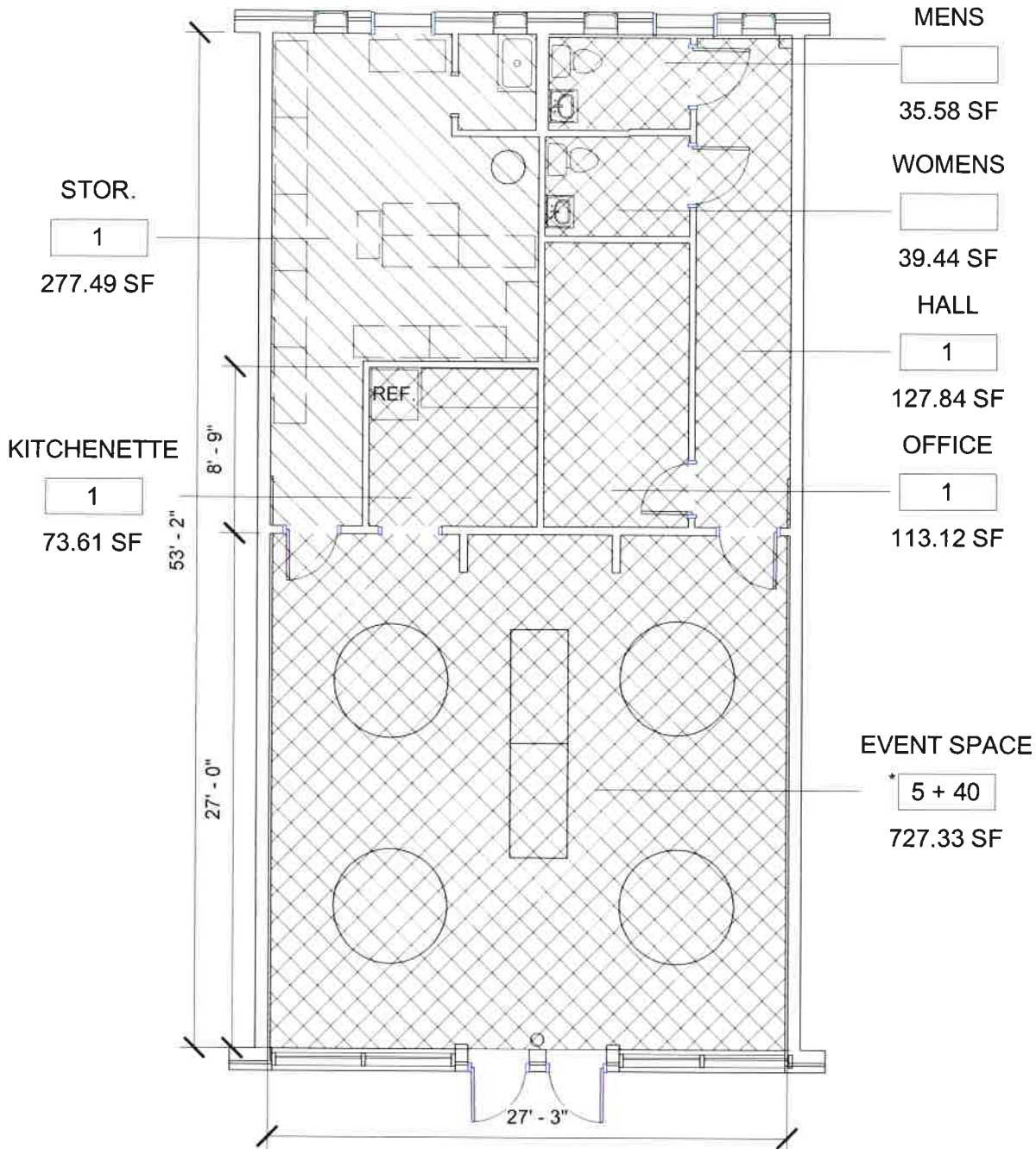
The project is assessed using the International Existing Building Code, (IEBC 2018), Work Area Compliance Method. The magnitude of the project scope requires the Level 2 Alteration approach, where IEBC Chapters 7, 8 and applicable sections of Chapter 10 apply.

While the proposed solution does not require a change of occupancy classification, the project involves a change of use, (Small assembly in a B occupancy per IBC 2018 Section 303.1.2/2), within an existing occupancy classification group, assumed to be B, M or S based on the existing building tenants. As such, certain sections of IEBC Chapter 10 apply. In addition, certain sections of IBC 2018, IFC 2018, NFPA and ASHRAE apply where required by IEBC.

The following summary identifies improvements recommended for code compliance and highlights the applicable sections of code most pertinent to the project. This document and supplemental drawings are intended to demonstrate a means of code compliance as part of an application for a Conditional Use Permit and are not to be used for other purposes.

OCCUPANCY CLASSIFICATION:

-  B: BUSINESS OCCUPANCY
-  S-1: STORAGE OCCUPANCY



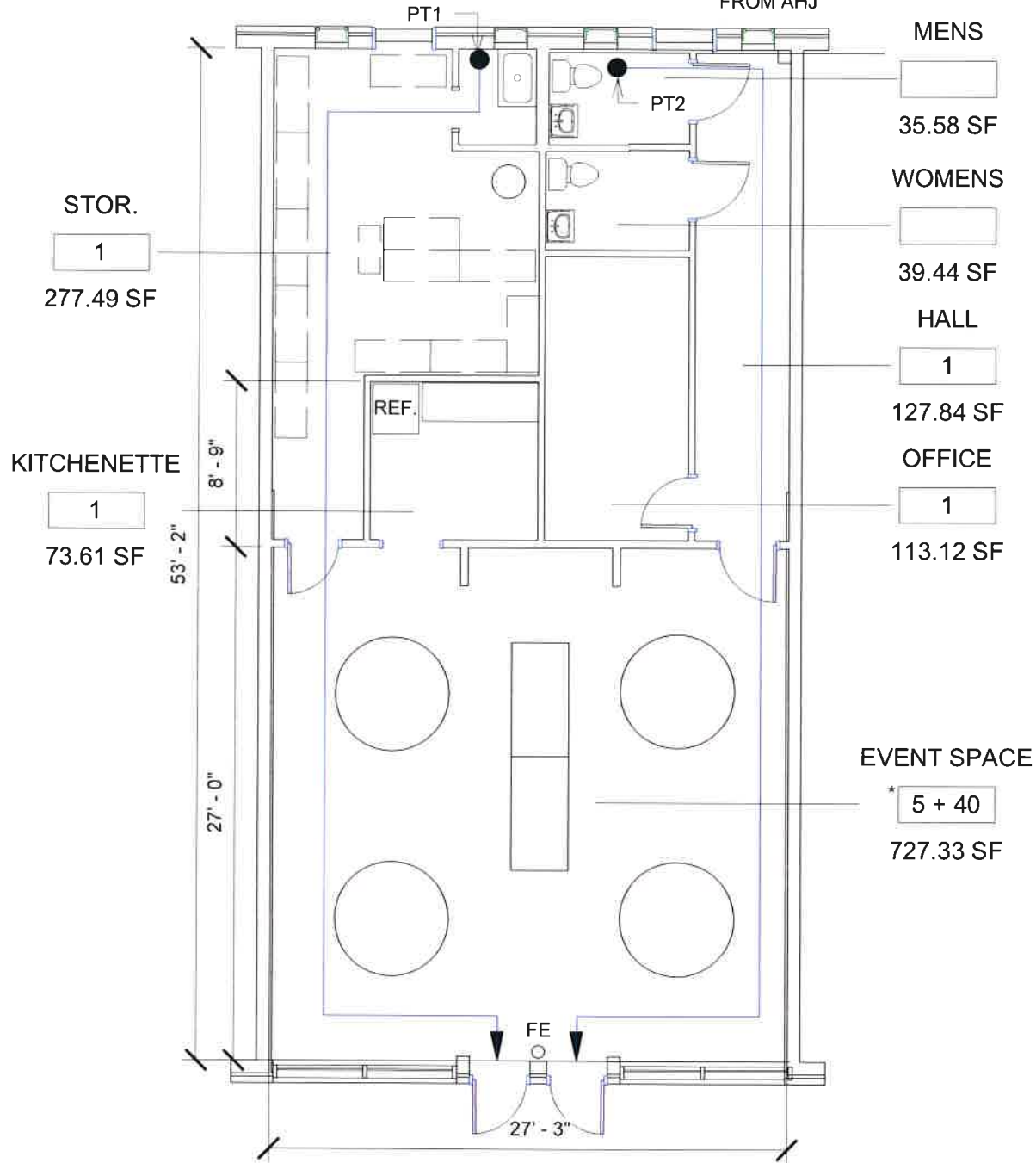
REDUCE TENANT OCCUPANT LOAD TO 49 OCCUPANTS
 CLASSIFY AS BUSINESS OCCUPANCY WITH SMALL ASSEMBLY USE
 NO SEPARATION FROM EXISTING OCCUPANCIES REQUIRED

EVENT PALACE 6235-6237 BLUE RIDGE BLVD.	OCCUPANCY CLASSIFICATION PLAN	
	Project number Date Drawn by Checked by	A101 Author Checker
		Scale 1/8" = 1'-0"

TRAVEL DISTANCE:

- PT1 = 69'-4"
- PT2 = 69'-0"
- BOTH LESS THAN < 75'-0" MAX. FOR ONE EXIT SPACE

- X TOTAL OCCUPANTS PER ROOM
- X + X TOTAL OCCUPANTS FOR BUSINESS + ALLOWABLE INCREASE PENDING APPROVAL FROM AHJ



REDUCE TENANT OCCUPANT LOAD TO 49 OCCUPANTS
 CLASSIFY AS BUSINESS OCCUPANCY WITH SMALL ASSEMBLY USE
 NO SEPARATION FROM EXISTING OCCUPANCIES REQUIRED

EVENT PALACE 6235-6237 BLUE RIDGE BLVD.	EGRESS PLAN	
	Project number Date Drawn by Checked by	Author Checker

#1 EVENT PALACE SUMMARY OF APPLICABLE CODE REFERENCES				
APPLICABLE CODE	SECTION REFERENCE	CODE CRITERIA DESCRIPTION	PROPOSED APPLICATION ON PROJECT	PROPOSED PARTY FOR EVALUATION
IEBC 2018	Section 202	Definition of Change of Occupancy: Any change in use within a group for which there is a change in application of the requirements of this code.	Change of use is providing a small assembly space within a B occupancy.	Architect
	Section 302.2	The code official shall have the authority to require the elimination of conditions deemed dangerous.	Project proposes to evaluate existing conditions to verify all dangerous conditions are eliminated.	Owner
	Section 302.4	Materials already in use in a building in compliance with requirements or approvals in effect at the time of their erection or installation shall be permitted to remain in use unless determined by the building official to be unsafe.	Project proposes to evaluate existing conditions to verify all materials in use that remain are not deemed unsafe. Several existing conditions need to be evaluated, including: abandoned, uncapped utilities, abandoned sprinkler lines, electrical lines and cables above the ceiling plenum, broken windows and holes in the plaster and lath ceiling above acoustical ceiling tiles.	Owner
	Section 303.3.2	Work Area Compliance Method	Work area boundary occurs within tenant space.	Architect
	Section 603.1	Level 3 Alterations - Project includes reconfiguration of space, addition of doors, reconfiguration of systems and addition of equipment.		Architect
	Section 605.1 & 605.2	Changes of Occupancy provisions apply where the activity is classified as a Change of Occupancy as defined in Chapter 2. Changes of Occupancy shall comply with the applicable provisions of IEBC 2018 Chapter 10.		Architect
	Section 702.1	Interior wall and ceiling finishes comply with IEBC 2018 Chapter 8.	All interior finishes should be evaluated for fire performance and smoke development per the IEBC Class C interior finish materials are required for a non-sprinklered. B occupancy per IEBC 2018 Table 803.13. See IEBC 2018, Section 808 for requirements specific to Acoustical Ceiling materials and installation.	Tenant
	Section 702.2	Interior floor finishes comply with IEBC 2018 Section 804.	Per IEBC 2018 Section 804.1 Exception, floor finishes of a traditional type, such as wood, vinyl, linoleum, terrazzo, and resilient floor covering materials that are not comprised of fibers are exempt from complying with classification and testing requirements.	Tenant
	Section 702.3	Interior trim materials comply with IEBC 2018 Section 806.	Where required to exhibit improved fire performance, curtains, draperies, fabric hangings, and similar combustible decorative materials suspended from walls or ceilings shall be tested by an approved agency and meet the flame propagation performance criteria of Test 1 or 2, as appropriate, of NFPA 701. See IEBC 2018, Section 806.4 for additional requirements.	Tenant
	Section 707.1	New alterations shall conform to requirements of International Energy Conservation Code as related to new construction only.	Where broken windows glass is present, replace per IEBC & IECC criteria.	Owner
	Section 801.3	New construction elements, components, systems and spaces shall comply with the requirements of the IEBC 2018.	Design and construction of new spaces shall comply with IEBC 2018. Project proposes to evaluate construction of tenant installed walls, ceilings, materials, components and systems to comply with code.	Tenant
	Section 803.4	An approved automatic fire detection system shall be installed per this code and NFPA 72. Automatic fire detectors shall be smoke detectors and where required an approved alternate detector where products of combustion are present.	Provide Automatic smoke detectors per IEBC & IFC requirements.	Tenant
	Section 807.1	All newly installed electrical work shall comply with applicable requirements of NFPA 70.		Tenant
	Section 808.2	Existing mechanical ventilation systems that are altered, reconfigured or extended provide not less than amount of ventilation air determined by Indoor Air Quality Procedure of ASHRAE 62.1.		Tenant
	Section 808.3	Newly introduced devices, equipment or operations that produce airborne particulate matter, odors, fumes, vapors, combustion products, gaseous contaminants, pathogenic or allergenic organisms and microbial contaminants in such quantities as to affect adversely or impair health or cause discomfort to occupants shall be provided with local exhaust.	Provide exhaust fans in new toilet space; verify existing exhaust fan ventilates outdoors and is adequate sized.	Tenant
	Section 1009.1	When the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities as specified in the International Plumbing Code based on the increased occupant load.	Provide restrooms as required increased occupancy associated with small assembly use space.	Tenant
	Section 1001.2.1	Work undertaken as a change of use that does not involve a change of occupancy classification or change to another group within an occupancy classification shall conform to Chapter 6 and Sections 1002 through 1010.		Architect
IEBC 2018	Section 303.1.1	A building or tenant space with an occupant load of less than 50 persons shall be classified as a B occupancy.	Permits classification of tenant space as B occupancy with small assembly space.	Architect
	Section 303.1.2/2	A room or space used for assembly purposes that is less than 750 sq. ft. in area and accessory to another occupancy shall be classified as a Group B occupancy or part of that occupancy.		Architect
	Section 304.1	Business occupancies shall include, but not be limited to: Training or skill development not in a school or academic program, (this shall include, but not be limited to, tutoring centers, martial arts studios, gymnastics and similar uses regardless of the ages served, and where not classified as a Group A occupancy).	Permits other uses for educational programs within B occupancy.	Architect
	Section 903.2.9	An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where 5 specific conditions exist:	Project does not have any of 5 conditions in Group S-1 triggering requirement for automatic sprinklers.	Architect
	Table 906.3 (1)	Fire extinguishers for Class A, moderate hazard occupancy is Type 2-A, with maximum floor area of 1500 sq. ft. and maximum distance of travel to extinguisher of 75 ft.	Verify criteria for existing fire extinguishers.	Tenant
	Section 906.9.1	Portable fire extinguishers having a gross weight not exceeding 40 lbs. shall be installed so that their tops are no more than 5 ft. above the floor.	Verify criteria for existing fire extinguishers.	Tenant
	Section 907.2.2	A manual fire alarm shall be provided in Group B occupancies where 3 specific conditions exist or Exception 1 is satisfied.	Verify criteria for existing fire alarm system. Project does not have any of 3 conditions in Group B triggering requirements for a manual fire alarm system.	Architect

