

**CITY OF RAYTOWN  
PLANNING & ZONING COMMISSION  
AGENDA**

Raytown City Hall  
Board of Aldermen Chambers  
10000 East 59<sup>th</sup> Street  
Raytown, Missouri 64133  
December 3, 2020  
7:00 pm

**BY VIDEO CONFERENCE**

In response to the current Jackson County COVID-19 Order, this meeting will be held by on-line video conference. A video recording of the Planning Commission meeting will be available within 48 hours on the City's website. For additional questions, please contact City Planning and Zoning Staff at (816) 737-6059.

Individuals wishing to make Public Comments at the Planning Commission meeting should contact Chris Gilbert at [chrisg@raytown.mo.us](mailto:chrisg@raytown.mo.us) or (816) 737-6059 by 10:00 am, December 3, 2020, to obtain the on-line video information.

**1. Welcome by Chairperson**

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

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

**3. Approval of November 5, 2020, Regular Meeting Minutes**

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

**4. Old Business:**

**A. 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, in an NC, Neighborhood Commercial District**

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

**5. New Business**

**A. Case No.: PZ-2020-13**

**Applicant: Edward Golden of the Kandy Shop**

**Reason: Conditional Use Permit for Accessory Vehicle Sales be located at 8832 E. 350 Highway, in an HC, Highway Commercial District**

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-2020-14**

**Applicant: Debra Thomas, Belton, Missouri**

**Reason: Conditional Use Permit Approval for an "Adult Day Care" Use to be located at 7838 Raytown Road in an R-1, Low Density Residential District**

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-** Discussion of Annual Meeting for 2021.

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

**9. Adjourn**

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

**November 5, 2020  
7:00 pm**

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

**1. Welcome by Chairman Wilson**

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

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

**3. Approval of Minutes: Minutes of August 6, 2020, approved 6-0 upon motion by Ms. Stock and second by Ms. Emerson.**

**4. New Business**

**A. Case No.: PZ 2020-09: Conditional Use Permit for an “Assembly” Use for The Event Palace to be Located at 6235-37 Blue Ridge Blvd. in the Raytown Plaza Shopping Center, in a Neighborhood Commercial (NC) zone.**

**1. Introduction of Application by Chairman.**

Chairman Wilson opened the public hearing and introduced the application. All persons providing testimony were sworn in by Jennifer Baird, City Attorney.

**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.**

Chairman Wilson entered the staff report into the record as an exhibit.

**4. Staff Presentation of proposed Text Amendments.**

Chris Gilbert, Planning & Zoning Coordinator provided the staff report, reviewing the location of the application, surrounding zoning and uses of property and addressed all the criteria required for a Conditional Use Permit to be issued.

**5. Request for Public Comment by Chairman.**

Chairman Wilson asked if anyone was present to speak on this application.

Amia Walker and Miesha Ross spoke as the applicants, providing information on the operations of The Event Palace including what activities will be hosted in the assembly space. No persons from the general public spoke at the hearing.

**6. Commission Discussion.**

The commissioners asked some questions of the applicants. The applicants agreed to all staff conditions.

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

Chris Gilbert provided the staff recommendation to recommend approval of the application to the Board of Aldermen.

Ms. Emerson moved and Ms. Stock seconded to recommend approval to the Board of Aldermen with all conditions contained in the staff report. Motion passed 6-0.

**B. Case No.: PZ 2020-10: Conditional Use Permit for an “Assembly” Use for Dance Instruction and Event Space for The Event Palace, to be located at 6217-19 Blue Ridge Blvd. in the Raytown Plaza Shopping Center in a Neighborhood Commercial (NC) zone.**

**1. Introduction of Application by Chairman.**

Chairman Wilson opened the public hearing and introduced the application. A motion to continue the hearing to December 3, 2020, was requested at the applicants’ request.

**2. Commission Decision to Approve, Conditionally Approve, or Deny Application.**

Ms. Stock moved and Ms. Thurman seconded to continue this hearing to December 3. Motion passed 5-0.

**C. Case No.: PZ 2020-11: Conditional Use Permit for an “Assembly” Use and an “Adult Day Care” Use for the Raytown Event Center to be Located at 6715-21 Blue Ridge Blvd. in a Highway Commercial (HC) zone.**

**1. Introduction of Application by Chairman.**

Chairman Wilson opened the public hearing and introduced the application. All persons providing testimony were sworn in by Jennifer Baird, City Attorney.

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

No commissioners reported Ex Parte communications regarding this application.

**3. Enter Relevant Exhibits into the Record.**

Chairman Wilson entered the staff report into the record as an exhibit.

**4. Staff Presentation of proposed Text Amendments.**

Chris Gilbert, Planning & Zoning Coordinator provided the staff report, reviewing the location of the application, surrounding zoning and uses of property and addressed all the criteria required for a Conditional Use Permit to be issued.

**5. Request for Public Comment by Chairman.**

Chairman Wilson asked if anyone was present to speak on the application.

Greg Andrews, representing the property owners and applicants, LB One and LB Three, spoke on the application. Mr. Andrews addressed hours of operation (8AM to 5 PM elder care, 6-10PM events), said no liquor would be served and sound abatement would be installed to reduce noise emanation from events. Vans will also be provided for elder transport for the Day Care operation. The applicant's representative agreed to the conditions contained in the staff report.

**6. Commission Discussion.**

Limited Planning Commission discussion with some questions for staff and the applicant.

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

Chris Gilbert provided the staff recommendation to recommend approval of the Conditional Use Permit to the Board of Aldermen with the conditions as specified in the staff report.

Ms. Stock moved and Ms. Dwight seconded to recommend approval to the Board of Aldermen with the recommendations contained in the staff report. Motion passed 5-0.

**D. Case No.: PZ 2020-12: Application requesting Modification of Conditions of Approval Contained Within the 2004 Crownover Acres Subdivision Rezoning Ordinance.**

**1. Introduction of Application by Chairman.**

Chairman Wilson opened the public hearing and introduced the application. All persons providing testimony were sworn in by Jennifer Baird, City Attorney.

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

No commissioners reported Ex Parte communications regarding this application.

**3. Enter Relevant Exhibits into the Record.**

Chairman Wilson entered the staff report into the record as an exhibit.

**4. Staff Presentation of proposed Text Amendments.**

Chris Gilbert, Planning & Zoning Coordinator provided the staff report, reviewing the location of the application and the issues which led the applicant to request amendments to the original 2004 Ordinance approving the zoning for Crownover Acres.

**5. Request for Public Comment by Chairman.**

Chairman Wilson asked if anyone was present to speak on the application.

Pat Grace of Kansas City Real Estate Investment Services, the applicant, explained his reasons for requesting the modifications. Al Hermans, the Engineer hired by the applicant for the project, provided additional comments. The applicant agreed to all the conditions contained in the staff report.

**6. Commission Discussion.**

Planning Commission discussion with some questions for staff and the applicant.

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

Chris Gilbert provided the staff recommendation to recommend approval of the requested modifications to the original conditions of approval and also the additional new conditions as stated in the staff report.

An additional requirement was added by the Planning Commission as follows:  
Motion by Ms. Dwight and second by Ms. Stock that staff determine a method for notification of present and future owners of the lots that would inform them they are

responsible for regular mowing and trimming maintenance of the portion of the island in front of their respective lots. Motion passed 6-0.

Ms. Stock moved and Ms. Emerson seconded to recommend approval to the Board of Aldermen with the recommendations contained in the staff report. Motion passed 6-0.

5. **Other Business-** Chris Gilbert asked the Planning Commission if they would be interested in an early 2001 "Annual Meeting" that would include election of Officers and briefings on related planning matters. Staff requested commissioners provide briefing ideas at the December meeting. Ideas that were brought up include Review of Responsibilities of Planning Commissioners and the journey an application takes from beginning to end.
6. **Set Future Meeting Date – Next regular meeting on December 3, 2020. Ms. Dwight stated she would not be present at the December meeting.**
7. **Adjourn at 8:48 PM upon motion by Ms. Dwight and second by Mr. Robinson. Unanimous by acclamation.**





# Staff Report

Community Development  
Planning and Development Services

## PZ 2020-10

**\*\*\*NOTE: CONTINUATION REQUIRED TO JAN 7, 2021, MEETING\*\*\***

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: December 3, 2020

Re: Application for Conditional Use Permit

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### CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: Miesha Ross and Amia Walker

Property Owner: 1340 E. 9<sup>th</sup> 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 Raytown Plaza 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 site changes be made to the existing location. Interior improvements will be likely necessary based upon the architectural analysis. As of November 23, 2020, the day prior to publishing the December 3, 2020, Planning Commission meeting packet, the required architectural analysis of this space has not been provided and a continuation to the January 7, 2021, meeting will be necessary. All improvements shall be coordinated with the Raytown Fire District Fire Marshal and the City of Raytown Building Official if this application is 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 63<sup>rd</sup> 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 63<sup>rd</sup> 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 63<sup>rd</sup> 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.

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## **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 January 7, 2021, meeting should the architectural analysis be provided in time for staff review for the meeting.

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## **RECOMMENDATION**

Staff recommends the Planning Commission approve the continuance to give the applicants additional time to complete the architectural analysis of the space and continue this hearing to the January 7, 2021, Planning Commission meeting. Staff will re-notice for this public hearing and also for the requisite City Council hearing date.

## Chris Gilbert

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**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](mailto: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. 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](mailto: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*

Kathy Travis

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

(SEAL)

*Brandon M. Drail*

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 0000001

| No address - Town Center Field | 45-120-09-32-01 | City of Raytown  |
|--------------------------------|-----------------|--|
| 10028 E 63rd St                | -19             | Jesus & Georgina Aguilera<br>Five Springs, MO 64014<br>541 NE Summit Dr.       |
| 10032 "                        | -20             | James Atkins   |
| 10101 "                        | 45-130-04-20    | Velocity Const. Services LLC<br>329 N. Postmore, MO 64093<br>St. Madison #1253 |
| 10109 "                        | 07              | Sword of Joy Consulting LLC<br>7701 Harris Ave, Raytown<br>64138               |
| 10115 "                        | 06              | Mary Annan Investment Trust<br>4950 Central # 402, KCMO<br>64112               |
| 10201 "                        | 05              | "  |
| 10205 "                        | 04              | "  |
| 10209 "                        | 03              | "  |
| 6255 Blue Ridge Blvd           | 45-120-10-02    | Sunday Properties LLC<br>110 E. 51st St, KCMO 64112<br>Independence, MO 64055  |
| 10110 E. 63rd St.              | 03              | Michelle & Brian Demoss<br>12906 E. 50th Ter S<br>Lakeview, MO 64086           |
| 10120 "                        | 10              | 1340 E. 9th St. Realty Corp<br>184 New Egypt Rd.<br>Lee's Summit, MO 64086     |
| 10212 "                        | 11-26           | Laurie Pither<br>11523 E. Eastley Dr.  |
| 10212 } vacant lot             | 27              |  |
| 6248 Ash Ct.                   | 31              | Constance Jones &<br>Linda Colbern<br>Lee's Summit, MO 64092                   |
| 6246 "                         | 32              | Randy Meek, Trustee<br>3412 SW Lois Ln.  |
| 6228 "                         | 39              | Joseph Burton  |
| 6226 "                         | 40              | Holly Smith  |
| 6208 "                         | 72              | Lula Worboys   |
| 6136 "                         | 21              | Paul Keleti<br>Clearwater, FL 33761  |
| 6201 Hadley St.                | 22              | 1340 E. 9th St. Realty Corp<br>2549 Skipper Trl.                               |
| 6211 "                         | 23              | Curry Holdings, LLC<br>5116 Northern Ave. KCMO<br>64133                        |
| 6213 "                         | 24              | "  |
| No address Vacant lot          | 25              | 1340 E. 9th St. Realty Corp.<br>2549 E. 9th St. Realty Corp.                   |
| 6121 Blue Ridge Blvd           | 13              |  |

① = Possible tenant on site. Send separate letter to "Tenant" at listed actual property location.

Mailed 10-15-2020  
Marilyn Roy

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. 59<sup>th</sup> 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 59<sup>th</sup> Street, by phone at (816) 737-6059 or by e-mail at [chriscg@raytown.mo.us](mailto:chriscg@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. = 219 ft.

## Notes

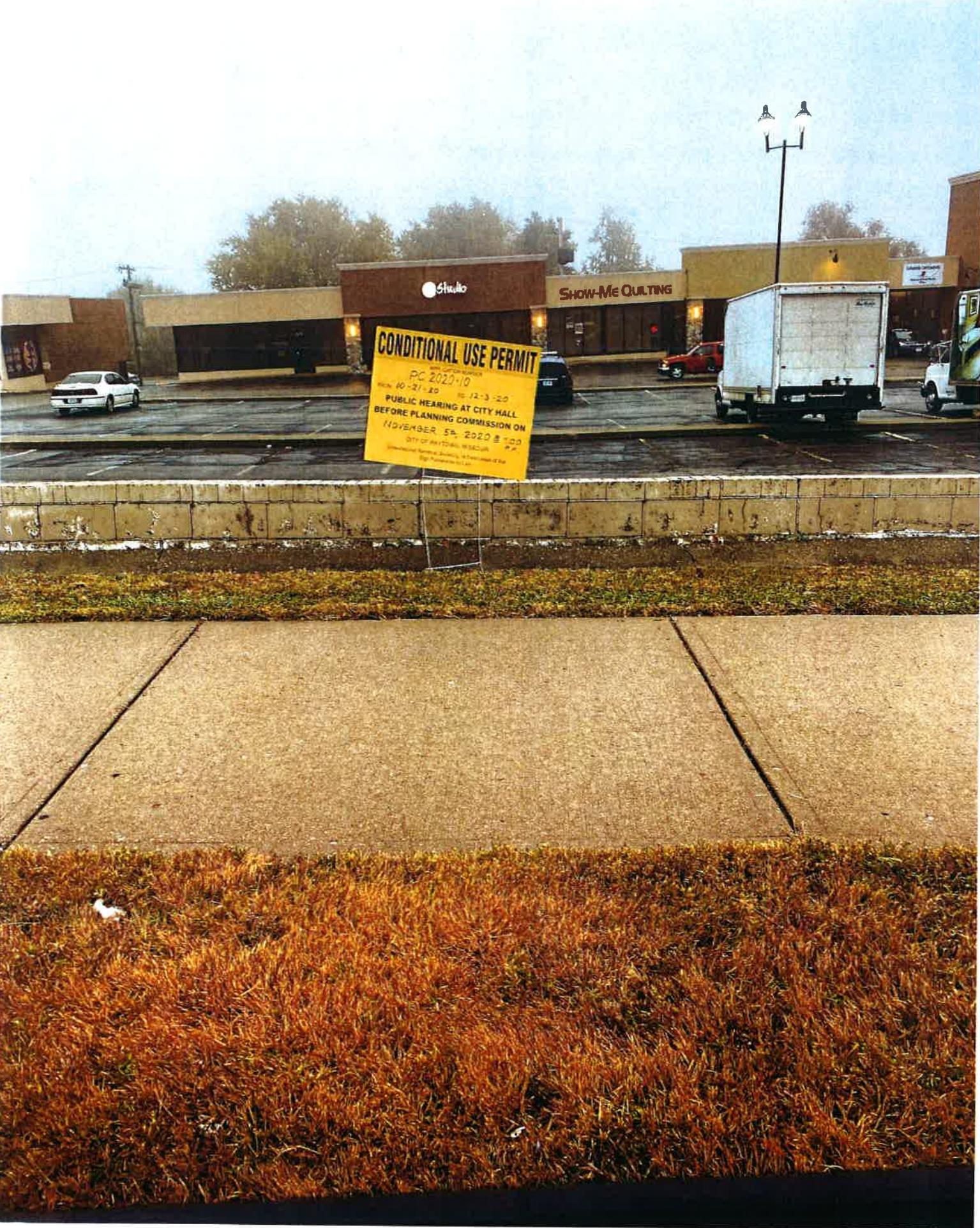
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



437.6

**CONDITIONAL USE PERMIT**  
APPLICANT: [illegible]  
PC 2020-10  
HEAR 10-31-20 RE 12-3-20  
PUBLIC HEARING AT CITY HALL  
BEFORE PLANNING COMMISSION ON  
NOVEMBER 5, 2020 @ 1:00 P.M.  
CITY OF RAYTOWN, MISSOURI  
Department of Public Safety & Department of Public Administration  
City of Raytown, MO





## Chris Gilbert

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**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>NY 11230</u>                         | <u>800-558-7692</u>          | <u>or 256-813-9532</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: <sup>and attention</sup>

We want to bring more positive traffic 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~~<sup>MR</sup> 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**

## 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 *PC*

Page 1 of 2

Tract 3:

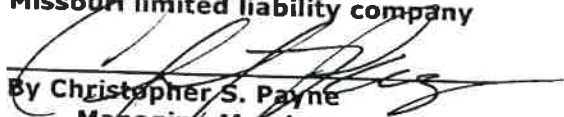
Perpetual, non-exclusive easement for parking of motor vehicles and free right of access, ingress, and egress and all vehicular and pedestrian traffic over the tract of land described as Tract 2 on the Certificate of Survey recorded March 3, 2016, as Document No. 2016E0018613, in Book T42, Page 40, as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

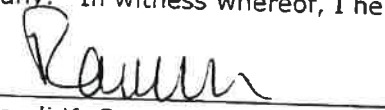
IN WITNESS WHEREOF, said Grantor has caused these presents to be executed, IN WITNESS WHEREOF, said Grantor has caused these presents to be executed, pursuant to due authority, this 21 day of February, 2017

**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 |                     | <b>SUB TOTAL</b> \$450.00 |

| REMITTANCE INFORMATION                                     |
|--|
| City of Raytown<br>10000 East 59th st<br>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 : CDZ  
TKBY : Community Development  
TERM : 34  
REC# : R00425291

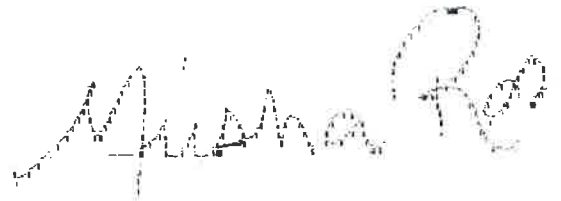
EG EnterGov 450.00  
INV-00012441 450.00  
- CAINVGTCEFFEE 450.0000

EG EnterGov 450.00  
INV-00012440 450.00  
- CAINVGTCEFFEE 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 2020-13

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: December 3, 2020

Re: Application for Conditional Use Permit

### CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: Edward Golden

Property Owner: Marilyn Green, Farmville, VA

Property Location: 8832 E. Highway 350

Request: Conditional Use Permit approval for Accessory Vehicle Sales Up to 6 Vehicles for Existing Automotive Business, named the Kandy Shop

The applicant, Edward Golden, owner of the Kandy Shop Auto Repair business operating at this location, is requesting Conditional Use Permit (CUP) approval for an Accessory Vehicle Sales use in a Highway Commercial (HC) zone. Per the city's land use table, all accessory vehicle sales can only be conditionally approved in this zoning district. The subject property is a multi-tenant building, with the Kandy Shop location within it having been licensed as an auto repair facility for a long time. Other tenants in the building are a small indoor car racing business and a janitorial supply company.