	Table 1004.5	Maximum floor area allowances per occupant: Business (B) = 150 gross; Storage (S-1) = 300 gross	Project occupant load has been calculated based on these values, with the exception of an occupant load increase at the event space as permitted by Section 1004.5.1.	Architect
	Section 1004.5.1	The occupant load is permitted to be increased provided all other requirements of the code are met based on such modified number. Where required by the building official, an approved seating diagram substantiating any increase in occupant load shall be submitted and if required, posted.	Project proposes an increase in occupant load to 40 additional persons in the event space, with total tenant space occupant load not to exceed 49. Egress capacity and restrooms have been increased accordingly.	Architect
	Table 1005.2.1	For B occupancies, non-sprinklered spaces with a maximum occupant load of 49 and a maximum travel distance of 75 ft and occupant loads greater than 30 are permitted to have one exit.	Project proposes a maximum occupant load of 49 and a maximum travel distance to an exit of less than 75 ft.	Architect
	Section 1010.1.9.4	In Group B, the main door or doors are permitted to be equipped with key-operating locking devices from the egress side providing 3 specific conditions exist.	Project proposes to replace manually operated bolt locks in both doors with readily distinguishable keyed lock cylinder and to post a sign "THIS DOOR TO REMAIN UNLOCKED WHEN SPACE IS OCCUPIED in order to satisfy the 3 specific conditions.	Tenant
	Section 1013.1	Per Exception 1, Exit signs are not required in rooms or areas that require only one exit or exit access.		
	Table 2902.1	Minimum number of required plumbing fixtures for Business (B) occupancy: Toilet fixtures: 1 per 25 for the first 50; Lavatories: 1 per 40 for the first 80; Drinking fountains: 1 per 100; Service sinks: 1	Project proposes total 2 accessible toilet fixtures and 2 lavatories based on equal gender divisions based on the increased occupant load of the event space. Project proposes that drinking water will be readily available at the kitchenette sink for patrons. Project proposes a mop service sink in the storage room for custodial purposes.	Architect
	Section 2902.2	Where plumbing fixtures are required, separate facilities are provided for each sex.	Project proposes two designated separate accessible restrooms based on the increased occupant load of the event space.	Architect
IFC 2018	Section 315.3.1	Storage shall be maintained 2 ft. or more below the ceiling in nonsprinklered areas of buildings. Per Exception 1 however, the 2 ft. ceiling clearance is not required for storage along walls in nonsprinklered buildings.	Project proposes to evaluate on site storage and make adjustments as required to comply with code.	Tenant
	Section 315.6	Storage is prohibited in plenums. Abandoned material in plenums shall be deemed to be storage and shall be removed. Where located in plenums, the portion of abandoned cables that are to be accessed without causing damage, or requiring demolition to the building shall be identified for future use with a tag, or shall be deemed storage and removed.	Project proposes to remove or tag unused material within plenum as required to comply with code.	Architect/Contractor

#1 EVENT PALACE SUMMARY OF APPLICABLE CODE REFERENCES				
APPLICABLE CODE	SECTION REFERENCE	CODE CRITERIA DESCRIPTION	PROPOSED APPLICATION ON PROJECT	PROPOSED PARTY FOR EVALUATION
IEBC 2018	Section 202	Definition of Change of Occupancy: Any change in use within a group for which there is a change in application of the requirements of this code	Change of use is providing a small assembly space within a B occupancy	Architect
	Section 302.2	The code official shall have the authority to require the elimination of conditions deemed dangerous	Project proposes to evaluate existing conditions to verify all dangerous conditions are eliminated	Owner
	Section 302.4	Materials already in use in a building in compliance with requirements or approvals in effect at the time of their erection or installation shall be permitted to remain in use unless determined by the building official to be unsafe	Project proposes to evaluate existing conditions to verify all materials in use that remain are not deemed unsafe. Several existing conditions need to be evaluated, including: abandoned, scrapped utilities, abandoned sprinkler lines, electrical lines and cables above the ceiling plenum, broken windows and holes in the plaster and lath ceiling above acoustical ceiling tiles	Owner
	Section 303.3.2	Work Area Compliance Method	Work area boundary occurs within tenant space	Architect
	Section 303.4	Level 2 Alteration: Project includes reconfiguration of space, addition of doors, reconfigurations of systems and addition of equipment		Architect
	Section 605.1 & 605.2	Changes of Occupancy provisions apply where the activity is classified as a Change of Occupancy as defined in Chapter 2. Changes of Occupancy shall comply with the applicable provisions of IEBC 2018 Chapter 10.		Architect
	Section 702.1	Interior wall and ceiling finishes comply with IEBC 2018 Chapter 8	All interior finishes should be evaluated for fire performance and smoke development per the IEBC Class C interior finish materials are required for a non-sprinklered, B occupancy per IEBC 2018 Table 803.13. See IEBC 2018, Section 808 for requirements specific to Acoustical Ceiling materials and installation.	Tenant
	Section 702.2	Interior floor finishes comply with IEBC 2018 Section 804	Per IEBC 2018 Section 804.3 Exception, Floor finishes of a traditional type, such as wood, vinyl, linoleum, terrazzo, and resilient floor covering materials that are not comprised of fibers are exempt from complying with classification and testing requirements	Tenant
	Section 702.3	Interior trim materials comply with IEBC 2018 Section 806	Where required to exhibit improved fire performance, curtains, draperies, fabric hangings, and similar combustible decorative materials suspended from walls or ceilings shall be tested by an approved agency and meet the flame propagation performance criteria of Test 1 or 2, as appropriate, of NFPA 701. See IEBC 2018, Section 806.4 for additional requirements.	Tenant
	Section 707.1	New alterations shall conform to requirements of International Energy Conservation Code as related to new construction only.	Where broken windows glass is present, replace per IEBC & IECC criteria	Owner
	Section 803.3	New construction elements, components, systems and spaces shall comply with the requirements of the IEBC 2018.	Design and construction of new spaces shall comply with IEBC 2018. Project proposes to evaluate construction of tenant installed walls, ceilings, materials, components and systems to comply with code	Tenant
	Section 803.4	An approved automatic fire detection system shall be installed per this code and NFPA 72. Automatic fire detectors shall be smoke detectors and where required an approved alternate detector where products of combustion are present.	Provide Automatic smoke detectors per IEBC & IFC requirements	Tenant
	Section 807.1	All newly installed electrical work shall comply with applicable requirements of NFPA 70		Tenant
	Section 808.2	Existing mechanical ventilation systems that are altered, reconfigured or extended provide not less than amount of ventilation air determined by Indoor Air Quality Procedure of ASHRAE 62.1.		Tenant
	Section 808.3	Newly introduced devices, equipment or operations that produce airborne particulate matter, odors, fumes, vapors, combustion products, gaseous contaminants, pathogenic or allergenic organisms and microbial contaminants in such quantities as to affect adversely or impair health or cause discomfort to occupants shall be provided with local exhaust	Provide exhaust fans in new toilet space; verify existing exhaust fan ventilates outdoors and is adequate sized	Tenant
	Section 809.1	Where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities as specified in the International Plumbing Code based on the increased occupant load	Provide restrooms as required increased occupancy associated with small assembly use space	Tenant
	Section 100.1.2	Work undertaken as a change of use that does not involve a change of occupancy classification or change to another group within an occupancy classification shall conform to Chapter 9 and Sections 1303 through 1313.		Architect
IEBC 2018	Section 303.1.1	A building or tenant space with an occupant load of less than 50 persons shall be classified as a B occupancy	Permits classification of tenant space as B occupancy with small assembly space	Architect
	Section 303.1.2/2	A room or space used for assembly purposes that is less than 750 sq. ft. in area and accessory to another occupancy shall be classified as a Group B occupancy or part of that occupancy.		Architect
	Section 304.1	Business occupancies shall include, but not be limited to, ... Training or skill development not in a school or academic program, (this shall include, but not be limited to, tutoring centers, martial arts studios, gymnastics and similar uses regardless of the ages served, and where not classified as a Group A occupancy).	Permits other uses for educational programs within B occupancy	Architect
	Section 903.2.9	An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where 5 specific conditions exist.	Project does not have any of 5 conditions in Group S-1 triggering requirement for automatic sprinklers	Architect
	Table 906.1 (1)	Fire extinguishers for Class A, moderate hazard occupancy in type 2-A, with maximum floor area of 1500 sq. ft. and maximum distance of travel to extinguisher of 75 ft.	Verify criteria for existing FE is met	Tenant
	Section 906.9.1	Portable fire extinguishers having a gross weight not exceeding 40 lbs shall be installed so that their tops are no more than 5 ft. above the floor	Verify criteria for existing FE is met	Tenant
	Section 907.2.2	A manual fire alarm shall be provided in Group B occupancies where 3 specific conditions exist or Exception 1 is satisfied.	Project does not have any of 3 conditions in Group B triggering requirements for a manual fire alarm system.	Architect

	Table 1004.5	Maximum floor area allowances per occupant: Business (B) = 150 gross; Storage (S-1) = 300 gross	Project occupant load has been calculated based on these values, with the exception of an occupant load increase at the event space as permitted by Section 1004.5.1	Architect
	Section 1004.5.1	The occupant load is permitted to be increased provided all other requirements of the code are met based on such modified number. Where required by the building official, an approved sealing diagram substantiating any increase in occupant load shall be submitted and if required, posted.	Project proposes an increase in occupant load to 49 additional persons in the event space, with total tenant space occupant load not to exceed 49. Egress capacity and restrooms have been increased accordingly.	Architect
	Table 1009.2.1	For B occupancies, non-sprinklered spaces with a maximum occupant load of 49 and a maximum travel distance of 75 ft and occupant loads greater than 30 are permitted to have one exit.	Project proposes a maximum occupant load of 49 and a maximum travel distance to an exit of less than 75 ft.	Architect
	Section 1010.1.9.4	In Group B, the main door or doors are permitted to be equipped with key-operating locking devices from the egress side providing 3 specific conditions exist.	Project proposes to replace manually operated bolt locks in both doors with readily distinguishable keyed lock cylinder and to post a sign: THIS DOOR TO REMAIN UNLOCKED WHEN SPACE IS OCCUPIED in order to satisfy the 3 specific conditions.	Tenant
	Section 1013.1	Per Exception 1, Exit signs are not required in rooms or areas that require only one exit or exit access.		
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	Section 2902.2	Where plumbing fixtures are required, separate facilities are provided for each sex.	Project proposes two designated separate accessible restrooms based on the increased occupant load of the event space.	Architect
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	Section 315.5	Storage is prohibited in plenums. Abandoned material in plenums shall be deemed to be storage and shall be removed. Where located in plenums, the portion of abandoned cables that are to be accessed without causing damage, or requiring demolition to the building shall be identified for future use with a tag, or shall be deemed storage and removed.	Project proposes to remove or tag unused material within plenum as required to comply with code.	Architect/Contractor

Chris Gilbert

From: [REDACTED]
Sent: Thursday, October 22, 2020 11:40 AM
To: Chris Gilbert
Cc: Event Palace; Thomas Eatman
Subject: 6235 Blue Ridge Blvd - Event Palace - Cost Estimate
Attachments: Construction Estimate_Event Palace_6235_2.pdf

Good morning Chris,

Attached please find a cost estimate by Builders by Design, LLC specific to the code related improvements of #1 Event Palace. The estimate corresponds with our drawings A101 and A102 submitted earlier this week. Our understanding is that this provides all of the architectural documentation required for the Conditional Use Permit hearing, but please let me know if we have more work to do or it helps to discuss.

Moving forward beyond today's submission, I encourage you to correspond directly with Tom Eatman with regards to the Event Palace projects as I anticipate he will be engaged by Meisha Ross for additional architectural services. I am including Tom's signature line below so you have his contact information if needed.

Thank you for your time and patience walking us through the submittal requirements and your helpful insights regarding the CUP process. Both Meisha and Tom are aware of the discussions you and I have had, and will benefit from the knowledge you shared.

Take Care,
Kelley Davis, AIA
[REDACTED]



Builders by Design, LLC

a design/build company

Thomas Eatman

Managing Member

4001 Blue Parkway, Suite 230

Kansas City, MO 64130

teatman@bbd-kc.com • (816) 808-5767

ESTIMATE DETAIL COSTCODE
 Event Palace_6235_Estimate.xls
 10/22/20



Builders by Design, LLC
a design/build company

Costcode	Description	Quantity	Unit	Material \$	Labor \$	Other \$	Total \$
General							
01020	PROFESSIONAL	1.00		0.00	0.00	0.00	0.00
010201000	Building permit	1.00	Ea	0.00	0.00	206.25	206.25
010201200	Architect	1.00	LS	0.00	0.00	750.00	750.00
010203160	Supervision	40.00	Hr	0.00	2,750.00	0.00	2,750.00
017001100	Final cleanup	1.00	LS	0.00	0.00	250.00	250.00
	Subtotal General			0.00	2,750.00	1,206.25	3,956.25
Interior							
08200	WOOD AND PLASTIC DOORS	1.00		0.00	0.00	0.00	0.00
082003120	Wood door, interior, solid, 3'-0"x6'-8", 1-3/4"	3.00	Ea	418.95	309.39	0.00	728.34
08500	METAL WINDOWS	1.00		0.00	0.00	0.00	0.00
085001310	Steel window, fixed	12.00	Sf	200.00	99.00	0.00	299.00
08700	HARDWARE	1.00		0.00	0.00	0.00	0.00
087002150	Hinge, 4x4 butt type	9.00	Ea	161.64	247.50	0.00	409.14
087002160	Lockset, cylindrical	1.00	Ea	172.90	68.75	0.00	241.65
09250	GYP SUM BOARD	1.00		0.00	0.00	0.00	0.00
092501330	3 5/8" Metal Studs w/ 1/2" Drywall Ea. Side	720.00	Sf	540.00	0.00	900.00	1,440.00
09900	PAINTING	1.00		0.00	0.00	0.00	0.00
099002320	Paint, plaster/drywall, wall, 2 coats	1440.00	Sf	244.80	993.60	0.00	1,238.40
	Subtotal Interior			1,738.29	1,718.24	900.00	4,356.53
Equipment							
10520	FIRE PROTECTION SPECIALTIES	1.00		0.00	0.00	0.00	0.00
105201220	Fire extinguisher, 3 Gal.	1.00	Ea	146.30	34.38	0.00	180.68
10800	TOILET AND BATH ACCESSORIES	1.00		0.00	0.00	0.00	0.00
108001370	Toilet tissue dispenser, SS, surface mounted	1.00	Ea	61.85	17.19	0.00	79.04
108001490	Grab bar, SS, 36"	4.00	Ea	452.20	137.52	0.00	589.72
108001570	Mirror, SS frame, 18"x30"	2.00	Ea	532.00	137.50	0.00	669.50
	Subtotal Equipment			1,192.35	326.59	0.00	1,518.94
Mechanical							
15400	PLUMBING	1.00		0.00	0.00	0.00	0.00
154007110	Water closet, with tank, floor	1.00	Ea	498.00	275.00	0.00	773.00
154007220	Faucet, bath, basic	2.00	Ea	200.00	137.50	0.00	337.50
154007280	Sink, porcelain Cl, bathroom, 1 bowl, basic	2.00	Ea	532.00	446.88	0.00	978.88
15880	AIR DISTRIBUTION	1.00		0.00	0.00	0.00	0.00
158801490	Transfer Grille, alum, 12x12	4.00	Ea	198.16	55.00	0.00	253.16

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF JACKSON

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Kathy Travis** 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 **October 19, 2020** edition and ending with the **October 19, 2020** edition, for a total of 1 publications:

10/19/2020

Notice of Public Hearing

The Community Development Department has received an application filed by Meisha Ross of The Event Palace, for a Conditional Use Permit to operate an Assembly-Type Use to be located at 6235-37 Blue Ridge Blvd. (within the Raytown Plaza Shopping Center) in Raytown, Missouri.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, November 5, 2020.


The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00pm on Tuesday, December 1, 2020.

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

The public is invited to attend the public hearing to ask questions and provide comment regarding this 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 chrisg@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.

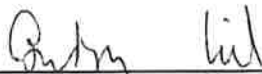
11927781 Jackson Oct. 19, 2020



Kathy Travis

Subscribed & sworn before me this 19 day of Oct, 2020

(SEAL)



Notary Public



PC 2020-10

Property Owners
Within 185 Feet
of Raytown Plaza
Shopping Center
(South Building) as
gathered from
Jackson Co. records
on 10-13-2020

6235 & 6217 BRB CURS

No address	Town Center Field	45-120-09-32-01	City of Raytown
10028 E 63rd St		-19	Jesus & Georgina Aguilera 541 NE Summit Dr. Five Springs, MO 64014
10032	"	-20	James Atkins Raymore, MO 64093
10101	"	45-130-04-20	Velocity Const. Services LLC 329 N. Madison #1253 Raymore, MO 64093
10109	"	07	Sword of Joy Consulting LLC 7701 Harris Ave, Raytown, MO 64138
10115	"	06	Mary Arvan Investment Trust 4950 Central # 402, KCMO 64112
10201	"	05	" " " " " (T)
10205	"	04	" " " " " (T)
10209	"	03	" " " " " (T)
6255 Blue Ridge Blvd		45-120-10-02	Sunday Properties LLC 110 E. 51st St. KCMO 64112
10110 E. 63rd St.		03	Michelle & Brian Demoss 12906 E. 50th Ter S Independence, MO 64055
10120	"	10	1340 E. 9th St. Realty Corp. Lakewood NJ 08701
10212	"	11-26	Laurie Pitcher 184 New Egypt Rd. Lees Summit, MO 64086
10212	vacant lot	27	" " " " " (T)
6248 Ash Ct.		31	Constance Jones & Linda Colbern Lees Summit, MO 64092
6246	"	32	Randy Meek, Trustee 3412 SW Lois Ln. (T)
6228	"	39	Joseph Burton
6226	"	40	Holly Smith
6208	"	72	Lula Worboys Clearwater, FL 33761
6136	"	21	Paul Keleti 2549 Skipper Trl. (T)
6201 Hadley St.		22	1340 E. 9th St. Realty Corp.
6211	"	23	Curry Holdings, LLC 5116 Northern Ave. KCMO 64133
6213	"	24	" " " " " (T)
No address Vacant lot		25	1340 E. 9th St. Realty Corp.
6121 Blue Ridge Blvd		13	1340 E. 9th St. Realty Corp.