Figure 1 – Surrounding Zoning and Location Map



# Staff Report

Community Development  
Planning and Development Services

## SURROUNDING ZONING AND LAND USES

|                                  |                         |
|----------------------------------|-------------------------|
| Property's Zoning Classification | Highway Commercial (HC) |
| Surrounding Properties' Zoning   | Highway Commercial (HC) |
| Surrounding Overlay              | 350 Corridor Overlay    |
| Surrounding Land Use             | Commercial, Residential |
| Designated Future Land Use       | Commercial              |
| Ward                             | Ward 1                  |
| Approximate Land Area            | Approximately 0.8 Acres |
| Roadway Classification           | Highway                 |



**Figure 2. Front View of Building. Kandy Shop is Middle Tenant.**

### SITE DESCRIPTION, HISTORY, AND PRESENT USE

The site upon which this application is located consists of an approximately 20,000 square foot multi-tenant building on 0.8 acres with parking spaces on the west and south sides of the property. The lot has access to westbound 350 Highway.



# Staff Report

Community Development  
Planning and Development Services

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The structure is completely surrounded by commercial uses with the exception of some non-conforming residential use directly to the east but zoned commercial. To the North of the subject property is the former Hy-Vee grocery store, now occupied by a Go-Cart Racing Business. To the southeast is the Carstar facility. To the west is the large parking lot serving the former Hy-Vee/current cart racing business.

## **PUBLIC COMMENTS**

The public notice was published in *The Daily Record*. Public notice letters were sent to property owners within 185 feet of the property by the applicant. The Neighborhood Information Meeting was held on November 19, 2020, and no one showed up for the meeting. To date, the Community Development Department has received no calls or written emails or letters regarding this application.

---

## **ANALYSIS**

Evaluating an application for a conditional use permit requires consideration 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 subject parcel and all adjacent lots are zoned Highway Commercial (HC). This zoning district is designed to accommodate commercial activities that service and draw customers from a broad area, not just the surrounding neighborhoods. The presence of 350 Highway and the large daily count of vehicles along this roadway provide a ready and visible customer base for vehicle sales businesses. Vehicle repair businesses typically have a small need to sell vehicles that customers don't pick up after repairs are completed as well as vehicles that the mechanics purchase and fix up for sale when customer repair business slows down and that is the case with the Kandy Shop.

### **2. Conservation of property values**

No negative change to neighboring property values is expected. Requirements are being added as conditions of approval to mitigate any negative impacts.

### **3. Protection against fire and casualties**

Staff has no concerns regarding fire and/or casualties on this project. The existing building is aging, but appears to date from same time period as the adjacent shopping center with Sutherlands and the Cart Racing (former Hy-Vee). The requested approval involves placing a limited number of vehicles (up to 6) in outside spaces and does not involve the building.

### **4. Observation of general police regulations**

The proposed accessory auto sales is not anticipated to violate any general police regulations. The activity is all contained on the site. Anytime vehicles are left unprotected overnight, there is the possibility that vandalism and theft can occur, but this is true of any business and its



# Staff Report

Community Development  
 Planning and Development Services

products. Basic security measures including lighting and cameras can assist in reducing the risk of these types of crimes if the vehicles are not stored inside overnight.

### 5. Prevention of traffic congestion

The proposed auto sales will not increase traffic congestion above what is normal for the vicinity. Additional traffic generated by the auto sales with just a few cars displayed will be minimal and easily handled with the direct highway access to 350 Highway.

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

The proposed auto sales will not substantially increase traffic safety risk over what is already present, nor the orderly parking of motor vehicles as the site is confirmed to contain enough parking to address all the combined uses plus the spots for vehicles for sale. Adequate access to the property is presently available directly from 350 Highway. Customer parking is located on the west and south of the property. Staff has analyzed the parking demands for the site as follows, which has 37 parking spaces available (30 along west side of the property and 7 on south side next to car racing business), and determined that enough parking exists to meet the demands of every tenant on the property. With the 6 spaces for sales counted in the total used would be 30 of the 37 spaces.

|                   |         |                          |           |
|-------------------|---------|--------------------------|-----------|
| Janitorial Supply | 6000 SF | Indoor Sales and Service | 6 spaces  |
| Kandy Shop        | 7000 SF | Auto Repair, 2 bays      | 8 spaces  |
| Indoor Car Racing | 6000 SF | Indoor Recreation        | 10 spaces |



Figure 3. Parking Area on West Side of Property.

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

The proposed auto sales will not affect the safety of individuals or property. The structure is in reasonable condition and no building modifications are required to accommodate the vehicle sales component of the Kandy Shop's operations.



# Staff Report

Community Development  
Planning and Development Services

## **8. Provision for adequate light and air**

The proposed auto sales will not significantly affect the air quality of the area above what is normal for a commercial development that includes vehicle maintenance operations, and should have minor additional impact on neighboring properties as the request for 6 cars to be displayed is not a major increase in business activity on the site.

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

The proposed auto sales will affect the intensity of use on the property but shouldn't cause overcrowding as every use is accounted for with the parking group calculations with spaces to spare.

## **10. Provision for public utilities and schools**

The proposed auto sales will not affect any public utilities or schools but may generate some additional revenue in return.

## **11. Invasion by inappropriate uses**

This particular area has several vehicle repair shops so permitting a couple vehicles to be sold as an accessory to that use would not create an invasion of inappropriate uses in a vehicle heavy area.

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

The property on which the business is located is already developed. Staff has provided recommended conditions of approval to ensure compliance with existing code standards.

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

Staff has no concerns regarding the proposed business adhering to overall planning principles if the recommended conditions of approval are adopted.

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

The proposed auto sales should not affect the orderly and proper renewal, development or growth of the city if the Planning Commission decides this application is an appropriate use at this location. The applicant already runs a legally existing auto repair business and is requesting to use 6 parking spaces of the 37 on the site to place vehicles for sale.

---

## **RECOMMENDATION**

Staff recommends approval this application for the Kandy Shop to operate a vehicle sales component not to exceed a maximum of 2 vehicles with the following conditions of approval:

1. Applicant shall clearly mark the 6 spaces directly in front of their business for used vehicle sales with a professionally stenciled label "Vehicle For Sale Only".



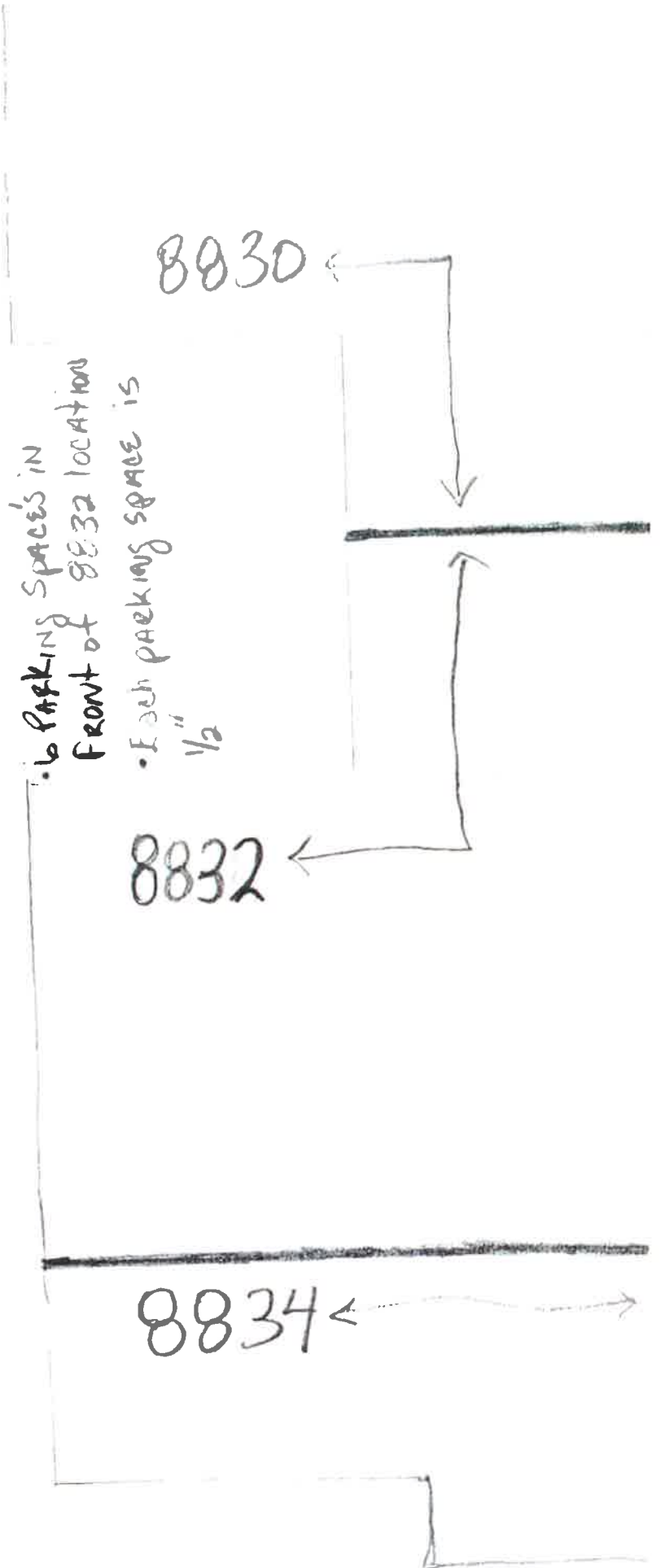
# Staff Report

Community Development  
Planning and Development Services

2. Work with the property owner to provide a two handicapped parking spaces properly marked with a pole sign and have a properly striped unloading zone placed between the spaces.
3. All vehicles for sale shall be properly marked as "For Sale".
4. No Commercial Use Permit for vehicle sales will be issued until all requirements of this section have been met. A new business license shall be applied for to add the vehicle sales component.
5. The Kandy Shop shall not exceed the 6 parking spaces designated for vehicle sales and shall not impede the activities of its neighbors by consuming parking spaces that are intended for their use.
6. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.