(T) = Possible tenant on site. Send separate letter to "Tenant" at listed actual property location.

Mailed 10-15-2020
Maurina Ray

October 13, 2020

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing an application for a Conditional Use Permit for The Event Palace to be located within the Raytown Plaza Shopping Center at 6235-6237 Blue Ridge Blvd. in Raytown, Missouri. The applicant intends to operate an Assembly type use, which requires a Conditional Use Permit. As a nearby owner or tenant, you are entitled to appear and provide comment at any of the public hearings on this matter or to provide written comment.

The applicant will be holding a neighborhood information meeting in the City Council Chambers at 9:00 AM on Thursday, October 22, 2020, to which you are invited to discuss the application directly with them. City staff will not be present at this time. If you have any concerns or need more information about the application, this is a good meeting to attend.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission **at 7:00 PM on Thursday, November 5, 2020.** The full packet and agenda should be available for view on the City of Raytown website on Friday, October 30, 2020.

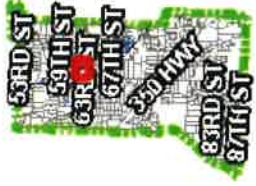
The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for **7:00 PM on Tuesday, December 1, 2020.**

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

The public is invited to attend the public hearings to ask questions and provide comment regarding this 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 phone at (816) 737-6059 or by e-mail at chrisg@raytown.mo.us.

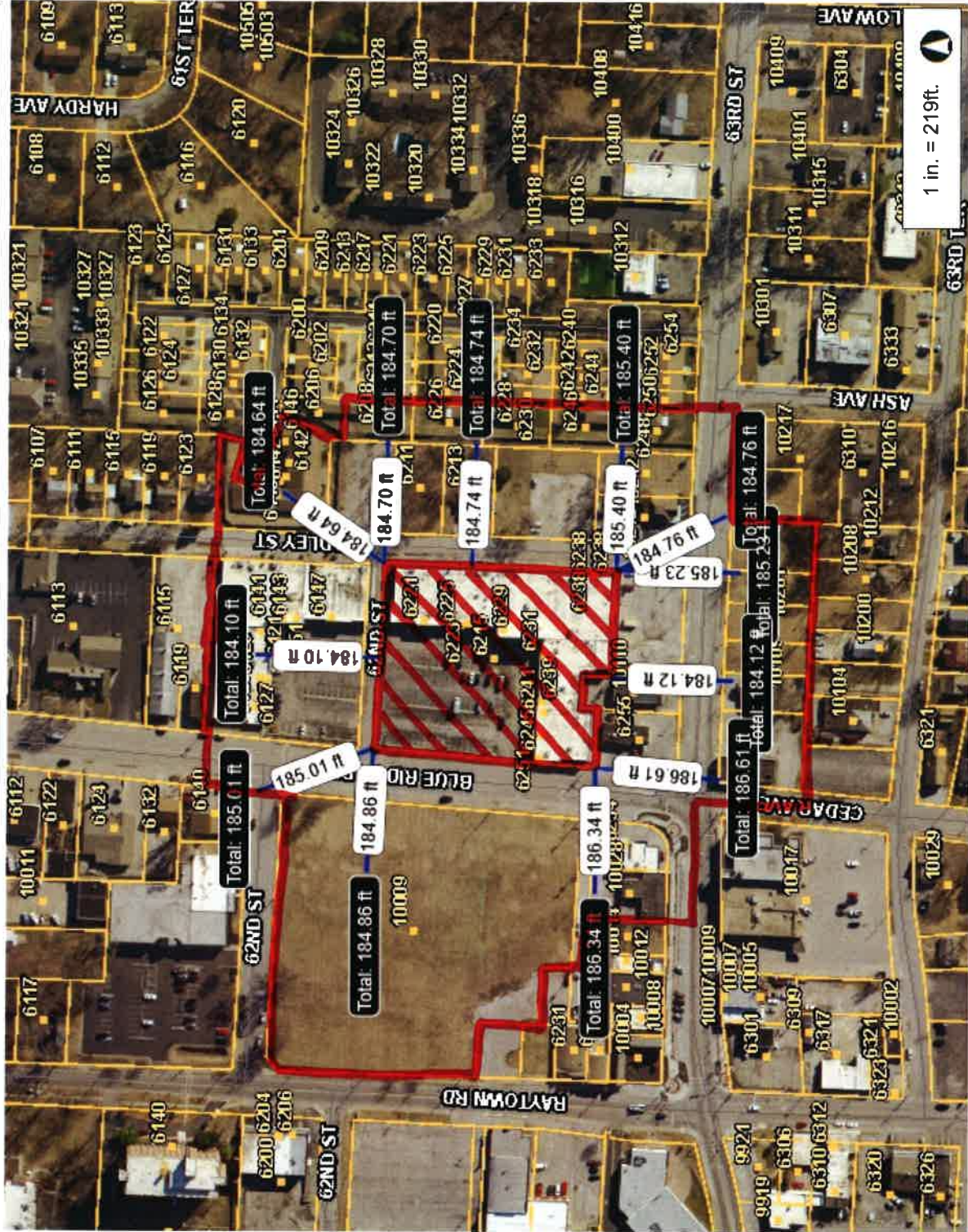
If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) in order to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816) 737-6014 no later than 48 hours prior to the applicable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

Raytown, MO



- Legend**
- Road
 - Parcel
 - Address Point
 - City Limit

Location of CUP application



1 in. = 219ft.



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

Notes

Chris Gilbert

From: [REDACTED]
Sent: Wednesday, October 28, 2020 10:43 PM
To: Chris Gilbert
Subject: Synopsis

Synopsis from October 22, 2020

We had 1 person show up to our neighborhood meeting. His concern was from his experience with a previous event space that was next door to his business. He stated that they had several teen parties that carried into the parking lot. We informed him that we are aware of those parties and we explained that the lease in the Raytown Plaza states that the parking lots are a common area and are not to be used for business purposes. Our contract states that any event that is carried outside will cause for immediate event cancellations and/or a forfeited security deposit. We also informed him that while, we would like to empower our youth, we are going to do that by having more organized activities verse teen party nights.

We had another person write us via email. She stated that she was not able to make it to the neighborhood meeting but was interested in hearing more about our business. She told us about her business and said that she would love to keep in contact.

We did not receive any other questions, concerns, nor comments from the neighborhood meeting.

Thank you,
Miesha Ross and Amia Walker
[REDACTED]

Map Sheet # _____
Map Page _____

CITY OF RAYTOWN
APPLICATION FOR CONDITIONAL USE PERMIT

PART I Background Information

1. This request applies to property at the following address:
6235-6237 Blue Ridge Blvd Raytown MO. 64133

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

Name	Address	Phone

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

Name	Address	Phone/Email

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

Was previously used for storage by another business in shopping center. Before that was a metro PCS.

5. Zoning classification of the property: NC

6. Specify the use desired for the property: Event space/management, youth empowering program,

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

<u>Structure</u>	<u>Height</u>

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

PART II Conditional Use Permit Information

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

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

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

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

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

We are a family owned small business. Our mission is to provide quality and affordable events. We create memories that will last a lifetime. Our vision is to bring families and communities together. We have a 5 star rating from several clients who have several repeat client because our goal is to build relationships.

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

We want to bring more positive traffic and attention to our shopping center and community.

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

The previous use was a storage area. The proposed use will bring more positive and business to the shopping center.

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

There will not be any detrimental effects on nearby parcels.

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

We signed a lease for this unit, but previously was vacant for 2 years and used as storage.

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

We signed a lease before we knew the proper details for licensing the unit. If denied, we will face a hardship because we will not be able to occupy the space to make money, that will force us to do more outside events to cover the cost.

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

yes

H Additional comments:

We are looking to be a long term tenant!



Payment Confirmation

Hi Charles Pinter, your myJacksonCounty transaction is pending. This is not an official payment receipt. Your transaction should process in 3-5 days.

Paid on December 18, 2019



2019 Property Tax

\$1,827.81



Address
10120 E 63RD ST

Parcel Number
45-120-10-10-00-0-00-000



2019 Property Tax

\$31,875.30



Address
6121 BLUE RIDGE BLVD

Parcel Number
45-120-11-13-00-0-00-000



2019 Property Tax

\$1,542.57



Address
6201 HADLEY ST

Parcel Number
45-120-11-22-00-0-00-000



2019 Property Tax

\$2,165.23

Address
NO ADDRESS ASSIGNED BY CITY

12/18/2019

Paylt

Parcel Number
45-120-11-25-00-0-00-000



2019 Property Tax

\$50,403.15



Address
6215 BLUE RIDGE BLVD

Parcel Number
45-120-10-01-00-0-00-000



Payment Type
Royale Property Management LLC
FIRST COMMERCE BANK 0068

Convenience Fee: \$2.00

Processing Fee: \$1.25

Total: \$87,817.31

Paylt Confirmation Number: 3a449ab3-62fa-478e-a2b9-afdc4de352ad



Payment Receipt
Jackson County MO

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



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

02/22/2017 08:44:36 AM

WD FEE: \$ 24.00 2 Pages

INSTRUMENT NUMBER:
2017E0016083

Special Warranty Deed

THIS DEED dated this 21 day of February, 2017 WITNESSETH That **Monopoly Acquisitions, LLC, a Missouri limited liability company**, Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS does by these presents, BARGAIN AND SELL, Convey and Confirm unto **1340 East 9th Street Realty Corp**, whose mailing address is 805 Ave. L, Brooklyn, NY 11230, Grantee, its successors and assigns, the following described land situate in **Jackson County, Missouri**, to wit:

Tract 1:

A tract of land located in part of Section 34, Township 49 North, Range 32 West, being part of the tract described by the Warranty Deed recorded under Document No. 2012E0027701 of the Jackson County Records, and being part of Lot 1 and part of Lot 2, PENDLETON'S BLUE RIDGE PLACE, a subdivision in Raytown, Jackson County, Missouri, and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 2; thence along the North line of said Lot 2, South 86°58'07" East, 235.35 feet; thence leaving said North line, South 3°02'21" West, 232.83 feet; thence South 86°58'07" East, 365.36 feet, to a point on the Westerly right-of-way line of Blue Ridge Boulevard, as now established; thence along said Westerly right-of-line, South 17°35'47" West, 182.25 feet; thence leaving said Westerly right-of-way line, North 87°01'24" West, 60.53 feet; thence North 03°03'47" East, 65.00 feet; thence North 87°01'24" West, 260.09 feet; thence South 03°01'59" West, 65.00 feet; thence North 87°01'24" West, 227.97 feet, to a point on the East right-of-way line of Woodson Avenue, as now established; thence along said East right-of-way line, North 02°09'12" East, 409.79 feet to the point of beginning.

Also known as Tract 1 on the Certificate of Survey recorded March 3, 2016, as Document No. 2016E0018613, in Book T42, Page 40.

Tract 2:

Together with easements for ingress, egress and parking across all of Lots 1 and 2, PENDLETON'S BLUE RIDGE PLACE, as established by instrument recorded as Document No. I-250410, in Book I-685, Page 723 and modified by instrument recorded as Document No. I-399543, in Book I-963, Page 1785.

File No.: 20171967
D-Special Warranty Deed-IND MO

20171967
Chicago Title Company, LLC *rc*

Page 1 of 2

Tract 3:

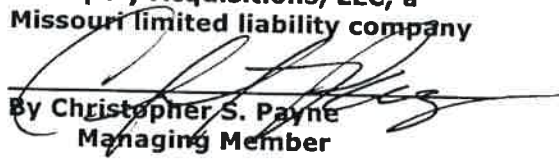
Perpetual, non-exclusive easement for parking of motor vehicles and free right of access, ingress, and egress and all vehicular and pedestrian traffic over the tract of land described as Tract 2 on the Certificate of Survey recorded March 3, 2016, as Document No. 2016E0018613, in Book T42, Page 40, as established by instrument recorded February 25, 2016, as Document No. 2016E0016448.

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

TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in anywise appearing unto said Grantee, and unto its successors and assigns forever; said Grantor hereby covenanting that the said premises are free and clear from any encumbrance done or suffered by it; and that it will warrant and defend the title to said premises unto said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under Grantor but none other.

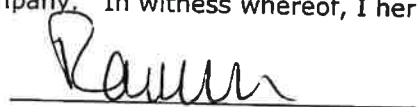
IN WITNESS WHEREOF, said Grantor has caused these presents to be executed, IN WITNESS WHEREOF, said Grantor has caused these presents to be executed, pursuant to due authority, this 21 day of February, 2017

**Monopoly Acquisitions, LLC, a
Missouri limited liability company**


By Christopher S. Payne
Managing Member

STATE OF Kansas
COUNTY OF Johnson

On this 21 day of February, 2017 before me, the undersigned notary public personally appeared, Christopher S. Payne, Managing Member on behalf of Monopoly Acquisitions, LLC, a Missouri limited liability company, known to me to be the person who executed the instrument within and who duly acknowledged execution of the same on behalf of said Limited Liability Company. In witness whereof, I hereunto set my hand and official seal.


Randi K. Canon, Notary Public

My Commission expires: 3/12/20



**INVOICE (INV-00012441)
FOR CITY OF RAYTOWN**

BILLING CONTACT
MEISHA ROSS



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00012441	08/25/2020	08/25/2020	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
UPRMT-000067-2020	Final Site Plan Fee	\$450.00
6235 Blue Ridge Blvd Raytown, MO 64133		SUB TOTAL \$450.00

REMITTANCE INFORMATION
City of Raytown 10000 East 59th st Raytown, MO 64133

TOTAL **\$450.00**

CITY OF RAYTOWN
10000 East 59th Street
Raytown, MO 64133
816-737-6000

DATE : 8/31/2020 10:14 AM
OPER : CD2
TKBY : Community Development
TERM : 34
REC# : R00425291

EG EnterGov 450.00
INV-00012441 450.00
- CAINVOICEFEE 450.0000

EG EnterGov 450.00
INV-00012440 450.00
- CAINVOICEFEE 450.0000

Paid By:ROSS, MEISHA
4-CC 900.00

APPLIED	900.00
TENDERED	900.00
CHANGE	0.00

Cardmember acknowledges receipt of goods and/or services in the amount of the total shown hereon and agrees to perform the obligations set forth by the cardmember's agreement with the user.



XXXXXXXXXXXX2526
Entry Mode: CHIP READ
CVM:

EMV Details:
AC: 03E4ED2E7BE67743
ATC: 01ED
AID: A0000000031010
TVR: 8080008000
TSI: 6800



Staff Report

Community Development
Planning and Development Services

PZ 2020-10

******NOTE: CONTINUATION REQUESTED BY APPLICANT TO DEC. 3, 2020******

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: November 5, 2020

Re: Application for Conditional Use Permit

CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: Miesha Ross and Amia Walker

Property Owner: 1340 E. 9th Street Realty Corporation

Property Location: 6217-19 Blue Ridge Blvd. in Raytown Plaza

Request: Conditional Use Permit approval for an Assembly Use to utilize a shopping center suite for event space including dance instruction.

Miesha Ross and Amia Walker, the applicants, have leased 6217-19 Blue Ridge Blvd. in the south building of the Raytown Plaza from the shopping center owners and are requesting Conditional Use Permit (CUP) approval for an Assembly Use to permit the unit to be utilized for dance instruction as well as assembly space in a Neighborhood Commercial (HC) zoning district. Per the city's land use table, such assembly uses can only be conditionally approved in this zoning district. The applicant is not proposing any structural or site changes be made to the existing location. Interior improvements will be likely necessary to function as an Assembly Use. The applicant has requested additional time to provide the required architectural analysis of this space to delineate the improvements that will be necessary to meet code for assembly occupancies. All such improvements shall be coordinated with the Raytown Fire District Fire Marshal and the City of Raytown Building Official should this application be approved.



Figure 1 – View of South Building of Raytown Plaza Shopping Center

BACKGROUND

Property's Zoning Classification	Neighborhood Commercial (NC)
Surrounding Properties' Zoning	Neighborhood Commercial (NC), R-3, High Density Residential to the east beyond Hadley Street
Surrounding Overlay	Central Business District
Surrounding Land Use	Commercial Businesses, Offices, Residential to the east beyond Hadley Street
Designated Future Land Use	Commercial
Ward	Ward 2
Approximate Land Area	Existing Shopping Center Suite
Roadway Classification	Collector



Figure 2 – Surrounding zoning map

SITE DESCRIPTION AND PRESENT USE

The subject location is a suite in the Raytown Plaza, a multi-tenant shopping center just north of 63rd Street off of Blue Ridge Blvd. in the Central Business District. The use of the property is a combination of general office, services, and retail uses. The north and south buildings have approximately 200 parking spaces directly in front of the business and there are 3 additional parking areas owned by the center owners behind the shopping center with 2 off of Hadley to the east and one off 63rd Street to the south which could hold approximately another 100 vehicles although the spaces are not marked at present. Staff does not believe combined parking demand will be an issue at any time.



Staff Report

Community Development
Planning and Development Services

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The shopping center is completely surrounded by commercial zoning with the town square park to the west, additional commercial and office use to the north and south along Blue Ridge Blvd. and parking areas and some non-conforming residential uses to the east on Hadley Street. Access to the shopping center is primarily from Blue Ridge Blvd. with an additional access from Hadley Street.

HISTORY

The Raytown Plaza is one of the City's original shopping centers, having been remodeled from time to time since the 1950s and has hosted a large variety of commercial, retail, and office uses over the years. This proposed use would occupy one of these spaces in the south "L"-shaped building of the Shopping Center.

PUBLIC COMMENTS

The public notice was published in *The Daily Record* on October 19, 2020. Public notice letters were sent to property owners within 185 feet of the property by the applicant. The Neighborhood Information Meeting was held on October 22, 2020, and a synopsis of the meeting is attached. To date, the Community Development Department has received calls from two nearby business owners that did not attend the neighborhood meeting, one in Raytown Plaza and one on 63rd Street in the downtown block between Raytown Road and Blue Ridge Blvd. The property was posted with a Public Hearing Notice Sign on the property stating the hearing date.

ANALYSIS

Applicant needs more time for their design professional to provide the required architectural review and analysis of the space. A complete analysis will be provided at the December 3rd meeting when staff has more information about the size and use of the entire space.

RECOMMENDATION

Staff recommends the Planning Commission approve the applicants' request for additional time to complete the architectural analysis of the space and continue this hearing to the December 3, 2020, Planning Commission meeting.

Chris Gilbert

From: Chris Gilbert
Sent: Thursday, October 29, 2020 8:17 AM
To: [REDACTED]
Subject: RE: Event Palace CUPs

Ms. Ross,

Thank you. Last we had talked we agreed to wait till early this week just in case and I wanted to confirm the continuance before making that recommendation. This works great and I will make this email part of the staff report requesting the continuance by the Planning Commission.

Chris

From: Event Palace [REDACTED]
Sent: Wednesday, October 28, 2020 10:24 PM
To: Chris Gilbert
Subject: Re: Event Palace CUPs

Hello Chris,

Our apologies for the delay. We thought that we already informed you about the architectural analysis for 6217. We spoke with the architect last week and he informed us that he will need more time. We are scheduled to meet November 6, 2020. Can we please continue 6217 please? We will send the synopsis today as well.

Thank you for your help, we really appreciate that.

On Wed, 28 Oct 2020 at 07:45, Chris Gilbert <chrisg@raytown.mo.us> wrote:

Ms. Ross,

I need to know today if the architectural review will be available for the 6217 Blue Ridge Blvd. space or I will have no choice but to continue the hearing to December 3. Also, Need to have the sign in sheet and synopsis of what was discussed at the neighborhood Meeting last Thursday. That is required to be made available to the Planning Commissioners in the staff report. Can you please provide this information to me so I can complete the staff reports for your two spaces? The packets are published and distributed this Friday to the Planning Commissioners and the public so it is critical I get this information today.

Thanks Ms. Ross!

Chris Gilbert

Planning & Zoning Coordinator

City of Raytown

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF JACKSON

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Kathy Travis** 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 **October 19, 2020** edition and ending with the **October 19, 2020** edition, for a total of 1 publications:

10/19/2020

Notice of Public Hearing

The Community Development Department has received an application filed by Meisha Ross of The Event Palace, for a Conditional Use Permit to operate an Assembly-Type Use including a dance studio to be located at 6217-19 Blue Ridge Blvd. (within the Raytown Plaza Shopping Center) in Raytown, Missouri.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, November 5, 2020.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00pm on Tuesday, December 1, 2020.

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

The public is invited to attend the public hearing to ask questions and provide comment regarding this application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59 th Street, by telephone at (816) 737-6059 or by e-mail at chrsg@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.

11927784 Jackson Oct. 19, 2020

Kathy Travis

Subscribed & sworn before me this 20 day of Oct, 2020

(SEAL)

Notary Public



PC 2020-10

Property Owners
Within 185 Feet
of Raytown Plaza
Shopping Center
(South Building) as
gathered from
Jackson Co. records
on 10-13-2020

6235 & 6217 BRB CURS

No address	- Town Center Field	45-120-09-32-01	City of Raytown
10028 E 63rd St		-19	Blue Springs, MO 64014
10032 "		-20	Jesus & Georgina Aguilera 5411 NE Summit Dr.
10101 "		07	James Atkins
10109 "		06	Velocity Const. Services LLC 329 N. Madison #1053 Raytown, MO 64083
10115 "		05	Sword of Joy Consulting LLC 7701 Harris Ave, Raytown 64112
10201 "		04	Mary Arvan Investment Trust 4950 Central # 402, KCMO 64112
10205 "		03	" " " " " "
10209 "		03	" " " " " "
6255 Blue Ridge Blvd		45-120-10-02	Sunday Properties LLC 110 E. 51st St, KCMO 64112
10110 E. 63rd St.		03	Michelle & Brian Demoss 12906 E. 50th Ter S Independence, MO 64055
10120 "		10	1340 E. 9th St. Realty Corp 184 New Egypt Rd. Lakewood, NJ 08701
10212 } "		11-26	Laurie Pletcher 11523 E. Eastley Dr. Lees Summit, MO 64086
10212 } vacant lot		27	
6248 Ash Ct.		31	Constance Jones & Linda Calbern
6246 "		32	Randy Neek, Trustee 3412 SW Lois Ln. Lees Summit, MO 64082
6228 "		39	Joseph Burton
6226 "		40	Holly Smith
6208 "		72	Lula Worboys
6136 "		21	Paul Keleti 2549 Skipper Trl. Clearwater, FL 33761
6201 Hadley St.		22	1340 E. 9th St. Realty Corp dupl
6211 "		23	Curry Holdings, LLC 5116 Northern Ave. KCMO 64133
6213 "		24	" " " " " "
No address Vacant lot		25	1340 E. 9th St. Realty Corp dupl
6121 Blue Ridge Blvd		13	1340 E. 9th St. Realty Corp dupl

(T) = Possible tenant on site. Send separate letter to "Tenant" at listed actual property location.

Mailed 10-15-2020
Marina Ray

October 13, 2020

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing an application for a Conditional Use Permit for a dance studio related to The Event Palace to be located within the Raytown Plaza Shopping Center at 6217-6219 Blue Ridge Blvd. in Raytown, Missouri. The applicant intends to operate an Assembly type use, which requires a Conditional Use Permit. As a nearby owner or tenant, you are entitled to appear and provide comment at any of the public hearings on this matter or to provide written comment.

The applicant will be holding a neighborhood information meeting in the City Council Chambers at 9:00 AM on Thursday, October 22, 2020, to which you are invited to discuss the application directly with them. City staff will not be present at this time. If you have any concerns or need more information about the application, this is a good meeting to attend.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission **at 7:00 PM on Thursday, November 5, 2020.** The full packet and agenda should be available for view on the City of Raytown website on Friday, October 30, 2020.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for **7:00 PM on Tuesday, December 1, 2020.**

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

The public is invited to attend the public hearings to ask questions and provide comment regarding this 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 phone at (816) 737-6059 or by e-mail at chrisg@raytown.mo.us.

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CONDITIONAL USE PERMIT
APPLICANT: [unreadable]
PC 2020-10
FROM: 10-21-20 TO: 12-3-20
**PUBLIC HEARING AT CITY HALL
BEFORE PLANNING COMMISSION ON
NOVEMBER 5th 2020 @ 7:00
P.M.**
CITY OF RAYTOWN, MISSOURI
(Approved by Planning & Zoning, as described in the
Sign Permits to Post)

Studio

SHOW-ME QUILTING

GRAND OPENING



Chris Gilbert

From: [REDACTED]
Sent: Wednesday, October 28, 2020 10:43 PM
To: Chris Gilbert
Subject: Synopsis

Synopsis from October 22, 2020

We had 1 person show up to our neighborhood meeting. His concern was from his experience with a previous event space that was next door to his business. He stated that they had several teen parties that carried into the parking lot. We informed him that we are aware of those parties and we explained that the lease in the Raytown Plaza states that the parking lots are a common area and are not to be used for business purposes. Our contract states that any event that is carried outside will cause for immediate event cancellations and/or a forfeited security deposit. We also informed him that while, we would like to empower our youth, we are going to do that by having more organized activities verse teen party nights.

We had another person write us via email. She stated that she was not able to make it to the neighborhood meeting but was interested in hearing more about our business. She told us about her business and said that she would love to keep in contact.

We did not receive any other questions, concerns, nor comments from the neighborhood meeting.

Thank you,
Miesha Ross and Amia Walker

[REDACTED]

Case Number _____
Date Received _____
Map Page _____

CITY OF RAYTOWN
APPLICATION FOR CONDITIONAL USE PERMIT

PART I Background Information

1. This request applies to property at the following address:
6217-19 Blue Ridge Blvd Raytown MO. 64133

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

Name	Address	Phone
<u>1340 East 9th Street Realty Corp</u>	<u>805 Ave. L, Brooklyn,</u>	<u>800-558-7692 or 256-813-9532</u>
<u>NY 11230</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

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

Dance Studio

5. Zoning classification of the property: NC

6. Specify the use desired for the property: Dance Studio and Event Space

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

<u>Structure</u>	<u>Height</u>

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

PART II Conditional Use Permit Information

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

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

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

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

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

We are a family owned small business. Our mission is to provide quality and affordable events. We create memories that will last a lifetime. Our vision is to bring families and communities together. We have 5 star ratings from several clients who have used our services. We have several repeat clients because we like to build relationships.

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

We want to bring more positive traffic¹ to our Shopping Center + Community.

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

The current use ~~is~~ was awesome. It was a dance studio empowering youth. The owner is preparing to retire. We will continue to empower youth through creative expressions. We will also host, Birthday parties, Gender Reveals, Graduation parties, retirement parties, book signings, and weddings.

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

There will not be any detrimental effects on nearby parcels.

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

It is still being occupied, they are in the process of moving out.

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

We were a home based ~~but~~^{MR} business, we will not be able to reach our full potential by continuing to operate out of a small space.

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

YES

H. Additional comments:

We are looking to be a long term tenant.



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
02/22/2017 08:44:36 AM
WD FEE: \$ 24.00 2 Pages

INSTRUMENT NUMBER:
2017E0016083

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Beginning at the Northwest corner of said Lot 2; thence along the North line of said Lot 2, South 86°58'07" East, 235.35 feet; thence leaving said North line, South 3°02'21" West, 232.83 feet; thence South 86°58'07" East, 365.36 feet, to a point on the Westerly right-of-way line of Blue Ridge Boulevard, as now established; thence along said Westerly right-of-line, South 17°35'47" West, 182.25 feet; thence leaving said Westerly right-of-way line, North 87°01'24" West, 60.53 feet; thence North 03°03'47" East, 65.00 feet; thence North 87°01'24" West, 260.09 feet; thence South 03°01'59" West, 65.00 feet; thence North 87°01'24" West, 227.97 feet, to a point on the East right-of-way line of Woodson Avenue, as now established; thence along said East right-of-way line, North 02°09'12" East, 409.79 feet to the point of beginning.

Also known as Tract 1 on the Certificate of Survey recorded March 3, 2016, as Document No. 2016E0018613, in Book T42, Page 40.

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File No.: 20171967
D-Special Warranty Deed-IND MO

20171967
Chicago Title Company, LLC *PC*

Page 1 of 2

Tract 3:

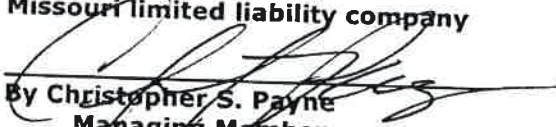
Perpetual, non-exclusive easement for parking of motor vehicles and free right of access, ingress, and egress and all vehicular and pedestrian traffic over the tract of land described as Tract 2 on the Certificate of Survey recorded March 3, 2016, as Document No. 2016E0018613, in Book T42, Page 40, as established by instrument recorded February 25, 2016, as Document No. 2016E0016448.

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

TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in anywise appearing unto said Grantee, and unto its successors and assigns forever; said Grantor hereby covenanting that the said premises are free and clear from any encumbrance done or suffered by it; and that it will warrant and defend the title to said premises unto said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under Grantor but none other.

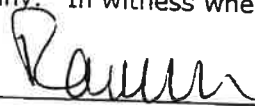
IN WITNESS WHEREOF, said Grantor has caused these presents to be executed, IN WITNESS WHEREOF, said Grantor has caused these presents to be executed, pursuant to due authority, this 21 day of February, 2017

**Monopoly Acquisitions, LLC, a
Missouri limited liability company**


By Christopher S. Payne
Managing Member

STATE OF Kansas
COUNTY OF Johnson

On this 21 day of February, 2017 before me, the undersigned notary public personally appeared, Christopher S. Payne, Managing Member on behalf of Monopoly Acquisitions, LLC, a Missouri limited liability company, known to me to be the person who executed the instrument within and who duly acknowledged execution of the same on behalf of said Limited Liability Company. In witness whereof, I hereunto set my hand and official seal.


Randi K. Canon, Notary Public

My Commission expires: 3/12/20



**INVOICE (INV-00012440)
FOR CITY OF RAYTOWN**

BILLING CONTACT
MEISHA ROSS



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00012440	08/25/2020	08/25/2020	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
UPRMT-000066-2020	Final Site Plan Fee	\$450.00
6217 Blue Ridge Blvd Raytown, MO 64133		SUB TOTAL \$450.00

REMITTANCE INFORMATION
City of Raytown 10000 East 59th st Raytown, MO 64133

TOTAL **\$450.00**

CITY OF RAYTOWN
10000 East 59th Street
Raytown, MO 64133
816-737-6000

DATE : 8/31/2020 10:14 AM
OPER : CD2
TKBY : Community Development
TERM : 34
REC# : R00425291

EG EnterGov 450.00
INV-00012441 450.00
- CAINVOICEFEE 450.0000

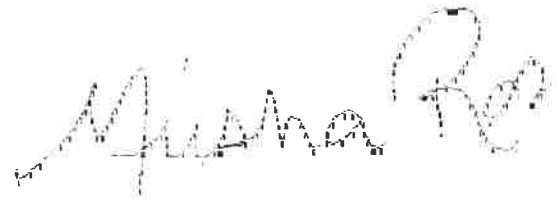
EG EnterGov 450.00
INV-00012440 450.00
- CAINVOICEFEE 450.0000

Paid By:ROSS, MEISHA
4-CC 900.00

APPLIED 900.00
TENDERED 900.00

CHANGE 0.00

Cardmember acknowledges receipt of goods and/or services in the amount of the total shown hereon and agrees to perform the obligations set forth by the cardmember's agreement with the user.



XXXXXXXXXXXX2526
Entry Mode: CHIP READ
CVM:

EMV Details:
AC: 03E4ED2E7BE67743
ATC: 01ED
AID: A0000000031010
TVR: 8080008000
TSI: 6800



Staff Report

Community Development
Planning and Development Services

PZ 2020-11

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: November 5, 2020

Re: Application for Conditional Use Permit for Adult Day Care Use and Assembly Use

CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: Cody Nguyen, San Diego California, Owner of the Property

Property Owner: LB One, LLC and LB Three, LLC, Cody Nguyen, Managing Member

Local Representative: Greg Andrews

Property Location: 6715-21 Blue Ridge Blvd. in Raytown Plaza. Original application range of 6715-6731 is not as broad as the actual range.

Request: Conditional Use Permit approval for an Assembly Use to utilize a shopping center suite for an adult day care center and weekend event space to be known as the "Raytown Event Center".

Cody Nguyen, the applicant, is also the owner of the property that includes the subject space and the former Hy-Vee grocery store building and the adjacent parking lot. The ownership is intending to reutilize the building section that connects the Sutherlands Lumber big box building to the former Hy-Vee grocery store building, now occupied by a cart racing activity, for an adult day care facility and off-hour event space. The applicant is requesting Conditional Use Permit (CUP) approval for these uses, located within a Highway Commercial (HC) zoning district. Per the city's land use table, such assembly uses can only be conditionally approved in this zoning district. The applicant is not proposing any site changes be made to the existing location. However, extensive interior improvements will be performed in the space should approval be granted. The applicant has provided the required architectural analysis of this space, which is attached to this report, to delineate the improvements that will be necessary to meet code for assembly occupancies. All required improvements shall be coordinated with the Raytown Fire District and the City of Raytown Building Official. Additionally, the applicants have provided a delineation of the activities that will be provided in relation to the assembly use.