# Parking Lot



# AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
COUNTY OF JACKSON

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Karie Clark** on behalf of **THE DAILY RECORD, KANSAS CITY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **November 16, 2020** edition and ending with the **November 16, 2020** edition, for a total of 1 publications:

11/16/2020

**Notice of Public Hearing**  
The City of Raytown Community Development Department has received an application filed by Edward Golden of the Kandy Shop (an automotive repair facility), for a Conditional Use Permit for Accessory Vehicle Sales in an HC, Highway Commercial District, located at 8832 E. 350 Highway in Raytown, Missouri.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday December 3, 2020.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00pm on Tuesday, January 5, 2021.

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](mailto: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.

11935693 Jackson Nov. 16, 2020

*Karie Clark*

Karie Clark

Subscribed & sworn before me this 16<sup>th</sup> day of Nov., 2020  
(SEAL)

*Chanel Jones*

Notary Public

CHANTEL JONES  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for St. Louis County  
My Commission Expires: August 08, 2022  
Commission Number: 14397721



PC 2020-13

Property Owners  
Within 185 Feet  
of 8832 E 350  
Hwy as collected  
from Jackson Co.

Records on 11-10-20

8832 E 350 Hwy CUP

- 8820 E. 350 Hwy
- 6715 Blue Ridge Blvd.
- 8838 E. 350 Hwy
- 8906 E. 350 Hwy
- 6816 Hunter Ave.
- 6812 Hunter Ave.

- 45-520-04-31
- 45-520-04-30
- 45-520-04-11
- 45-520-04-21-02
- 45-520-04-33
- 45-520-04-32

- VK Investments, LLC
- LB One LLC & LB Three LLC
- Green 350 Hwy Properties, LLC
- Missouri Collision Repair Shops LLC
- John Sills
- Sherie Jones

- 35 Penny Meadows Rd, Sudbury MA 01776
- 500 Divisadero St, San Francisco, CA 94134
- 4120 30th St, Suite 202, 23101
- 3113-1 Ave., Farmville, VA 22420
- 9641 Deer Run St., Lenexa, KS 64133
- 6816 Hunter St., Raytown, MO 64133
- 6812 Hunter St., Raytown, MO 64133

Note: Provide extra letter  
copies to commercial  
business tenants  
around your  
business

All properties were mailed out to hist.



November 10, 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 Accessory Vehicle Sales for The Kandy Shop auto repair located at 8832 E. 350 Hwy. in Raytown Road in Raytown, Missouri. 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, November 19, 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, December 3, 2020.** The full packet and agenda should be available for view on the City of Raytown website on November 25, 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, January 5, 2021.**

**All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E. 59<sup>th</sup> 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 59<sup>th</sup> Street, by phone at (816) 737-6059 or by e-mail at [chrisg@raytown.mo.us](mailto: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

## 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



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:  
8832 E State Route 350, Raytown, MO

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

| Name  | Address                                  | Phone                 |
|---|--|-----------------------|
| <u>Marilyn Kay Green</u>                          | <u>311 Third Ave Farmville, Va 23901</u> | <u>(434) 390-2355</u> |
| <u>% John Green (Trustee) (Power of Attorney)</u> |  |                       |

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

| Name  | Address                            | Phone/Email         |
|---|------------------------------------|---------------------|
| <u>(Tecky) Edward Golden / The Kandy Shop</u> | <u>8832 E State Route 350 Hwy,</u> | <u>816-836-5439</u> |

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

The property is currently being used for auto repair.

5. Zoning classification of the property: HC Highway Commercial

6. Specify the use desired for the property: In addition to auto repair, I want to use the property for auto sales.

7. Please list all existing structures and their heights located on the property: refer to site plan or rental agreement.

Structure

Height

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)

Signed Marilyn Kay Green

% John Green (Trustee) (Power of Attorney)  
Property Manager James Longmire

## 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:

I currently use the property for collision and repair. The auto sales portion of my business would not create any problems for business owners or residence in the area because I will only use the existing parking spaces I have available to me. The customers cars I repair stay on the inside of the garage part of my business. Also, auto sales traffic will only use my existing spaces.

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

The proposed use will be consistent with the uses and zoning on nearby parcels because the auto sales portion of my business is just addition to body shop portion of my business. Also, I have been here since 2016.

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

I currently use the property for auto repair use. The auto sales will be in addition to the auto repair. I will not need additional vehicle space. I will be using the current parking spots I already have.

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

The proposed conditional use could not cause any detrimental effects on nearby parcels. I look at the auto sales as an opportunity to sale affordable automobiles to the local and surrounding communities.

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

The property has not been vacant. I have been leasing this property since October 2014.

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

If the application is denied, the hardship I would face will be a loss income and my customer base. I am a small business owner who is trying to survive the current pandemic. The auto sales would make up for my loss income from the auto repair.

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

The public facilities and utilities are adequate to serve the proposed use because they are already installed.

H. Additional comments:

Site Plan:

My goal for the auto sales is to provide affordable vehicles in good condition to the metro area. I will continue to keep my business tidying and use adequate parking spaces available to me. As a business owner, I would like to continue doing business in Raytown.

## Checklist for Planning and Zoning Commission Applications

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

Date Completed

Application fee of \$450.00.

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

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

Copy of a deed showing ownership. ✓

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

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

Storm Drainage Analysis unless waived by Director of Public Works.

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



### TRAFFIC IMPACT ANALYSIS POLICY

To ensure fair consideration of each proposed use a traffic impact analysis of the proposed use is required to be submitted unless otherwise waived by the Director of Public Works. The following outlines the two levels of traffic impact analysis information required to be submitted.

#### Level A:

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

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

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

#### Level B:

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

Updated 04/19/2013

These reports shall be submitted to the Development and Public Affairs Department with the project application.



### MISSOURI WARRANTY DEED

THIS INDENTURE, made on the 16th day of November A.D., Two Thousand, by and between Billy V. Green and Marilyn Kay Green, husband and wife, of the County of Jackson, State of Missouri, ("Grantors"), and Green 350 Highway Properties, L.L.C., a Missouri limited liability company, ("Grantee").

(Mailing address of said first named grantee is: 8201 Ash, Raytown MO 64138)

WITNESSETH, THAT THE SAID GRANTORS, do by these presents Grant, Convey, Transfer and Confirm unto the said Grantee and Grantee's successors and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Jackson and State of Missouri, to-wit:

- Tract I: Lots 10 and 11, LANE ACRES, a subdivision in Raytown, Jackson County, Missouri
- Tract II: Lot 12, LANE ACRES, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof; together with an easement for ingress and egress over adjacent land as described in the instrument filed November 24, 1964, under Recorder's Document No. 849255, recorded in Book 1735 at page 704, in the office of the Recorder of Deeds for Jackson County, Missouri, at Independence.
- Tract III: Beginning at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 48, Range 32, thence along the South line of said 1/4 1/4 section a distance of 865.5 feet; thence left by deflection of 91 degrees 25 minutes a distance of 50 feet to the true point of beginning; thence along the last described line a distance of 170 feet; thence West 180 feet; thence South 53 feet; thence Southeasterly along a line parallel and 80 feet Northeasterly from the center line of U.S. Highway No. 50, 173 feet to a point 25 feet North of the center line of 69th Street; thence Easterly and parallel to the center line of 69th Street 42 feet, more or less, to the true point of beginning, EXCEPT the East 64 feet measured parallel to the East line of the above described tract, in Raytown, Jackson County, Missouri.

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

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

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

*Billy V. Green*  
BILLY V. GREEN

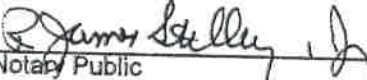
*Marilyn Kay Green*  
MARILYN KAY GREEN

ACKNOWLEDGEMENT

STATE OF MISSOURI }  
COUNTY OF JACKSON } SS

On this 16th day of November, 2000, before me, a Notary Public, personally appeared Billy V. Green and Marilyn Kay Green to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed, and the said Billy V. Green and Marilyn Kay Green further declare themselves to be married to each other.

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

  
Notary Public

My Term Expires:

R. JAMES STILLEY, JR.  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Jackson County  
My Commission Expires: October 31, 2004

R. JAMES STILLEY, JR.  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Jackson County  
My Commission Expires: October 31, 2004

COMMERCIAL PROPERTY LEASE

The State of Missouri  
County of Jackson

This lease is made between Green 350 Properties, LLC, of Raytown, Mo. 64133, herein referred to as Lessor, and, Mr. Teddy Gordon of The Kandy Shop, herein referred to as Lessee.

Lessor hereby leases to Lessee and Lessee hereby rents the building known as: BB32 E. 350 Highway Raytown, Mo 64133

described as: Green 350 Hwy Properties L.L.C.

referred to below as the building, the same constituting 7000 square feet MOL.

The space is leased for a term of 12 months, to commence on Sept. 2020 thru August 30, 2021 and to continue from month to month thereafter until canceled upon 30 days prior written notice by either party.

The monthly lease amount shall be \$ 2800.00. Lessee shall pay rent, to Lessor at Lessor's above stated address, or at such other place as Lessor may designate in writing without demand, and without counterclaim or deductions. The total term rental is the sum of \$ 33,600.00 which is payable in equal monthly installments, in advance, on the first day of each calendar month.

Lessee shall use and occupy the premises as The Kandy Shop and for no other purpose. Lessor represents that the premises may be lawfully used for such purpose.

A security deposit of \$ -0- will be held by the Lessor until the Lessee vacates the property, at which time an inspection will be performed by the Lessor and the Lessee. Refund of the deposit or partial deposit shall be made within 30 days from the date of inspection.

Lessee will be responsible for the deposits and payments of the following utilities: KCP&L MGE/Gas Jackson Water District City of Raytown MO (Electric) For doing business in Raytown, MO. Ferrell pruu

Lessee will be responsible for the deposits and payments of the following utilities: Sewer City of Raytown. To include Trash, Phone, Security Alarms and/or cable services

Lessee shall commit no act of waste and shall take good care of the premises and the

fixtures and appurtenances therein, and shall, in the use and occupancy of the premises, conform to all laws, orders and regulations of the federal, state, and municipal government of any of their departments. All improvements made by Lessee to the premises which are so attached to the premises that they cannot be removed without material injury to the premises, shall become the property of Lessor upon installation.

Not later than the last day of the term, Lessee shall, at Lessee's expense, remove all of Lessee's personal property and those improvements made by Lessee which have not become the property of the Lessor, including trade fixtures, cabinet work, movable paneling, partitions and the like; repair all injury done by or in connection with the installation or removal of the property and improvements; surrender the premises in as good condition as they were at the beginning of the term, reasonable wear and damage by fire, the elements, casualty, or other cause not due to the misuse or neglect by Lessee or Lessee's agents, servants, visitors, servants or licensees, excepted. All property of the Lessee remaining on the property after the last day of the term of this lease shall be conclusively deemed abandoned and may be removed by Lessor, and Lessee shall reimburse Lessor for the cost of such removal.

Lessee shall not, without first obtaining the written consent of the Lessor, make any alterations, additions or improvements in, to or about the premises.

Lessee shall not do or suffer anything to be done on the premises which will cause an increase in the rate of fire insurance on the building.

Lessee shall not permit the accumulation of waste or refuse matter on the leased premises or anywhere in or near the building.

Lessee shall not, without first obtaining the written consent of the Lessor, abandon the premises, or allow the premises to become vacant or deserted.

Lessee shall not, without obtaining the written consent of the Lessor, assign, mortgage, pledge, or encumber this lease, in whole or in part, or sublet the premises or any part of the premises.

Lessee shall observe and comply with such reasonable rules and regulations as may be established from time to time by Lessor.

Lessor may enter the premises at any reasonable time, upon adequate notice to Lessee (except that no notice need be given in case of an emergency) for the purpose of inspection or the making of such repairs, replacements, or additions in, to, on and about the premises or the building, as Lessor deems necessary or desirable.


Lessor shall make repairs, except where the repair has been made necessary by misuse or neglect by Lessee, to the structural items defined as the roof, walls, and items within the walls. All other repairs shall be the sole responsibility of the Lessee.

The Lessee shall at all times maintain public liability insurance. Lessee shall provide proof of this coverage to the Lessor.

This document represents the entire agreement of the parties and there are no representations not stated herein, and this agreement may only be modified by a writing executed by both parties hereto.

Dated: 9-1-2020

  
James Blount  
Green 350 Properties, LLC Representative

  
Lessor



# JACKSON COUNTY JOINT GOVERNMENTAL TAX PAYMENT RECEIPT

RECEIPT NUMBER: 11885834

Page 1 of 2

Entered: 2/14/2020 12:46 PM

Cashier: parijac

Printed By: LSSHM1

Interest Date: 2/14/2020

Drawer: 108

Receipt Applied To:

Property Account No.

45-520-04-21-00-0-00-000

| Year                                    | District | Amount Applied     | Unpaid Balance* | Description                                    |
|---|----------|--------------------|-----------------|--|
| 2019                                    | 022      | \$13,064.61        | \$0.00          | A/V Principal- Commercial                      |
| 2019                                    | REPL     | \$1,980.53         | \$0.00          | Replacement Tax                                |
| 2019                                    | REPL     | \$59.42            | \$0.00          | Property Tax Interest                          |
| 2019                                    | 022      | \$391.94           | \$0.00          | Property Tax Interest                          |
| 2019                                    | REPL     | \$61.20            | \$0.00          | Chapter 52 Fee                                 |
| 2019                                    | 022      | \$403.70           | \$0.00          | Chapter 52 Fee                                 |
| 2019                                    | REPL     | \$102.00           | \$0.00          | Chapter 141 Fee                                |
| 2019                                    | 022      | \$672.83           | \$0.00          | Chapter 141 Fee                                |
| <b>Amount Applied for Tax Year 2019</b> |          | <b>\$16,736.23</b> | <b>\$0.00</b>   | <b>Unpaid Balance Amount for Tax Year 2019</b> |
| Agency                                  |          |                    |                 | Amount   |
| JACKSON COUNTY                          |          |                    |                 | \$842.1045                                     |
| MID-CONTINENT LIBRARY                   |          |                    |                 | \$500.7145                                     |
| RAYTOWN SCHOOL C-II                     |          |                    |                 | \$8,710.4751                                   |
| CITY - RAYTOWN                          |          |                    |                 | \$638.1250                                     |
| FIRE DISTRICT - RAYTOWN                 |          |                    |                 | \$1,825.3407                                   |
| BOARD OF DISABLED SERVICES              |          |                    |                 | \$85.4509                                      |
| METRO JUNIOR COLLEGE                    |          |                    |                 | \$282.1257                                     |
| MENTAL HEALTH                           |          |                    |                 | \$138.9266                                     |
| REPLACEMENT TAX                         |          |                    |                 | \$1,980.5300                                   |
| STATE BLIND PENSION                     |          |                    |                 | \$41.3472                                      |

Situs Address: 8830 E M 350 HWY, RAYTOWN

Legal Description: LANE ACRES  
LOTS 10, 11 & 12

**Total Paid on This Receipt: \$16,736.23**

Thank you for your payment.

Run: 10/14/2020 2:25:09 PM

End of Receipt Number 11885834: 1 Page

Notes:

\*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.

PAYER:

GREEN 350 HIGHWAY PROPERITES LLC  
% W JOHN GREEN TRUSTEE  
2101 PEERY DR  
FARMVILLE VA 23901

OWNER:

GREEN 350 HIGHWAY PROPERITES LLC  
311 3RD AVE  
FARMVILLE VA 23901

# INVOICE (INV-00013326) FOR CITY OF RAYTOWN

**BILLING CONTACT**  
THE KANDY SHOP



| INVOICE NUMBER | INVOICE DATE | INVOICE DUE DATE | INVOICE STATUS | INVOICE DESCRIPTION |
|----------------|--------------|------------------|----------------|---------------------|
| INV-00013326   | 10/15/2020   | 10/15/2020       | Due            | NONE                |

| REFERENCE NUMBER                         | FEE NAME                           | TOTAL                     |
|--|------------------------------------|---------------------------|
| UPRMT-000072-2020                        | Final Site Plan Fee <i>CUP Fee</i> | \$450.00                  |
| 8832 E State Route 350 Raytown, MO 64133 |                                    | <b>SUB TOTAL</b> \$450.00 |

| REMITTANCE INFORMATION                                     |
|--|
| City of Raytown<br>10000 East 59th st<br>Raytown, MO 64133 |

**TOTAL** \$450.00

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

DATE : 10/15/2020 8:35 AM  
OPER : CD  
TKBY : Community Development  
TERM : 35  
REC# : R00438367

EG EnterGov 450.00  
INV-00013326 450.00  
- CAINVOICEFEE 450.0000

Paid By: THE KANDY SHOP  
1-CA 450.00

APPLIED 450.00  
TENDERED 450.00  
CHANGE 0.00



# Staff Report

Community Development  
Planning and Development Services

## PZ 2020-14

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: December 3, 2020

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

---

### CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: Debra Thomas

Property Owner: Harmony Properties, LLC, Lenexa, KS

Property Location: 7838 Raytown Road

Request: Conditional Use Permit approval for an "Adult Day Care" Use in an R-1, Low Density Residential District.

The applicant is requesting Conditional Use Permit (CUP) approval for an Adult Day Care Use, located within a Low Density Residential (R-1) zoning district. Per the city's land use table, this can only be conditionally approved in this zoning district. No exterior site improvements are necessary as a small commercial parking lot already exists due to a previous use as a hair salon. Interior improvements will be required in the building 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 7838 Raytown Road

## BACKGROUND

|                                  |   |
|----------------------------------|---|
| Property's Zoning Classification | Low Density Residential (R-1)             |
| Surrounding Properties' Zoning   | Low Density Residential in all directions |
| Surrounding Overlay              | None                                      |
| Surrounding Land Use             | Single Family Homes and a Nearby Park     |
| Designated Future Land Use       | Residential                               |
| Ward                             | Ward 4                                    |
| Approximate Land Area            | SF Total                                  |
| Roadway Classification           | Arterial                                  |



Figure 2 – Surrounding zoning map

### SITE DESCRIPTION AND PRESENT USE

The subject location is a former single family residence of 1060 square feet, used as a business dating back at least to 1998. The architectural analysis indicates a potential maximum occupancy of 25 total persons.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is surrounded by single family residential and a City Park is located to the northwest. The property is on the northwest corner of the intersection of Raytown Road and 79<sup>th</sup> Street with the parking lot behind the building and is not generally visible from Raytown Road.