Figure 1 – View of "Raytown Event Center" Location at center of Photo

BACKGROUND

Property's Zoning Classification	Highway Commercial (HC)
Surrounding Properties' Zoning	Highway Commercial (HC), R-3, High Density Residential to the east
Surrounding Overlay	350 Highway Corridor Overlay
Surrounding Land Use	Commercial Businesses, Big Box Retail with Residential Multi and Single Family to the east
Designated Future Land Use	Commercial
Ward	Ward 1
Approximate Land Area	Existing Shopping Center Suite, 7600 SF Total
Roadway Classification	Collector



Figure 2 – Surrounding zoning map

SITE DESCRIPTION AND PRESENT USE

The subject location is a 7600 square foot space in the multi-tenant shopping center at the northeast corner of Blue Ridge Blvd. and Missouri Highway 350. The entire center, including the Sutherlands to the north used to house the Raytown Wal-Mart and Hy-Vee grocery stores so available parking is substantial in the order of several hundred parking spaces. The subject property owners recently resurfaced and restriped the parking lot to the east of their building. Staff does not believe the combined parking demand for all the users within this shopping center will be an issue at any one time, including during maximum occupancy events at this event center. The architectural analysis indicates a potential maximum occupancy of 316 persons when the space is in assembly use configuration and substantially less (exact number not known at present) in the adult day care facility configuration.



Staff Report

Community Development
Planning and Development Services

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The shopping center is surrounded by commercial zoning on three sides with single family and multi-family residential behind the center to the east on Hunter Avenue. There are numerous access points to the shopping center off of 67th Street on the north, Blue Ridge Blvd. on the west, and Missouri Highway 350 to the southwest. As a result, traffic flow to, from, and through the site should not be a major issue during events, particularly as these are the same access points that served the site when the Wal-Mart and Hy-Vee were located here.

HISTORY

This shopping center was once home to the Raytown Wal-Mart and Hy-Vee grocery stores, in addition to a number of exterior pad sites that continue to host restaurants, a bank, and a Smokeshop/liquor store. Since the departure of the former big box tenants, Sutherlands Lumber occupied the former Wal-Mart facility and the former Hy-Vee space hosts a cart-racing indoor entertainment operation. The proposed use would occupy the inline accessory retail connecting building between the former Wal-Mart and Hy-Vee stores.

PUBLIC COMMENTS

The public notice was published in *The Daily Record* on October 19, 2020. Public notice letters were sent to property owners within 185 feet of the property by the applicant. The Neighborhood Information Meeting was held on October 22, 2020, and no persons appeared for the meeting. To date, the Community Development Department has received no calls regarding this application. The property was posted with a Public Hearing Notice Sign on the property stating the hearing date.

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 of the shopping center are zoned Highway Commercial (HC). This zoning district is designed to accommodate commercial activities that draw business from, provide services to and would benefit from a location easily accessible to a highway or arterial street. The zoning of commercial property in this district shall be for the purpose of encouraging and requiring appropriate business development and redevelopment on a quality level generally equal to or exceeding that, which prevails in the city. It is the opinion of city staff that the proposed use would maintain the stability and integrity of the Highway Commercial zoning district and patrons could generate increased revenues for nearby businesses before and after events. Considering the size of the space, the proposed location is a good choice for handling the potential traffic related to events held at the space.

2. Conservation of property values

No change in property values is expected. The subject shopping center has hosted a variety of uses and tenants over the years, including highly vehicle-intensive big box retail uses like Wal-Mart and Hy-Vee.



Staff Report

Community Development
Planning and Development Services

3. Protection against fire and casualties

The applicant has submitted an architectural analysis as required, and all internal modifications in accordance with the architect's recommendations shall be completed in accordance with Raytown Fire District requirements and City of Raytown Building Codes.

4. Observation of general police regulations

The proposed business will not violate any general police regulations if the events are handled in an orderly manner. Nightclubs, dance halls, and discotheque style assembly which has a greater chance of generating situations requiring police response is not permitted under the requested "Assembly" or "Adult Day Care" type uses. There is a specific separate Conditional Use required for those types of events.

5. Prevention of traffic congestion

Multiple access points out to Missouri 350 Highway, 67th Street, and Blue Ridge Blvd. exist from the shopping center, that should be sufficient to easily handle the event traffic for the requested use, particularly given the former presence of Wal-Mart and Hy-Vee big box retailers in the shopping center.

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

With several hundred total parking spaces, any birthday parties, receptions, and similar such Assembly events should easily be handled by the available parking for the shopping center, regardless of when the events are held.

7. Promotion of the safety of individuals and property

The Applicant will be required to ensure the Assembly and Adult Day Care activities are managed in a manner that observes proper decorum, providing a safe environment for all patrons and their property.

8. Provision for adequate light and air

The proposed business will not affect the air quality of the area beyond what is normal for a major shopping center in a commercial district. All activities are to be contained inside the building.

9. Prevention of overcrowding and excessive intensity of land uses

The proposed business will affect the intensity of land uses in the area but only for short periods during events. It is an existing developed shopping center property that formerly hosted big-box retailers, and continues to with Sutherlands next door to the north so the proposed use can easily be compatible with the other uses on the property.

10. Provision for public utilities and schools

The proposed business will not affect any public utilities or schools and could generate revenues that benefit the taxing entities including the school district by encouraging additional ancillary spending by attendees at events both before and after the events are held.

11. Invasion by inappropriate uses

Staff does not view the proposed business as an inappropriate use at this location. The proposed Assembly use and Adult Day Care uses are a commercial use and the subject



Staff Report

Community Development
Planning and Development Services

property has struggled to attract quality tenants since the departure of the big box stores years ago and therefore staff believes this would be a good use for the shopping center that could attract additional retail spending in the community by those utilizing the space's services.

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

The proposed use will require interior improvements in accordance with the architects recommendations to meet Building and Fire Code for group events but no exterior improvements. Requiring Highway 350 Corridor Overlay standards for a reuse of an existing suite inside a shopping center structure will be extremely difficult to enforce as the site is not being externally modified, expanded, reconstructed, etc., so as such does not require application of these standards at the present time with this application. Any signage required for the business will be approved under a separate permit process.

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

As the property is a currently existing developed retail commercial shopping center and the use is a commercial use, the proposed business is consistent with overall planning principles.

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

The proposed business, if approved and managed properly by the applicant, will contribute to the orderly and proper renewal, development and growth of the City by attracting visitors to the City that could spend money not just at events in the proposed space but at other businesses within Raytown. Any level of increased economic activity generated by the proposed business will contribute toward the orderly development and growth of the city. In addition, the owner has committed to spending over \$200,000 to upgrade the subject space to meet the architect's recommendations.

RECOMMENDATION

Staff recommends approval of Case No. PZ 2020-11 – Conditional Use Permit for an Adult Day Care and Assembly Use at 6715-6721 Blue Ridge Blvd. with the following conditions:

1. The approved Adult Day Care Use and Assembly Use does not include activities contained under the "Nightclubs, Dance Halls, and Discotheques" Use category. Birthday parties, receptions, and similar gatherings as noted on the applicant-provided list of events would be consistent with Assembly Use.
2. Any interior renovations in accordance with the architect's recommendations to be performed in accordance with procedures of both the Raytown Fire District Fire Marshal and City of Raytown Building Official prior to any Use Permit being issued, including applying for building permits and providing construction plans for approval.
3. Any activities that generate significant noise levels shall be wholly contained within the structure and not be permitted to negatively impact neighboring businesses and properties.



Staff Report

Community Development
Planning and Development Services

4. Any signage shall be approved under separate permit.
5. No Commercial Use Permit or business license shall be issued until all requirements of this section have been met.
6. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.

LSN Two Inc.

Raytown Event Center | Raytown Senior Center

September 17, 2020

Mr. Chris Gilbert
City of Raytown
Planning and Zoning Coordinator
10000 East 59th Street
Raytown, Missouri 64133

Dear Mr. Gilbert:

We are writing this statement to clarify potential questions that might come up during the commission's review of our CUP application at 6715-6721 Blue Ridge Blvd., Raytown, MO 64133. As stated in our CUP and business license application, the premises will operate as both an adult day care facility and as an event center for the public. Monday through Friday the adult day care facility will be open in the morning to early evening from 7am to 5pm and the event center will be open for use for any event bookings in the evenings from 6pm to midnight. On weekends, the facility will be used exclusively as an event center. The adult daycare and event center will operate independently from one another and never at the same time.

Do not hesitate to contact me if you have any further questions.

Sincerely,



Cody Nguyen

Chris Gilbert

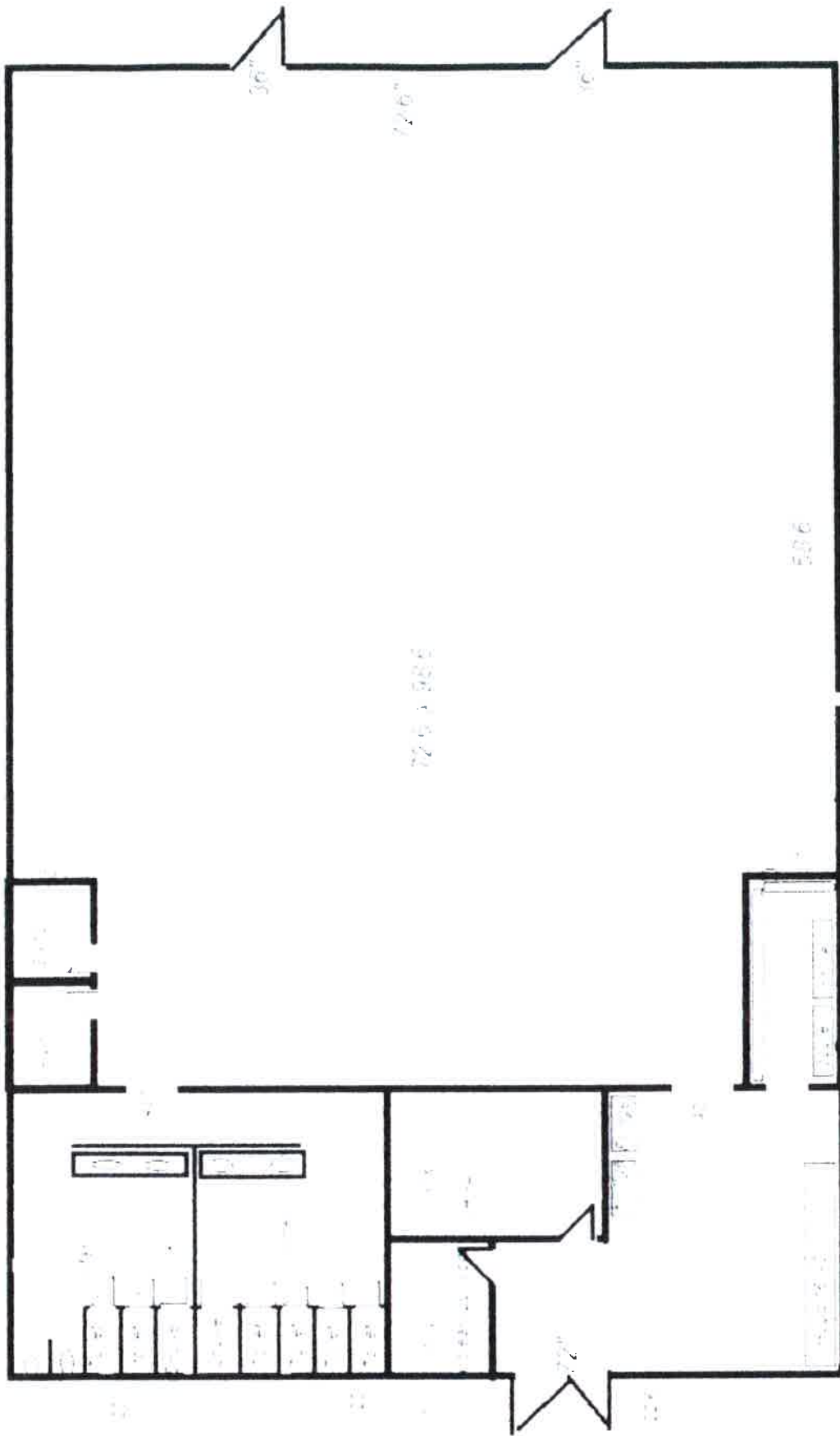
From: Gregory Andrews [REDACTED]
Sent: Thursday, October 29, 2020 3:23 PM
To: Chris Gilbert
Cc: Loc Nguyen; Cody Nguyen; Nguyen Nguyen; Bob Del Popolo AIA

Hi Chris,

The Raytown Event Center will provide rental space for Wedding gatherings, Birthday Parties, Special Events, Retirement Parties , holiday parties. sweet sixteen/quinceanera birthday parties and other wholesome activities.

I hope this helps. Any further questions please let me know.

Gregory Andrews
[REDACTED]
[REDACTED]
[REDACTED]



Del Popolo ARCHITECTURE LLC

8139 Westgate Dr.
Lenexa, KS 66215-2650
Kansas Office
913-269-4498
delpoparch@yahoo.com

October 07, 2020

Raytown Development and Planning Department
City Hall
Raytown, MO

RE: Adult Day Care and Event Center
Architectural Survey
6715 Blue Ridge Blvd
Raytown, MO

To whom it may concern, the following will give a basic architectural survey needs to bring into compliance with fire code, ADA requirements, ingress/egress considerations.

The 7600-sf tenant space is:

1. Type IIB construction

1. Mixed Occupancy: I-4 (Adult Day Care) and A-3 (Event Center)
2. Occupancy Load: I-4 7150 sf / 35 gsf = 204 occupants*
or
A-3 7150 sf / 15 gsf= 477 occupants*
3. Adjacent tenants are: Occupancy: M - Sutherlands (M) and Arcade(A-4)
4. Demising Walls: 8" CMU – 2hr fire wall
5. ADA Restrooms: ADA compliant restrooms will be sized for the particular
6. occupancy that will be deemed by chosen occupancy load*
7. Tenant Space is Sprinkled.
Sprinkler system will be camera inspected per Fire Marshall
8. Minimum number of exits
 - a. 1-500 per occupant load
 - b. 2 min. required exits
9. Exit Travel Distance
 - a. Group I-4 200 ft
 - b. Group A-3 250 ft
10. Ingress and egress doors are 100 ft apart at opposite walls
11. Minimum number of exits
1-500 per occupant load
2 min. required exits
12. Egress Width per Occupant Load: I-4 $0.15 \times 218 = 33$ in

A-3 0.15 x 506 = 76 in.
Total 109 in

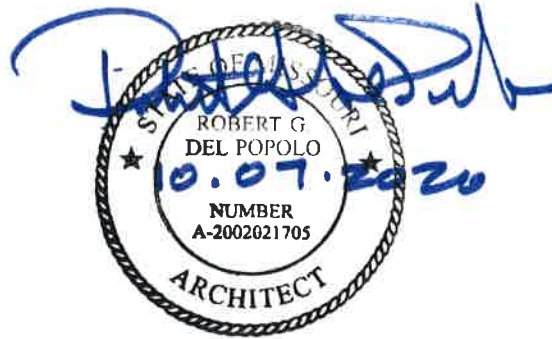
13. Total Width Provided = 204 in (6 x 34") > 109 inches
14. Fire Extinguishers will be provided
15. Fire suppression system in prep kitchen will be provided per MEP design
16. Minimum number of exits
1-500 per occupant load
2 min. required exits
17. Fire Alarm and communication system will be provided
18. Exit and Exit path lights will be provided.

If you have questions, please contact me.