# Staff Report

Community Development  
Planning and Development Services

## HISTORY

This property was operated for many years as a hair salon dating back to at least 1998 but has not had a licensed business since 2016 when the salon closed. The salon was a legal non-conforming use. The requested use would be conforming if this application is approved.

## PUBLIC COMMENTS

The public notice was published in *The Daily Record*. Public notice letters were sent to property owners within 185 feet of the property by the applicant. The Neighborhood Information Meeting was held on November 19, 2020, and no persons appeared for the meeting. To date, the Community Development Department has received one call regarding this application and the caller was supportive of the 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 subject parcel is zoned Low Density Residential, is surrounded by residential uses, has a commercial parking lot, and sits on a somewhat noisy major arterial street. As a residence, the property is not particularly suitable due to its proximity to Raytown Road and the noise and activity that would be common in such an orientation. The parking lot is not particularly appealing from a residential use perspective. And with the structure being vacant at present and not having had a long term tenant since the salon closed 4 years ago, the argument can be made that this particular property is unsuitable to be used only for single family residential. As seniors typically don't generate a lot of noise or annoyance to neighboring properties, an adult day care center appears to be an excellent use of this particular property and can benefit from the existing parking area for employee parking and senior dropoff and pickup.

### 2. Conservation of property values

No change in property values is expected. The subject property was a commercial use for many years until 2016 as a hair salon and this use would be a less intensive quasi-residential use.

### 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.



# Staff Report

Community Development  
Planning and Development Services

## 5. Prevention of traffic congestion

The subject property is located directly on Raytown Road, a major arterial roadway and has a commercial parking lot where seniors can be dropped off and picked up, located behind the building off 79<sup>th</sup> Street, so no congestion issues are anticipated.

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

The subject property has a paved commercial parking lot on the west side of the building for employee parking and senior dropoff and pickup so no issues expected with traffic safety or parking. The parking area is large enough for both duties but does need to be striped for both employee parking and dropoff and needs a handicapped parking space (recommend more).



Figure 3. Parking and Dropoff area on West Side of Building



# Staff Report

Community Development  
Planning and Development Services

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

The Applicant will be required to make the necessary internal modifications based upon the architectural analysis for the safety of the seniors that will be cared for at the subject location.

## **8. Provision for adequate light and air**

The proposed business will not affect the air quality of the area beyond what is normal adjacent to a major arterial roadway.

## **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 dropoff and pickup of seniors. It is a former commercial business located on a busy arterial roadway so the impacts should be minimal.

## **10. Provision for public utilities and schools**

The proposed business will not affect any public utilities or schools other than the increased water and power usage during care periods for senior patrons. This is not anticipated to be overly excessive.

## **11. Invasion by inappropriate uses**

Staff does not view the proposed business as an inappropriate use at this location. The proposed Adult Day Care use is lower intensity than the commercial use that operated for decades on the site.

## **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. Any signage required for the business will be approved under a separate permit process and will conform with the City's residential signage standards. Staff recommends repainting the building as the paint is not looking in good shape in many spots.

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

As the subject property is a former commercial business on a major street with a paved commercial parking lot, the proposed business is consistent with existing overall planning principles. The cost to return the property to residential use has not been acceptable to potential buyers, evidenced by the property being essentially vacant for 4 years.

## **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 to drop off their senior family member that could spend money 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.



# Staff Report

Community Development  
Planning and Development Services

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## RECOMMENDATION

Staff recommends approval of Case No. PZ 2020-14 – Conditional Use Permit for an Adult Day Care at 7838 Raytown Road with the following conditions:

1. 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.
2. Any signage shall be approved under separate permit.
3. Properly stripe the parking area for employee parking and senior dropoff/pickup area, including one properly sized ADA-compatible handicapped parking space with a pole sign. Staff recommends applicant consider more since it is an adult care facility.
4. Exterior paint is in bad shape and building needs to be repainted.
5. No Commercial Use Permit or business license shall be issued until all requirements of this section have been met. No occupancy or use of the property is permitted until a business license has been issued and all state licensing requirements are met.
6. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.



**PROJECT**  
 DAYCARE CODE ANALYSIS  
 ADDRESS: 7838 RAYTOWN RD  
 RAYTOWN, MO

**ARCHITECT**  
 ARCHITECT OF RECORD  
 PENDULUM STUDIO LLC  
 1512 HOLMES  
 KANSAS CITY, MO 64108  
 816 335 3030 TEL.  
 816 335 3040 FAX  
 www.pendulumstudio.com

**CLIENT**  
 HARMONY PROPERTIES LLC

**REGISTRATION**  
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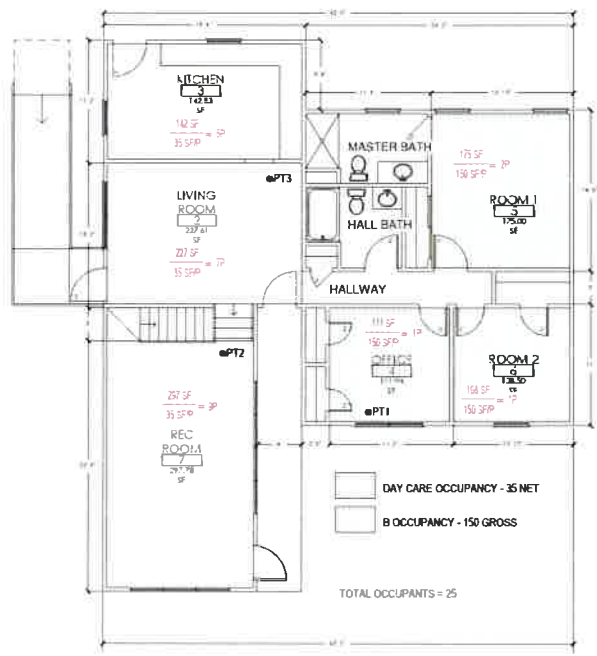
**NOT FOR CONSTRUCTION**

**SHEET TITLE**  
**GRADE LEVEL PLAN**

**SHEET NUMBER**

**A100**

© 2019 PENDULUM STUDIO



**1** | **GRADE LEVEL PLAN**

1/8" = 1'-0" re. /

PROJECT DESCRIPTION:  
TENANT IMPROVEMENTS OF AN EXISTING BUILDING ENVELOPE THAT WILL ACCOMMODATE ONE (1) TENANT.

ADDRESS:  
7838 RAYTOWN RD., RAYTOWN, MO.  
PREVIOUS USE: BUSINESS  
NEW USE: DAY CARE

APPLICABLE MODEL BUILDING CODES  
2018 INTERNATIONAL BUILDING CODE  
AMERICANS WITH DISABILITIES ACT 2010  
ANSI DISABILITY 117.1  
2009 ACCESSIBLE AND USABLE BUILDING AND FACILITIES

LOCAL BUILDING AND DEVELOPMENT DEPARTMENT

CONSTRUCTION TYPE: TYPE VB

BUILDING ELEMENT RATING FOR CONSTRUCTION

STRUCTURAL FRAME 0  
EXTERIOR BEARING WALLS 0  
INTERIOR BEARING WALLS 0  
ROOF 0  
INTERIOR NONBEARING WALLS 0  
FLOOR CONSTRUCTION 0  
ROOF CONSTRUCTION 0  
EXIT PASSAGEWAY 0

COMMERCIAL ZONING:  
BUILDING OCCUPANCY E (PER IBC SECTION 305)

NET BUILDING AREA: 1060 SF

OCCUPANTS (PER TABLE 1004.2): 25 TOTAL

BUILDING FIRE PROTECTION: NOT SPRINKLED

PORTABLE FIRE EXTINGUISHERS ARE REQUIRED TO BE INSTALLED IN ACCORDANCE WITH NFPA 113.6.2

THE EXIT DESIGN WILL FOLLOW CHAPTER 10 OF THE IBC

THE FOLLOWING TABLE IDENTIFIES MAJOR CRITERIA FOR THIS OCCUPANCY

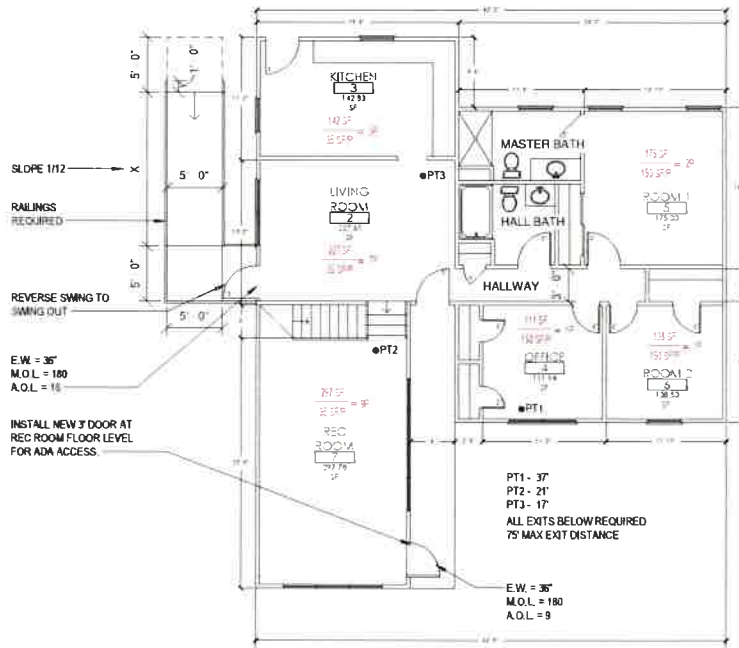
|                       |                                       |
|-----------------------|---------------------------------------|
| OCCUPANCY             | E                                     |
| EXIT WIDTH FACTOR     | 0.2 (PER IBC SECTION 1005)            |
| TRAVEL DISTANCE       | 200 FEET MAX. (WITH SPRINKLER SYSTEM) |
| DEAD END CORRIDOR     | 20 FEET MAX. (WITH SPRINKLER SYSTEM)  |
| COMMON PATH OF TRAVEL | 75 FEET                               |