Sincerely

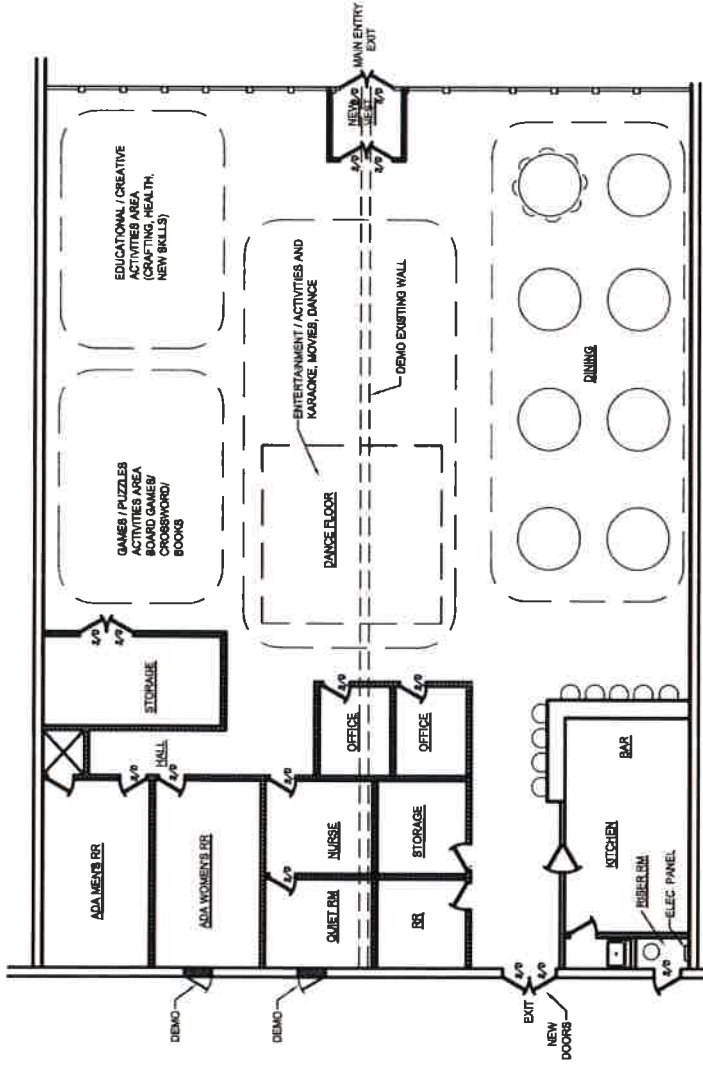
Bob Del Popolo

Robert G. Del Popolo AIA NCARB CMAA
Del Popolo ARCHITECTURE LLC
8139 Westgate Dr
Lenexa, KS 66215.
rdelpopolo@kc.rr.com
913.269.4498 – c





RAYTOWN SENIOR CENTER / RAYTOWN EVENT CENTER
 6715 BLUE RIDGE BLVD
 RAYTOWN, MISSOURI



**ADULT DAYCARE
FLOOR PLAN
SCALE: 1/8" = 1'-0"**

RAYTOWN SENIOR CENTER | RAYTOWN EVENT CENTER

6715 Blue Ridge Blvd, Raytown, MO

Senior Center / Proposed Use I-4 Occupancy

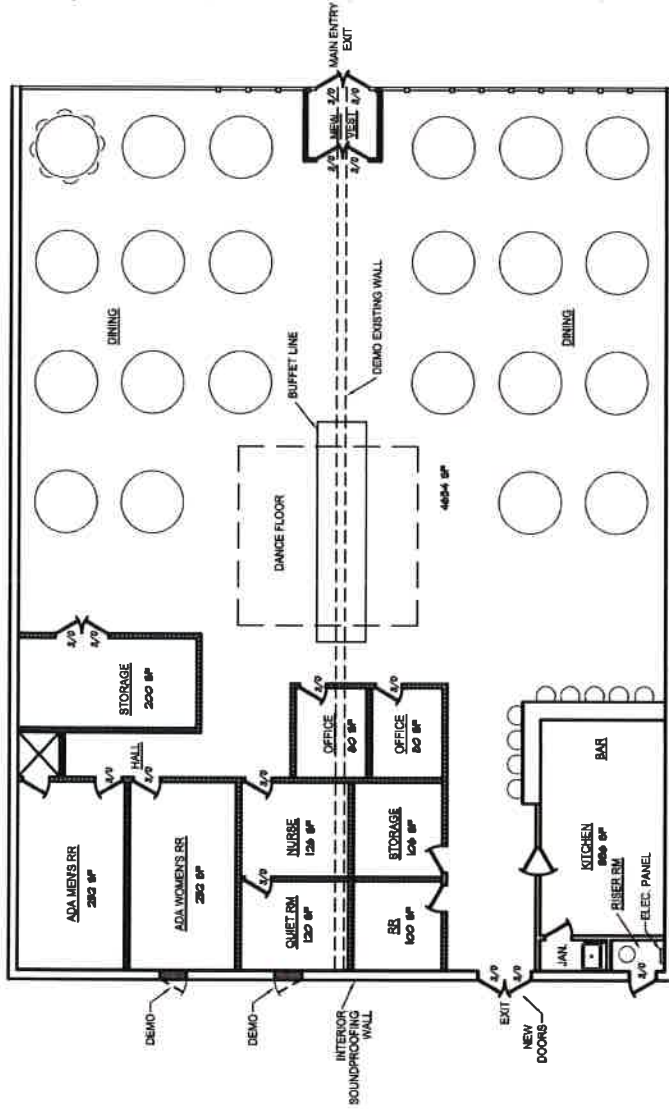
1. Will be designed to provide care and companionship for older adults who need supervision during the weekdays.
 - Members and caregivers, allowing them to work and handle personal business, or just relax while knowing their relative is well cared for and safe.
2. Floor plans and PowerPoint enclosed
3. This I-4 will provide a safe and conditioned space that will meet all IBC 2018 and IFC 2018 Requirements.
4. The existing condition of the space and upgrades are acceptable for this occupancy Type I-4.
5. Estimated investment for life safety issues:
 - Fire sprinkler head adjustments and scoped per Fire Marshall
 - Alarm Panel
 - Panic hardware / doors
 - ADA Restrooms
 - Estimated Cost: **\$104,400**

6. Total Project:

- Estimated cost: **\$208,000**
- Owner has committed to this investment

Event Center / Planning Commission Concerns

1. A privately owned weekend venue for purposes of public performances, private parties, or similar attractions.
2. Floor plans and PowerPoint enclosed
3. This assembly use will provide a safe and conditione space that will meet all IBC 2018 and IFC 2018 requirements.
4. The existing condition of the space and upgrades is acceptable for this occupancy (Type A-2)
5. Estimated investment for life safety issues:
 - Fire sprinkler head adjustments and scoped per Fire Marshall
 - Alarm Panel
 - Panic hardware / doors
 - ADA Restrooms
 - Estimated Cost: **\$104,400**
6. Total Project:
 - Estimated cost: **\$208,000**
 - Owner has committed to this investment.



OCCUPANCY LOAD = 318 MAXIMUM OCCUPANTS
2018 IBC A-2 OCCUPANCY

EVENT CENTER
FLOOR PLAN



DEL POPOLO
ARCHITECTURE LLC
808 DELPOPOLO AV
FARMINGTON CT
LEICHA, AS ARCHT
11-2024-0460
DELPOPOLO@YAHOO.COM

RAYTOWN SENIOR CENTER | RAYTOWN EVENT CENTER
6715 Blue Ridge Blvd, Raytown, MO

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF JACKSON

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Kathy Travis** 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 **October 19, 2020** edition and ending with the **October 19, 2020** edition, for a total of 1 publications:

10/19/2020

Notice of Public Hearing

The Community Development Department has received an application filed by Cody Nguyen of San Diego, California, the owner of the subject property, for a Conditional Use Permit to operate mixed Assembly-Type Uses including both an Adult Day Care Center and an Event Center at 6715-6731 Blue Ridge Blvd. (within the shopping center on the south side of the Sutherland's Lumber facility) in Raytown, Missouri.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, November 5, 2020.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00pm on Tuesday, December 1, 2020.

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

The public is invited to attend the public hearing to ask questions and provide comment regarding this 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 chrisg@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.

11927787 Jackson Oct. 19, 2020

Kathy Travis

Subscribed & sworn before me this 20 day of Oct, 2020

(SEAL)

Notary Public



C 2020-11

property Owners
within 185 feet
of 6715-31 Blue
idge Blvd as
gathered from
Jackson County
records on 10-13-20

6715 BRB CUP

- 6705 BRB ✓
- 6709 BRB ✓
- 8810 E.350 ✓
- 8820 E.350 ✓
- 8830 E.350 ✓
- 8838 E.350 ✓
- 8906 E.350 ✓
- 6816 Hunter ✓
- 6812 " ✓
- 6709 " ✓
- 6711 " ✓
- 6713 " ✓
- 6715 " ✓
- 6717 " ✓
- 6801 " ✓
- 6803 " ✓
- 6805 " ✓
- 6807 " ✓
- 6809 " ✓
- 6811 " ✓
- No address Vacant lot
- 6815 ✓

- 45-520-04-26 Commerce Bank NA
- 25 Overland Lumber of KC LLC
- 27 Dawn Lafreeda, Trustee
- 31 VK Investments, LLC
- 21 Green 350 Hwy Properties LLC
- 11 " "
- 29-02 Missouri Collision Repair Shops LLC
- 33 John Sills
- 32 Sherie Jones
- 03-02 Berna Yates
- 03 Stewardship Investments LLC
- 04 Bob Zolotor
- 05 Richard Simmons
- 06 Pink Hill Properties, LLC
- 07 James & Diane Caldwell
- 08 Doris Schaeffler
- 09 Stephen Brown
- 10 Joshua Rock
- 11 Landmark Equity Group LLC
- 12 Cindy Davis
- 29 Jennifer Seem
- 15 Bakul & Priti Desai

- ST. Louis, MO 63105
8000 Forsyth Blvd Ste 1300
- 4000 Main St., KCMO 64111
- Sea Antonio, TX 78269
- P.O. Box 690730
Sudbury, MA 01776
- 35 Penny Meadow Rd.
23901
- 311 3rd Ave., Farmville, VA
- 96 Ron Glenn Lenexa, KS 66220
- 9641 Deer Run St.
- Grain Valley, MO 64029
- P.O. Box 2941
Lees Summit, MO 64064
- 637 NE Shoreline Dr.
- Olathe, KS 66062
- 15954 S. Murlen #264
Raytown, MO 64133
- 10328 E. 63rd St. Apt. 4
Richmond, MO 64085
- 10125 Hwy EE
Overland Park, KS 66213
- 10909 W. 128th Terr.

= Possible tenant on site. Address letter to "tenant" at listed actual location of property

F, Gregory Andrews, certify I mailed 34 business class envelopes/emails for notice of Neighborhood meeting and public hearing on October 15, 2020 at the Post office:
JAMES CRENS
2201 E. TRUMAN ROAD
KCMO 64127-9998
at 2:46 PM CENTRAL TIME

October 13, 2020

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing an application for a Conditional Use Permit for an Adult Day Care Facility with Assembly Use to be located in the shopping center south of Sutherlands Lumber at 6715-6731 Blue Ridge Blvd. in Raytown, Missouri. The applicant intends to operate Assembly type uses, which require a Conditional Use Permit. As a nearby owner or tenant, you are entitled to appear and provide comment at any of the public hearings on this matter or to provide written comment.

The applicant will be holding a neighborhood information meeting in the City Council Chambers at 10:00 AM on Thursday, October 22, 2020, to which you are invited to discuss the application directly with them. City staff will not be present at this time. If you have any concerns or need more information about the application, this is a good meeting to attend.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission **at 7:00 PM on Thursday, November 5, 2020.** The full packet and agenda should be available for view on the City of Raytown website on Friday, October 30, 2020.

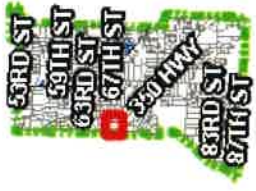
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Raytown, MO



- Legend**
- Road
 - Parcel
 - Address Point
 - City Limit

Property Where use is proposed for Adult Day Care & Event Ctr.

Notes



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



1 in. = 263ft.



CONDITIONAL USE PERMIT
 APPLICATION NUMBER
PC 2020-11
 FROM 10-1-2020 TO 11-5-2020
PUBLIC HEARING AT CITY HALL
BEFORE PLANNING COMMISSION ON
NOV. 5th 2020 @ 7:00 PM.
 CITY OF ANTONIO, TEXAS
 Undersigned: Patricia Goffing, City Clerk
 Sign: Patricia Goffing

Case Number _____
 Date Received _____
 Map Page _____

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

PART I Background Information

1. This request applies to property at the following address:
6715-6731 Blue Ridge Blvd., Raytown, MO 64133

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

Name	Address	Phone
LB One, LLC (50%)	4120 30th St., Ste 202, San Diego, CA 92104	619-283-6432
LB Three, LLC (50%)	4120 30th St., Ste 202, San Diego, CA 92104	619-283-6432

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

Name	Address	Phone/Email
Cody Nguyen	4120 30th St., Ste 202, San Diego, CA 92104	619-616-1154 / cody@ares-sd.com
<i>Greg Andrews (local contact)</i>		<i>816-299-5621</i>

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

Commercial retail

5. Zoning classification of the property: Commercial

6. Specify the use desired for the property: To operate an adult day care center

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

Structure	Height
6715-6721 Blue Ridge Blvd. (proposed use location)	13' 10" (to top of parapet)
6731 Blue Ridge Blvd.	13' 10" <i>further info included in additional comments</i>

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)

LB One, LLC

 Loc Van Nguyen, Managing Member

LB Three, LLC

 Loc Van Nguyen, Managing Member

Case Number _____
Date Received _____
Map Page _____

CITY OF RAYTOWN
APPLICATION FOR CONDITIONAL USE PERMIT

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further info included in additional comments

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LB One, LLC

Loc Van Nguyen, Managing Member

LB Three, LLC

Loc Van Nguyen, Managing Member

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. Continuation 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 pedestrians and property;
8. Provision for adequate light and air;
9. Prevention of overcrowding and excessive intensity of land uses;
10. Provision for public utilities and schools;
11. Invasion by inappropriate uses;
12. Value, type and character of existing or authorized improvements and land uses;
13. Encouragement of improvements and land uses in keeping with overall planning; and
14. Provision for orderly and proper renewal, development and growth.

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

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

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

The people of Raytown have always valued the importance of family and community. With the US population getting older, many Raytown families are becoming the primary caregivers of their aging parents and loved ones which impose several mental and financial burdens on both parties.

An adult day care facility in Raytown will help alleviate such burdens providing the people of Raytown who take care of aging loved ones a much needed break, enabling them to care for their loved ones at home for longer. An adult day care will allow caregivers to go to work during the day and continue supporting their family while still providing top-notch care.

Most importantly, adult day care services help delay or prevent having loved ones from needing to move to a long-term residential care facility. Our service's program can help encourage loved ones to spend time with others and supervised activities might improve daily living skills. The people of Raytown value family and community, and providing such services to the neighborhood will help preserve these important values.

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

Adult day cares throughout the US are being built and developed on commercial retail spaces. Our proposed adult day care facility in Raytown will renovate a large vacant space in a commercial property with ample parking. Nothing is being substantially changed in regards to the commercial property if the conditional use permit for the adult day care is approved, and the proposed use will be consistent with the uses and zoning on nearby commercial parcels as many of these commercial properties have tenants that provide varying goods and services much like our commercial property.

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

The proposed use does not need any public facilities such as a common public bathroom as these facilities will be built and provide to both clients and employees needs inside the adult day care center.

Utilities such as parking lot lighting is more than sufficient for the proposed use. There is more than enough outdoor lighting to provide illumination for easy and safe access to clients.

H Additional comments:

Legal description:

TRACT 1:

All of Tract 2, RAYTOWN CROSSINGS, a subdivision of land in Raytown, Jackson County, Missouri, EXCEPT that part being more particularly described as follows:

Commencing at the West corner of said Tract 2, also being the Southernmost corner of Tract 4 Outlot 2, said RAYTOWN CROSSINGS; thence S 42° 11' 58" E, along the Southwest line of said Tract 2, being the Northeast right-of-way line of Missouri State Highway 350, a distance of 45.65 feet, to the True Point of Beginning; thence N 47° 48' 02" E, a distance of 128.00 feet; thence S 42° 11' 58" E, a distance of 203.92 feet; thence S 47° 48' 02" W, a distance of 128.00 feet, to a point on said Southwest line; thence N 42° 11' 58" W along said Southwest line, a distance of 203.92 feet, to the Point of Beginning.

ALSO KNOWN AS Tract 2A as shown on the recorded survey as Document No. 2013E0047107, in Survey Book T-39, at Pages 1-2, at the Jackson County Recorder of Deeds Office in Jackson County, Missouri.

TRACT 2:

Together with non-exclusive easements for roadways, walkways, ingress and egress, parking of motor vehicles, loading and unloading as created and granted by, and under the terms and provisions of instrument designated "Easements with Covenants and Restrictions Affecting Land ("ECR"), dated February 6, 1987, by and between Wal-Mart Properties, Inc., a Delaware corporation, and Raytown Crossings Development Company, filed for recorded July 31, 1987, as Document No. I-789996, in Book I-1709 at Page 45, and as amended by instrument designated "First Amendment to Easements with Covenants and Restrictions Affecting Land ("ECR"), filed June 29, 1988, as Document No. I-853614, in Book I-1816 at Page 1738, and as amended by instrument designated "Second Amendment to Easement with Covenants and Restrictions Affecting Land ("ECR"), filed May 20, 1993, as Document No. I-1186576, in Book I-2402 at Page 2354.

Parcel Number 45-520-04-30-00-0-00-000

DIMENSIONS OF SPACE FOR PROPOSED USE

Building Height to top of parapet13'10"

Ingress/Egress doors (Front x2) 36"

Ingress/Egress doors (Rear x2) 60"

Building interior is Fire Sprinkled

Existing drop ceiling Ht. 10'

Apon/Sidewalk width 12' and is ADC Accessible and compliant

Interior dimensions for units 6715-21 are 99 feet x 76 feet



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
08/23/2017 01:55:38 PM
WD FEE: \$ 24.00 2 Pages

INSTRUMENT NUMBER:
2017E0078241

Special Warranty Deed

THIS DEED dated 23 day of August, 2017 WITNESSETH That CTA PROPERTIES, LLC., a Missouri limited liability company, Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS does by these presents, BARGAIN AND SELL, Convey and Confirm unto LB One, L.L.C., a Nevada limited liability company and LB Three, L.L.C., a Nevada limited liability company, whose mailing address is 4120 30th Street, Suite 202, San Diego, CA 92104, Grantee, its heirs, successors and assigns, the following described land situate in Jackson County, Missouri, to wit:

TRACT 1:

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File No.: 20172079
D-Special Warranty Deed-IND MO

Page 1 of 3

20172079
Chicago Title Company, LLC *PC*

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Page 1 of 3

20172079
Chicago Title Company, LLC *PC*

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

TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in anywise appearing unto said Grantee, and unto its heirs, successors and assigns forever; said Grantor hereby covenanting that the said premises are free and clear from any encumbrance done or suffered by it; and that it will warrant and defend the title to said premises unto said Grantee and unto its heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming under Grantor but none other.