WATER CLOSETS PROVIDED: 2 SHARED UNISEX  
LAVATORY: 2 SHARED UNISEX  
SINK:

DRINKING FOUNTAINS PROVIDED: WATER PROVIDED IN KITCHEN

SERVICE SINK PROVIDED: BATH TUB

PARKING: EXISTING (NO CHANGE)  
ADA PARKING REQUIREMENT: EXISTING (NO CHANGE)  
SEC 1106 I IBC: EXISTING (NO CHANGE)  
PERMANENT SPACES PROVIDED: EXISTING (NO CHANGE)



PROJECT  
DAYCARE CODE ANALYSIS  
ADDRESS: 7838 RAYTOWN RD.  
RAYTOWN, MO

ARCHITECT  
ARCHITECT OF RECORD  
PENDULUM STUDIO LLC  
1512 HOLMES  
KANSAS CITY, MO 64108  
816 335 3030 FAX  
816 335 3040 FAX  
www.pendulumstudio.com

CLIENT  
HARMONY PROPERTIES LLC

REGISTRATION  
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NOT FOR CONSTRUCTION

SHEET TITLE  
EGRESS PLAN

SHEET NUMBER

A101

© 2019 PENDULUM STUDIO

# 1 GRADE LEVEL EGRESS PLAN

1/8" = 1'-0" ref: /

# AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
COUNTY OF JACKSON

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Karie Clark** on behalf of **THE DAILY RECORD, KANSAS CITY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **November 16, 2020** edition and ending with the **November 16, 2020** edition, for a total of 1 publications:

11/16/2020

### Notice of Public Hearing

The City of Raytown Community Development Department has received an application filed by Debra Thomas for a Conditional Use Permit to operate an Adult Day Care at 7838 Raytown Road, within an R-1, Low Density Residential District, in Raytown, Missouri.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, December 3, 2020.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00pm on Tuesday, January 5, 2021.

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](mailto: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.

11935697 Jackson Nov. 16, 2020

*Karie Clark*

Karie Clark

Subscribed & sworn before me this 16<sup>th</sup> day of Nov., 2020

(SEAL)

*Chanel Jones*

Notary Public

CHANEL JONES  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for St. Louis County  
My Commission Expires: August 08, 2022  
Commission Number: 14397721



Property Owners  
within 185 feet  
of 7838 Raytown  
Rd as collected  
from Jackson Co.  
records on 11-10-20.

7838 Raytown Rd. CUP

- City Park
- 7826 Raytown Road
- 7830 Raytown Road
- 9104 E. 79th St.
- 9812 E. 79th St.
- 9807 E. 79th St.
- 7904 Raytown Road
- 7901 Raytown Road
- 7841 Raytown Road
- 7831 Raytown Road

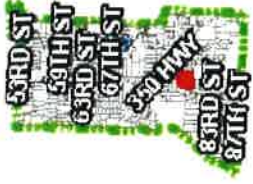
- 45 810-12-46
- 45 810-12-45
- 45 810-12-44
- 45 810-12-42
- 45 810-12-41
- 45-840-01-02
- 45-840-01-01
- 45-730-04-02
- 45-720-09-12
- 45-720-09-11

- City of Raytown Parks & Rec 5912 Lane Ave, Raytown 64133
- "
- Paul Hyde, Jr. 7830 Raytown Rd, Raytown 64136
- Payan & Krystal Baker 9104 E. 79th St., Raytown 64136
- Charles & Judy Siddler 9812 E. 79th St., Raytown 64138
- Folly Powers 9807 E. 79th St., Raytown 64138
- Seventh-day United Church of Christ 7904 Raytown Rd, Raytown 64136
- 7901 Raytown, LLC PO Box 19082, Leesport, PA 66285
- John & Mary Bauer 7841 Raytown Rd, Raytown 64136
- David & Deborah Williams 7831 Raytown Rd, Raytown 64136

Ⓢ = Tenant at marked address. Send separate letter to "Tenant" at listed actual property location.

*Hebrew Thomas*  
11-12-2020

# Raytown, MO



## Legend

- Road
- Parcel
- Address Point
- City Limit



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

248.5 0 124.26 248.5 Feet

1 in. = 124 ft.

November 10, 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 to be located at 7838 Raytown Road in Raytown, Missouri. 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, November 19, 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, December 3, 2020**. The full packet and agenda should be available for view on the City of Raytown website on November 25, 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, January 5, 2021**.

**All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E. 59<sup>th</sup> 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 59<sup>th</sup> Street, by phone at (816) 737-6059 or by e-mail at [chrisg@raytown.mo.us](mailto: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.



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:  
7838 Raytown Rd Raytown, MO 64138

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

|                                |                          |                       |
|--------------------------------|--------------------------|-----------------------|
| Name                           | Address                  | Phone                 |
| <u>HARMONY PROPERTIES, LLC</u> | <u>15301 W 87th St</u>   | <u>(913) 375-2816</u> |
|                                | <u>LENEXA, KS, 66219</u> |                       |

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

|                     |                          |                                 |
|---------------------|--------------------------|---------------------------------|
| Name                | Address                  | Phone/Email                     |
| <u>Debra Thomas</u> | <u>715 BERKSHIRE DR,</u> | <u>(816) 878-3181</u>           |
|                     | <u>BELTON, MO 64012</u>  | <u>THOMASVONNE550@yahoo.com</u> |

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

Nothing

5. Zoning classification of the property: R-1 Low Density Residential

6. Specify the use desired for the property: Adult Daycare

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

|                                 |                     |
|---------------------------------|---------------------|
| <u>Structure</u>                | <u>Height</u>       |
| <u>Single Family -1500 sqft</u> | <u>Single Story</u> |
| <u>Built-1954</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)

Debra Thomas

**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:

*Single Family Residential Low Density*

*In addition as an other resident  
I live in two main streets that would be very  
nice 4th and 5th in Raytown.*

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

*It will be consistent with the uses and zoning of  
all the surrounding Residential Low Density  
Homes.*

C. This project is motivated for the proposed use for its current uses because:

The building is just sitting there empty. My purpose is to help the Elderly and their families have a safe secured place to bring their love ones during the day while they work or use the time for themselves. And their family member can have loving wholesome association.

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

Drop-off and Pickup

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

4 months

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

- 1) Loss of Income
- 2) Building Being Empty Much Longer
- 3) He is very interested in myself having the building so he will be willing to wait for the outcome of your decision. He knows it will take 3 months for completion of the process.