IN WITNESS WHEREOF, said Grantor has caused these presents to be executed, pursuant to due authority, this 23 day of August, 2017

**CTA PROPERTIES, LLC., a Missouri
limited liability company**


By Christopher S. Payne
Its Managing Member

STATE OF Kansas

COUNTY OF Johnson

On this 23 day of August, 2017 before me, the undersigned notary public personally appeared, Christopher S. Payne, Managing Member of CTA PROPERTIES, LLC, a Missouri limited liability company, known to me to be the person who executed the instrument within and who duly acknowledged execution of the same on behalf of said Limited Liability Company. In witness whereof, I hereunto set my hand and official seal.


_____, Notary Public

My Commission expires: 7/12/20



REAL PROPERTY CERTIFICATE OF VALUE – JACKSON COUNTY, MISSOURI
 (REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

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

Grantor's (Seller) Name: CTA PROPERTIES, LLC., a Missouri limited liability company Grantee's (Buyer) Name: LB One, L.L.C., a Nevada limited liability company and LB One, L.L.C., a Nevada limited liability company Address of Property: 6715-6731 Blue Ridge Blvd., Raytown MO Grantee's address, if different from above: <u>4120 30th St., #202, San Diego, CA 92104</u> Parcel ID Number: 45-520-04-30-00-0-00-000	FOR OFFICE USE ONLY DO NOT WRITE IN THIS SPACE
---	---

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

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

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

5. Total Sales Price (including all assumed mortgages and liens): \$2,058,000.00
 Points were paid by: SELLER BUYER NONE
6. Was there new financing YES NO Did financing concessions affect sales price? YES NO
7. Is this deed part of a trade? YES NO
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory...etc.) YES NO
 Please describe: _____
9. Was this transaction at arm's length? YES NO
 (An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

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

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

8/18/17
 Date

[Signature]
 Signature of Grantee/Representative
Loc NGUYEN - MANAGER
 Print Name and Position

20172079
 Chicago Title Company, LLC [Signature]



Jackson County Missouri

Property Account Summary

Parcel Number	45-520-04-30-00-0-00-000	Property Address	6715 BLUE RIDGE BLVD , RAYTOWN, MO 64133
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General Information

Property Description	RAYTOWN CROSSING TR-2---TR-2 DAF: BEG AT TH NE COR OF TR-4 2 RAYTOWN CROSSING TH N 02 DEG 09 MIN 04 SEC E 23' TH S 87 DEG 50 MIN 56 SEC E 400' TH N 02 DEG 09 MIN 04 SEC E 5' TH S 87 DEG 50 MIN 56 SEC E 183' TH S 02 DEG 09 MIN 04 SEC W 15' TH S 87 DEG 50 MIN 56 SEC E 149' TH S 02 DEG 09 MIN 04 SEC W 376.47' TH N 86 DEG 25 MIN 57 SEC W 304.91' TH S 02 DEG 11 MIN 38 SEC W 288.78' TO PT OF CURV TO TH RI RAD 2784.93' ARC DIST 289.29' TH N 42 DEG 11 MIN 58 SEC W 41.16' TH N 47 DEG 48 MIN 02 SEC E 128' TH N 42 DEG 11 MIN 58 SEC W 203.92' TH S 47 DEG 48 MIN 02 SEC W 128' TH N 42 DEG 11 MIN 58 SEC W 45.65' TH N 47 DEG 48 MIN 02 SEC E 160.38' TH N 42 DEG 11 MIN 58 W 180' POB (KNOWN AS TR-2A CERT SUR T-39 PG-1)
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022

Property Characteristics

No Property Characteristics Found

Parties

Role	Percent	Name	Address
Taxpayer	100	LB ONE LLC & LB THREE LLC	4120 30TH ST STE 202, SAN DIEGO, CA 92104
Owner	100	LB ONE LLC & LB THREE LLC	4120 30TH ST STE 202, SAN DIEGO, CA 92104

Property Values

Value Type	Tax Year 2020	Tax Year 2019	Tax Year 2018	Tax Year 2017	Tax Year 2016
Market Value Total	2,150,000	2,150,000	891,660	891,660	750,524
Taxable Value Total	688,000	688,000	285,331	285,331	240,168
Assessed Value Total	688,000	688,000	285,331	285,331	240,168

Events

Effective Date	Entry Date-Time	Type	Remarks
05/17/2013	05/17/2013 10:17	Created by Seg/Merge	Created by Seg/Merge 020312, Effective: 05/17/2013 by dyershe

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	426.560000
CITY - RAYTOWN	3,185.440000
FIRE DISTRICT - RAYTOWN	9,111.870000
JACKSON COUNTY	4,203.680000
MENTAL HEALTH	693.500000
METRO JUNIOR COLLEGE	1,408.340000
MID-CONTINENT LIBRARY	2,499.500000
RAYTOWN SCHOOL C-II	43,481.600000
STATE BLIND PENSION	206.400000
REPLACEMENT TAX	9,886.560000

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/18/2019 00:00	11119483	0.00	30,997.88	30,997.88	0.00

12/17/2019 00:00	11690808	75,103.46	104,578.94	104,578.94	0.00
12/18/2018 00:00	11122196	30,997.88	30,997.88	30,997.88	0.00
01/02/2018 00:00	10686004	30,215.42	30,215.42	30,215.42	0.00
12/10/2016 00:00	9850571	25,307.70	25,307.70	25,307.70	0.00
12/08/2015 00:00	9272383	25,364.14	25,364.14	25,364.14	0.00

REMINDER: This application is for research purposes only and cannot be used to pay taxes. To pay your taxes, [Click here](#). Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. [Click here to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel\(s\) and child parcel\(s\) involved.](#) NOTE: Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.



Official Tax Payment Receipt

Receipt No.:	11690808	Date and Time:	12/17/2019 00:00	Print Date:	9/14/2020 8:19:20 PM
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Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
45-520-04-30-00-0-00-000	2019	022	65,216.90	0.00	A/V Principal- Commercial
	2019	REPL	9,886.56	0.00	Replacement Tax

Payer Name and Address Information

Name	Address	Tender Type	Amount Applied
LB ONE LLC & LB THREE LLC	4120 30TH ST STE 202, SAN DIEGO, CA 92104	Personal Check	104,578.94

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
45-520-04-30-00-0-00-000	LB ONE LLC & LB THREE LLC	4120 30TH ST STE 202, SAN DIEGO, CA 92104	06/24/2019	Current

Distribution to Districts

Parcel No.	Tax Year	Agency	Amount
45-520-04-30-00-0-00-000	2019	BOARD OF DISABLED SERVICES	426.5601
	2019	CITY - RAYTOWN	3185.4402
	2019	FIRE DISTRICT - RAYTOWN	9111.8726
	2019	JACKSON COUNTY	4203.6803
	2019	MENTAL HEALTH	693.5040
	2019	METRO JUNIOR COLLEGE	1408.3361
	2019	MID-CONTINENT LIBRARY	2499.5041
	2019	RAYTOWN SCHOOL C-II	43481.6027
	2019	REPLACEMENT TAX	9886.5600
	2019	STATE BLIND PENSION	206.4000

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
45-520-04-30-00-0-00-000	RAYTOWN CROSSING TR-2---TR-2 DAF: BEG AT TH NE COR OF TR-4 2 RAYTOWN CROSSING TH N 02 DEG 09 MIN 04 SEC E 23' TH S 87 DEG 50 MIN 56 SEC E 400' TH N 02 DEG 09 MIN 04 SEC E 5' TH S 87 DEG 50 MIN 56 SEC	1
	E 183' TH S 02 DEG 09 MIN 04 SEC W 15' TH S 87 DEG 50 MIN 56 SEC E 149' TH S 02 DEG 09 MIN 04 SEC W 376.47' TH N 86 DEG 25 MIN 57 SEC W 304.91' TH S 02 DEG 11 MIN 38 SEC W 288.78' TO PT OF CURV TO TH	2
	RI RAD 2784.93' ARC DIST 289.29' TH N 42 DEG 11 MIN 58 SEC W 41.16' TH N 47 DEG 48 MIN 02 SEC E 128' TH N 42 DEG 11 MIN 58 SEC W 203.92' TH S 47 DEG 48 MIN 02 SEC W 128' TH N 42 DEG 11 MIN 58 SEC W	3
	45.65' TH N 47 DEG 48 MIN 02 SEC E 160.38' TH N 42 DEG 11 MIN 58 W 180' POB	4
	(KNOWN AS TR-2A CERT SUR T-39 PG-1)	5

***Interest, penalties and fees will be assessed on any unpaid balance amount.** The amount of any unpaid balance shown on this receipt is the unpaid balance amount at the time the receipt is run, exclusive of such interest, penalties and fees. Changes in the taxable value may alter your unpaid balance amount.

Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed.

Please verify with your financial institution that this payment has cleared.

REMINDER: This application is for research purposes only and cannot be used to pay taxes. To pay your taxes, **Click here**. Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that

INVOICE (INV-00012833) FOR CITY OF RAYTOWN

BILLING CONTACT
 CODY NGUYEN
 RAYTOWN EVENT CENTER



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00012833	09/17/2020	09/17/2020	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
UPRMT-000069-2020	Final Site Plan Fee	\$450.00
6715 Blue Ridge Blvd Raytown, MO 64133		SUB TOTAL \$450.00

REMITTANCE INFORMATION
City of Raytown 10000 East 59th st Raytown, MO 64133

TOTAL **\$450.00**

CITY OF RAYTOWN
 10000 East 59th Street
 Raytown, MO 64133
 816-737-6000

 DATE : 9/17/2020 1:56 PM
 OPER : CD
 TKBY : Community Developmen
 TERM : 35
 REC# : R00430266

EG EnterGov 450.00
 INV-00012833 450.00
 - CAINVOICEFEE 450.0000

Paid By: NGUYEN, CODY (RAYTOWN EVENT CENT
 2-CHK 450.00 REF:1062

APPLIED 450.00
 TENDERED 450.00

 CHANGE 0.00



Staff Report

Community Development
Planning and Development Services

PZ 2020-12

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: November 5, 2020

Re: Application to Modify Conditions of Approval Contained Within Original Ordinance Approving Crownover Acres Subdivision

APPLICATION SUMMARY

Applicant: Pat Grace, Kansas City Real Estate Investment Services

Property Owner: Pat Grace owns lots 6 and 8, Lot 7 owned by Parker ISL, LLC

Property Location: 6013, 6015, 6017 Blue Ridge Cutoff

Request: Modification of Conditions of Approval Contained Within the 2004 Crownover Acres Rezoning Ordinance

In 2020, Pat Grace of Kansas City Real Estate Investment Services purchased 2 of the 3 remaining vacant lots of the Crownover Acres Subdivision (Which only had 5 lots total) from Michael Medlin to construct duplexes thereupon. These lots are located on the east side of Blue Ridge Cutoff north of 63rd Street. The two northernmost lots already contain duplexes.

Following meeting with City staff, Mr. Grace determined that some of the original conditions of approval of the subdivision from 2004 are particularly burdensome to anyone that may attempt to develop the remaining lots and was directed to submit an application to amend certain of these conditions.



Figure 1 – Crownover Acres Views, North Part and South Part

BACKGROUND

Property's Zoning Classification	Planned Medium Density Residential (R-P-2)
Surrounding Properties' Zoning	R-3 Multi-Family Residential to the West, R-1 Single Family Residential to the North, East, and South
Surrounding Overlay	None
Surrounding Land Use	Duplex Residential Dwellings to the West, Single Family Residential Dwellings to the North, East, and West
Designated Future Land Use	Low Density Residential
Ward	Ward 1
Approximate Land Area	Approximately 1.1 Acres total for all 3 Lots
Roadway Classification	Arterial



Figure 2 – Surrounding zoning map

SITE DESCRIPTION AND PRESENT USE

The subject location is off of an internal street paralleling Blue Ridge Cutoff that also contains on-street parallel parking spaces to serve the duplexes in Crownover Acres. The original plan called for a Homes Association to be set up that would manage the maintenance of the common area and ultimately the internal roadway. This was never done. Additionally, the sidewalk was to run across the front of the lots, but due to the second duplex being built as high as it was in 2015, the driveway grade prevented an ADA-accessible sidewalk from being properly installed with the right grades. At the time the builder was asked to remove the sidewalk and reinstall it in the island instead where it is today. There is also a landscape plan that was approved but only part of it was installed in front of the existing duplexes. All other improvements have been installed.



Staff Report

Community Development
Planning and Development Services

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood to the north, east, and south is all single family residential, with duplexes fronting onto Blue Ridge Cutoff to the west.

HISTORY

The land that would become Crownover Acres was originally zoned R-1, Single Family Residential and contained very difficult development conditions due to stormwater flow issues (steep grades) and difficulty providing sewer service without great expense. At one time this area also hosted a concrete sewer detention structure that served to detain storm sewage in the 1960s before the City had its current sewer system constructed. This has all been removed and cleaned up.

PUBLIC COMMENTS

The public notice was published in *The Daily Record* on October 19, 2020. Public notice letters were sent to property owners within 185 feet of the property by the applicant. The Neighborhood Information Meeting was held on October 22, 2020, and some persons appeared for the meeting. A synopsis of the meeting discussions is attached. To date, the Community Development Department has received one additional call regarding this application from a duplex owner within the Crownover Acres Subdivision. The property was posted with a Public Hearing Notice Sign on the property stating the hearing date.

ANALYSIS

Staff has spent many hours recently working through issues with the current and previous owners of these lots to reach a consensus regarding these conditions. The City Engineer has reviewed and approved the Site Plan submitted by the applicant that is attached to this report for Lots 6-8. Staff has reviewed the landscape plan and made corrections to it that are contained in the conditions of approval.

The Conditions of the original Ordinance that require amending are as follows:

Existing Condition 1: That development of the site shall be in substantial conformity with the Site Plan dated 8-18-04 and that all dwelling units shall have a floor area of not less than 1287 square feet as indicated on the site plan.

New Condition 1: That development of the site shall be in substantial conformity with the Site Plan submitted to City staff on 10-22-2020 and that all dwelling units shall have a floor area of not less than 1287 square feet as indicated on the site plan.

Existing Condition 5: That the lowest opening of the structures on Lots 6 and 7 shall be at least 2 feet higher than the elevation at the top of the drainage channel.

New Condition 5: That the finished floor elevation for Lot 6 be as represented on the Site Plan submitted to City staff on 10-22-2020, and the finished floor elevation for Lot 7 be as approved by the City when the Lot is developed.

Existing Condition 6 recommended to be stricken in its entirety.



Staff Report

Community Development
Planning and Development Services

Existing Condition 13: That the exterior façade, roof materials, and colors of the units shall be as shown on the attachment titled “Crownover Acres-Color Palette”, detailing masonry materials, base colors, trim colors, and roofing ,materials for each of the units.

New Condition 13: The façade design and exterior materials shall be as approved by the Director of Community Development and shall be consistent with materials and colors used on existing duplexes in the subdivision.

Existing Condition 14 recommended to be stricken in its entirety.

Existing Condition 15: That the landscaping shall be installed in accordance with the Landscape Plan dated 9-01-04, subject to the requirement that an irrigation system mustbe installed for the landscaping located between the private drive and blue Ridge Cutoff.

New Condition 15: That the Landscape Plan be installed in accordance with the Plan submitted to staff on 10-22-2020 as redlined.

RECOMMENDATION

Staff recommends approval of the requested amendments to Ordinance # 4997-04 which established conditions for rezoning the Crownover Acres Subdivision from District R-1 to District R-P-2, with the following additional conditions:

1. The sidewalk shall be continued along the island adjacent to Blue Ridge Cutoff as each unit is constructed with ADA ramps at street crossings.
2. The Homes Association was never established and there is now no interest today in setting up a Homes Association for 5 total lots, with which staff agrees, as there would be no feasible way for so few lots to contribute enough money into a common fund to provide long term maintenance for the island landscaping, internal driveway and sidewalk and the drainage way at the rear. In place of the maintenance responsibility by an HoA, maintenance for the island will be the responsibility of each property owner whose property faces the island as if it was part of the front yard of the property.
3. The applicant work with the owner of Lot 7 to get permission to access the drainage area and clear out the siltation through the channel behind lots 6 through 8 that has occurred since 2004 so the channel functions with greater efficiency. This condition is highly recommended by the City Engineer.
4. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.

BILL NO. 5844-04 ORDINANCE NO. 4997-04 SECTION NO. XIII

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

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

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

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

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

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

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

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

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

BILL NO. 5844-04 ORDINANCE NO. 4997-04 SECTION NO. XIII

- 1 A. The tree shall be a same or similar specie, as approved by the Director of
- 2 Community Development.
- 3 B. The Director of Community Development shall approve the planting location of
- 4 the new tree.
- 5
- 6 7. That if remnants of a sewage treatment lagoon are encountered during construction, the
- 7 remnants shall be disposed of and the property cleaned up in accordance with all
- 8 applicable city, county and state requirements.
- 9 8. That the private drive shall have a minimum travel lane width of twenty (20) feet.
- 10 9. That the private drive, paralleling Blue Ridge, shall be constructed to the City's street
- 11 specifications, with concrete curb and gutter and that private driveways in front t of the
- 12 units shall be constructed of concrete.
- 13 10. That the private drive shall be sufficient o carry the weight of fire apparatus.
- 14 11. That the parking along the private drive shall be allowed only in the inset area located on
- 15 the east side of the private drive as shown on the Site Plan dated 8-18-04.
- 16 12. That the sidewalk to be constructed on the property shall be located within the access
- 17 easement for the private drive and shall be constructed of concrete.
- 18 13. That the exterior façade, roof materials, and colors of the units shall be as shown on the
- 19 attachment titled "Crownover Acres – Color Palette", detailing masonry materials, base
- 20 colors, trim colors and roofing materials for each of the units.
- 21 14. That the buildings shall be constructed in substantial conformity with the elevation
- 22 drawings dated 9-01-04, depicting the front, rear and sides of each unit, with the
- 23 exception that the term "cultured brick" shall be changed to "common brick or face
- 24 brick".
- 25 15. That the landscaping shall be installed in accordance with the Landscape Plan dated 9-01-
- 26 04, subject to the requirement that an irrigation system must be installed for the
- 27 landscaping located between the private drive and Blue Ridge Cutoff.
- 28 16. That an additional utility easement area shall be dedicated near the southwest corner of
- 29 the property, as depicted on the Easement Plan dated 10-8-04, at the time of platting.
- 30

31 Section 3. That failure to comply with all of the provisions contained in this ordinance shall

32 constitute violations of both this ordinance and the City's Comprehensive Zoning Regulations.

33

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

35 hereby repealed.

36

37 Section 5. That this ordinance shall be in full force and effect from and after the

38 date of its passage and approval.

39

40 BE IT REMEMBERED that the above was read two times, and upon final vote taken the 21

41 day of December, 2004, was approved by the Board of Aldermen of the City of

42 Raytown, Jackson County, Missouri upon the following vote:

43


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

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

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Teresa Newton, City Clerk

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


Sue Frank, Mayor

or:

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

or:

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

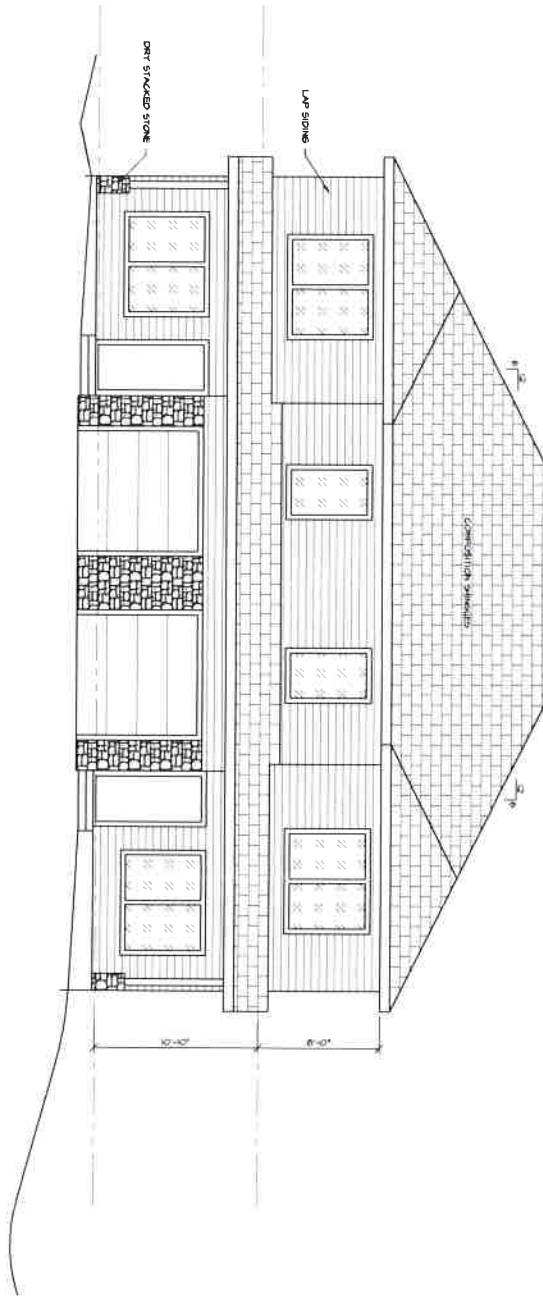
ATTEST:


Teresa Newton, City Clerk

APPROVED AS TO FORM:


Joanne L. Graham, City Attorney

Sponsor(s): The Planning Commission



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

DATE: 10/20/2010
 REVISION: 1
 2
 3

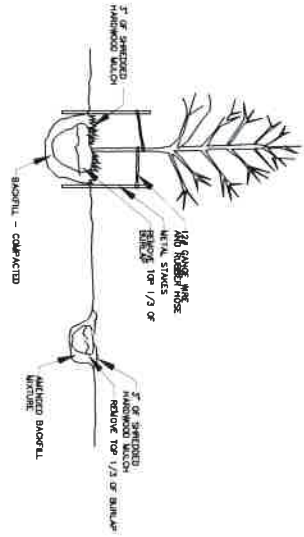
DUPLEXES AT LOTS 6 & 8

ENGINEERING, INC.

DWA

LANDSCAPING NOTES

1. ALL LANDSCAPE PLANTS TO BE INSTALLED WITH SOIL COMPACTOR
2. ALL LANDSCAPE PLANTS TO BE INSTALLED WITH METAL STAKES
3. ANY EXISTING SHALL BE REMOVED OUT EXACTLY AS SHOWN
4. ALL NOTES TO BE DOUBLE CHECKED



LANDSCAPE PLANTING NOTES

1. All plants to be installed with soil compactor
2. All plants to be installed with metal stakes
3. Any existing shall be removed out exactly as shown
4. All notes to be double checked

CHEMICAL CONDITIONS NOTES

1. All plants to be installed with soil compactor
2. All plants to be installed with metal stakes
3. Any existing shall be removed out exactly as shown
4. All notes to be double checked

NO.	DATE	DESCRIPTION
1	10/10/2023	ISSUED FOR PERMIT
2	10/10/2023	ISSUED FOR PERMIT
3	10/10/2023	ISSUED FOR PERMIT
4	10/10/2023	ISSUED FOR PERMIT



LANDSCAPE PLAN



ENGINEERING, INC.



DUPLEXES AT LOTS 6 & 8

DATE: 10/10/2023
 REVISION: 1
 2
 3
 4

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF JACKSON

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Kathy Travis** 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 **October 19, 2020** edition and ending with the **October 19, 2020** edition, for a total of 1 publications:

10/19/2020

Notice of Public Hearing

The Community Development Department has received an application filed by Pat Grace of Kansas City Real Estate Investment Services, to Amend the Conditions of Approval contained within City Ordinance 4997-04 that Rezoned Crownover Acres to District R-P-2, Planned Medium Density Residential District, in December, 2004, as these conditions impact the remaining unbuilt Lots 6 through 8 only. These Lots are located at 6013, 6015, and 6017 Blue Ridge Cutoff in Raytown, Missouri.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, November 5, 2020.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00pm on Tuesday, December 1, 2020.

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

The public is invited to attend the public hearing to ask questions and provide comment regarding this 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 chrsg@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.

11927789 Jackson Oct. 19, 2020

Kathy Travis
Kathy Travis

Subscribed & sworn before me this 20 day of Oct, 2020
(SEAL)

Brandon M. Crail
Notary Public



FC 2020-12

Property Owners
Within 185 Feet
of Crownover
Acres Lots 6-8
as gathered from
Jackson Co. records
on 10-13-2020

00-0-00-000 or 2-1-2-3

8727 E 60 th Ter.	45-310-03-12	Robert RickleB	6008 Laurel	(T)
8726 E 61 st St.	45-310-03-11	Christine Johnson-Tisler	8957 Tomaskaw Lane KS 2750 Cherry St. Kansas	(T)
6100 BRC	45-310-05-47	Dina Conavero	c/o House Guys USA Prop Mgt. 64008	(T)
6114 BRC	45-310-05-46	Bryan Boykin		
6118 BRC	45-310-05-45	Theodore & Enid Spencer-Tisler	Bill NE Chestnut, Lees Summit 64086	(T)
6122 BRC	44 02	BNA Holdings LLC	9140 Wood Plum St 220 64114	(T)
6130 BRC	-44-01	Capstone Equity Partners LLC	433 N. Century St, Wichita KS 67208	(T)
No address	-31	Reberca Northrup	8717 E 61st St. KC MO 64129 1850 Plum Place, Ste 900, Marietta Ga. c/o Finthey Homes LLC 30067	(T)
8800 E. 61st St.	45-220-03-48	CSMA FT LLC		
8804 "	49	Donnell & Shamae Fletcher		
8808 "	50	Donna Hicks		
8812 "	51	Jerry & Carol Hinton		
8816 "	52	Damon Hopkins II		
8820 "	53	Bryan Singleton		
8815 "	-06-03	Damon & Sonya Hopkins		
8811 "	-06-04	Valeria Bell		
6009 BRC	45-220-03-43	DD & K Prop. LLC	12309 S Burr Oak Cir, Peaslee MO 64078	(T)
6011 BRC	-44	Walport Property LLC	5279 NE Ash Grove Ct., Lees Summit 64084	(T)
6007 BRC	-42	Mo Home Impr. LLC	80 Box 13526, Overland Park, KS 66282	(T)
6008 Farley	03-28	Charlene Mohr	9115 E. 58 th Terr. Raytown 64133	(T)
6010 Farley	-27	Kevin Whitehead		
6012 Farley	-26	Sharon Kirby		
6014 "	-25	Home SFR Borrower III LLC	3305 Koger Blvd. Ste 400 Duluth GA c/o Haverbrook Homes 30096	(T)
6016 "	-24	Kevin Lucas		
6018 "	-23	Jerry Hinton	8812 E. 61 st St. Raytown 64133	(T)

(T) = Possible tenant on site. Address letter to "Tenant" at listed actual location of property.

Loretta Holt
Joshua & Amanda Clough
Steven Ewers

92024
432 Hillcrest Dr., Encinitas CA

6020 Forby
6011 "
6015 Forby

~~Owner's Acres Lot 7~~

9150 E. 41st Terr. KCMO 64133

Parker JSL LLC

45-220-03-22
05-10
05-11

45-220-03-46

Continued Page 2
10-13-20 list of
owners

October 13, 2020

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing an application to modify the Conditions of Approval for the Rezoning of Crownover Acres Subdivision to R-P-2 by City Council Ordinance in 2004. The subject vacant parcels are lots 6 through 8, located at 6013-6017 Blue Ridge Cutoff in Raytown, Missouri. The applicant intends to modify some of the conditions to make the remaining vacant tracts buildable. **The current zoning will not change, just some of the conditions affecting development of the remaining vacant lots.** As a nearby owner or tenant, you are entitled to appear and provide comment at any of the public hearings on this matter or to provide written comment.

The applicant will be holding a neighborhood information meeting in the City Council Chambers at 1:00 PM on Thursday, October 22, 2020, to which you are invited to discuss the application directly with them. City staff will not be present at this time. If you have any concerns or need more information about the application, this is a good meeting to attend.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission **at 7:00 PM on Thursday, November 5, 2020.** The full packet and agenda should be available for view on the City of Raytown website on Friday, October 30, 2020.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for **7:00 PM on Tuesday, December 1, 2020.**

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

The public is invited to attend the public hearings to ask questions and provide comment regarding this 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 phone at (816) 737-6059 or by e-mail at chrisg@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.



AMEND ZONING CONDITIONS

APPLICATION NUMBER
PC 2020-12

**PUBLIC HEARING AT CITY HALL
BEFORE PLANNING COMMISSION ON
NOVEMBER 5th, 2020 @ 7:00
PM**

CITY OF RAYTOWN, MISSOURI

Unauthorized Removal, Defacing, or Destruction of this
Sign Punishable by Law.

Crownover lots neighborhood meeting synopsis:

Two gentlemen showed up.

The first guy lives behind lots 5 and 6. He has been cutting the corner of that lot for 40 years and Tim medlin the previous owner whom I purchased the lots from said he could have that corner. All he wanted to discuss was that issue.

The 2nd guy owns duplexes across from blue ridge and just wanted to know general information on the floor plans, bed bath garage and how much rent

Both guys they are all for the plans and cannot wait to see this done.

Pat Grace.

City of Raytown
SITE DEVELOPMENT PLAN
APPLICATION

Receipt #:	_____
Date Filed:	<u>10-12-20</u>
Rcvd. by:	<u>CJS</u>
Fee Paid:	<u>\$300.00</u>

APPLICATION TYPE:

Preliminary Site Plan

Final Site Plan

Phase of Preliminary Site Plan, if Applicable: Modification of Dev. Plan CJS

- PROJECT NAME: Crownover Acres
- PROPERTY LOCATION / ADDRESS: Lot 6 and 8 of Crownover Acres
- ZONING OF PROPERTY: Residential / R-P-2
- PROPOSED USE(S) (e.g. single family, multi-family, retail, office, industrial):
Duplex
- LEGAL DESCRIPTION (attach if description is metes and bounds description):
All of lots 6 and 8 of crownover Acres, a subdivision of land in Raytown, Jackson County, Missouri
- APPLICANT (DEVELOPER) Kansas City Real Estate Investment Services PHONE (816) 456-1843
CONTACT PERSON Pat Grace FAX _____
ADDRESS 9949 N. Woodland Ave CITY/STATE/ZIP KC, MO 64155
E-MAIL Projectkc rehab@gmail.com
- PROPERTY OWNER Same as above PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____

8. ENGINEER SURVEYOR SDC Engineering PHONE (816) 356-1445
CONTACT PERSON Albert Hermans FAX _____
ADDRESS 5907 Raytown Trafficway CITY/STATE/ZIP Raytown, MO 64133
E-MAIL Alhermans@sdcorp.com

9. ARCHITECT _____ PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____

10. LANDSCAPE ARCHITECT _____ PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____

11. OTHER CONTACTS _____ PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____

12. THE ACCOMPANYING DRAWINGS AND DATA MUST BE SUBMITTED AS PART OF THIS APPLICATION:

- A SITE PLAN DRAWN IN ACCORDANCE WITH THE APPLICABLE SITE PLAN ORDINANCE & DESIGN STANDARDS IF APPLICABLE.
- TWENTY PAPER SETS OF ALL PLANS, **WHICH MUST BE FOLDED INDIVIDUALLY.**
- ONE (1) REDUCED PAPER COPY NO LARGER THAN 8 1/2" X 11"
- TRAFFIC STUDY AS DESCRIBED ON THE ATTACHMENT TO THIS APPLICATION FORM.
- STORM DRAINAGE STUDY (IF REQUIRED)

APPLICATION FEE: \$300.00, PAYABLE TO THE CITY OF RAYTOWN.

The legal property owner AND the applicant, if other than the owner, must sign the application. The property owner may grant permission for the filing of the application by means of a signed and notarized affidavit to that effect.



PROPERTY OWNER

Patrick Grace

Print name



APPLICANT

Patrick Grace

Print name

INVOICE (INV-00013282) FOR CITY OF RAYTOWN

BILLING CONTACT

PAT GRACE
KANSAS CITY REAL ESTATE INVESTMENT SERVICES



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00013282	10/12/2020	10/12/2020	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
PD-000071-2020	Amendment to PD Fee	\$300.00
6013 S Blue Ridge Cts Raytown, MO 64133		SUB TOTAL \$300.00

REMITTANCE INFORMATION
City of Raytown 10000 East 59th st Raytown, MO 64133

TOTAL \$300.00

CITY OF RAYTOWN
10000 East 59th Street
Raytown, MO 64133
816-737-6000

DATE : 10/15/2020 11:06 AM
OPER : CD
TKBY : Community Developmen
TERM : 35
REC# : R00438396

EG EnterGov 300.00
INV-00013282 300.00
- CAINVOICEFEE 300.0000

Paid By: GRACE, PAT (KANSAS CITY REAL EST
2-CHK 300.00 REF:1128

APPLIED 300.00
TENDERED 300.00

CHANGE 0.00