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

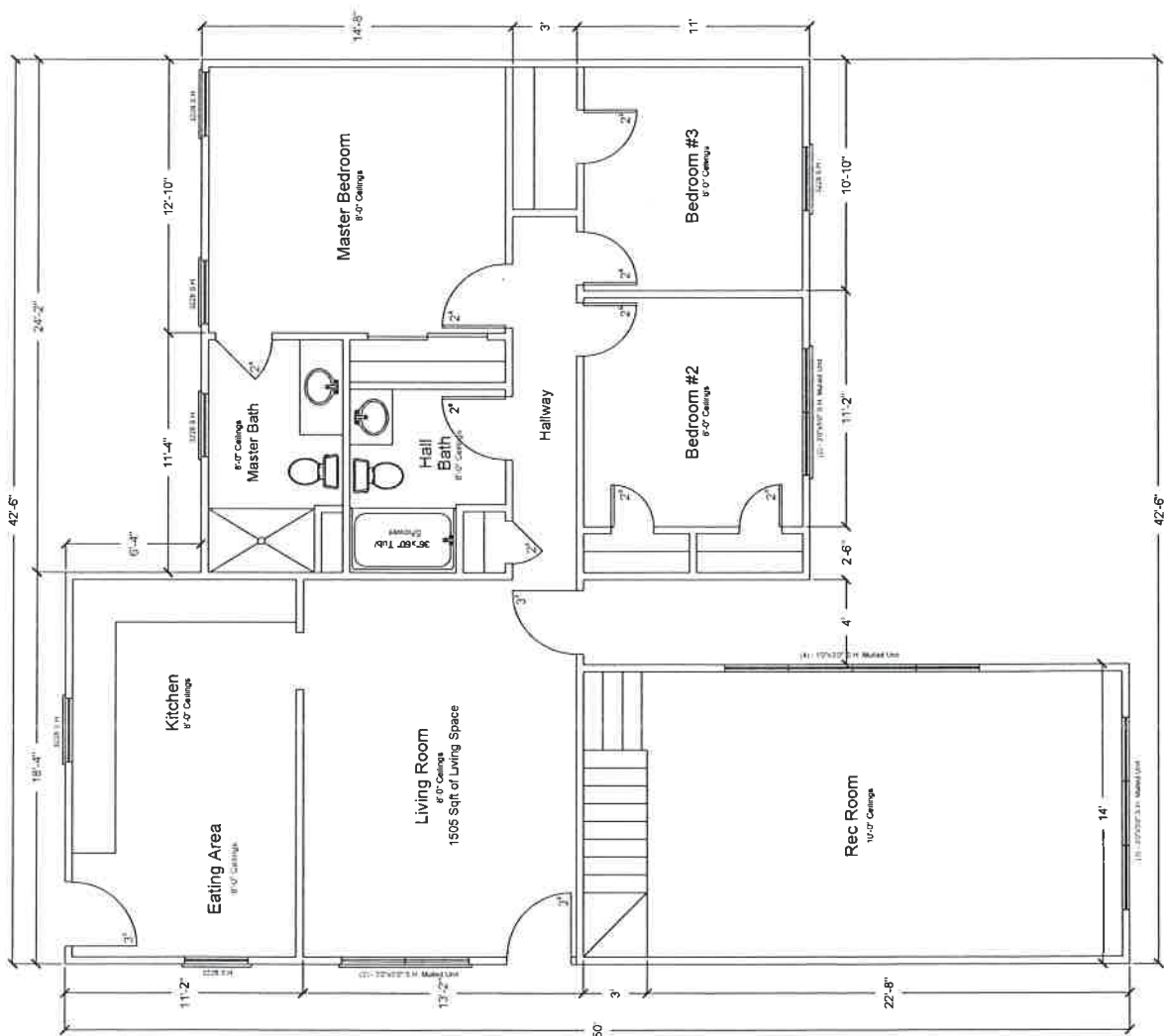
TOTAL PERSONS

Employees - 2

Clients - 8 to 10

H. Additional comments:

My DAYCARE will be 8 to 10 people if allowed. I will operate from 6am to 7pm 7 days a week if allowed. I will follow all rules and regulations under all guidelines. I really have a passion for the Elderly. This is really a very good location for this type of business. There is a great need for this type of business right now. I lived in Raytown for 27 years.



|                 |                               |                        |
|-----------------|-------------------------------|------------------------|
| 1505 SQFT       | 7838 Raytown Rd., Raytown, MO | Harmony Properties LLC |
| Plan: 20-12 KSH |                               | 10/18/2020             |
| 1               |                               |                        |



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI  
06/01/2017 01:34:05 PM  
WD FEE: \$ 24.00 2 Pages

INSTRUMENT NUMBER:  
2017E0049013

(Space above reserved for Recorder of Deeds Certification)

### WARRANTY DEED

THIS DEED, Made and entered into this 31st May, 2017, by and between:

Sean T. Jenkins and Nicole R. Jenkins, husband and wife (Grantor) and Harmony Properties, LLC, a Kansas limited liability company (Grantee), of the County of Johnson, State of Kansas, party of the Second Part:

*\* who took title as Nicole Renee Deue*  
(Grantee's mailing address is: 15301 W. 87th St. Pkwy, Ste B35, Lenexa, KS 66219)

WITNESSETH: That the said party of the First Part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party of the Second Part, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said party of the Second Part, the following described real estate situated in the County of Jackson and State of Missouri to wit:

Lot 1, 79TH STREET HEIGHTS, a subdivision in Raytown, Jackson County, Missouri.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD the same together with all the rights and appurtenances to the same belonging, unto said party of the Second Part, and to the successors and assigns of such party forever.

The said party of the First Part hereby covenanting that said party and their heirs, executors and administrators of such party, shall and will WARRANT AND DEFEND the title to the premises unto the said party of the Second Part, and to the heirs and assigns of such party forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2017 and thereafter, and special taxes becoming a lien after the date of this deed.

Accurate Title Company  
7171 W. 95th St., Ste 200  
Overland Park, KS 66212  
1570248

(Space above reserved for Recorder of Deeds Certification)

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Accurate Title Company  
7171 W. 95th St., Ste 200  
Overland Park, KS 66212  
1570248

IN WITNESS WHEREOF, the said party of the First Part has hereunto set its hand the day and year first above written.

Sean T. Jenkins  
Sean T. Jenkins

Nicole R. Jenkins  
Nicole R. Jenkins

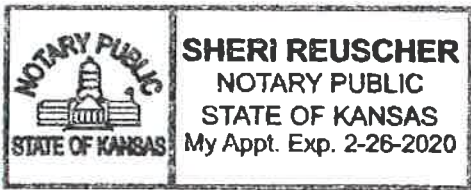
STATE OF KANSAS

COUNTY OF JOHNSON

BE IT REMEMBERED, That on this 31st day of May, 2017 before me, the undersigned, a Notary Public in and for said County and State, came Sean T. Jenkins and Nicole R. Jenkins ~~husband wife~~ who personally known to me to be the same person who executed the within instrument of writing, and duly acknowledged the execution of the same. \* formerly Nicole Renee Deuel

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

My Commission Expires : 2/26/20



Sheri Reuscher  
Sheri Reuscher Notary Public



## Property Account Summary

|               |                          |                  |                                     |
|---------------|--------------------------|------------------|-------------------------------------|
| Parcel Number | 45-810-12-43-00-0-00-000 | Property Address | 7838 RAYTOWN RD , RAYTOWN, MO 64138 |
|---------------|--------------------------|------------------|-------------------------------------|

### General Information

|                      |   |
|----------------------|---|
| Property Description | 79TH STREET HEIGHTS---LOT 1 (EX PT TAKEN FOR ROW) |
| Property Category    | Land and Improvements                             |
| Status               | Active, Host Other Property, Locally Assessed     |
| Tax Code Area        | 022   |

### Property Characteristics

|                |      |
|----------------|------|
| Property Class | 1019 |
|----------------|------|

### Parties

| Role     | Percent | Name                   | Address                                   |
|----------|---------|------------------------|---|
| Taxpayer | 100     | HARMONY PROPERTIES LLC | 15301 W 87TH ST STE B35, LENEXA, KS 66219 |
| Owner    | 100     | HARMONY PROPERTIES LLC | 15301 W 87TH ST STE B35, LENEXA, KS 66219 |

### Property Values

| Value Type           | Tax Year<br>2020 | Tax Year<br>2019 | Tax Year<br>2018 | Tax Year<br>2017 | Tax Year<br>2016 |
|----------------------|------------------|------------------|------------------|------------------|------------------|
| Market Value Total   | 102,593          | 102,593          | 89,211           | 89,211           | 79,812           |
| Taxable Value Total  | 22,261           | 22,261           | 19,357           | 19,357           | 17,381           |
| Assessed Value Total | 22,262           | 22,262           | 19,358           | 19,358           | 17,380           |

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 | 13.810000    |
| CITY - RAYTOWN             | 103.060000   |
| FIRE DISTRICT - RAYTOWN    | 294.830000   |
| JACKSON COUNTY             | 136.020000   |
| MENTAL HEALTH              | 22.440000    |
| METRO JUNIOR COLLEGE       | 45.570000    |
| MID-CONTINENT LIBRARY      | 80.880000    |
| RAYTOWN SCHOOL C-II        | 1,406.900000 |
| STATE BLIND PENSION        | 6.670000     |
| REPLACEMENT TAX            | 97.930000    |

### Receipts

| Date             | Receipt No. | Amount Applied | Amount Due | Tendered  | Change |
|------------------|-------------|----------------|------------|-----------|--------|
| 12/28/2019 18:53 | 11761147    | 2,208.10       | 15,462.53  | 15,462.53 | 0.00   |
| 12/31/2018 10:40 | 11226545    | 4,275.06       | 22,873.11  | 22,873.11 | 0.00   |
| 12/27/2016 00:00 | 10044592    | 1,660.15       | 1,660.15   | 1,660.15  | 0.00   |
| 12/28/2015 00:00 | 9497037     | 1,664.23       | 1,664.23   | 1,664.23  | 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.



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

06/01/2017 01:34:05 PM

WD FEE: \$ 24.00 2 Pages

INSTRUMENT NUMBER:  
2017E0049013

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*\* who took title as Nicole Renee Deuel*  
(Grantee's mailing address is: 15301 W. 87th St. Pkwy, Ste B35, Lenexa, KS 66219)

WITNESSETH: That the said party of the First Part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party of the Second Part, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said party of the Second Part, the following described real estate situated in the County of Jackson and State of Missouri to wit:

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The said party of the First Part hereby covenanting that said party and their heirs, executors and administrators of such party, shall and will WARRANT AND DEFEND the title to the premises unto the said party of the Second Part, and to the heirs and assigns of such party forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2017 and thereafter, and special taxes becoming a lien after the date of this deed.

Accurate Title Company  
7171 W. 95th St., Ste 200  
Overland Park, KS 66212  
1570248

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Accurate Title Company  
7171 W. 95th St., Ste 20C  
Overland Park, KS 66212  
1570248

IN WITNESS WHEREOF, the said party of the First Part has hereunto set its hand the day and year first above written.

Sean T. Jenkins  
Sean T. Jenkins

Nicole R. Jenkins  
Nicole R. Jenkins

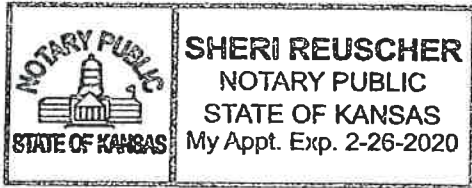
STATE OF KANSAS

COUNTY OF JOHNSON

BE IT REMEMBERED, That on this 31st day of May, 2017 before me, the undersigned, a Notary Public in and for said County and State, came Sean T. Jenkins and Nicole R. Jenkins ~~husband wife~~ who personally known to me to be the same person who executed the within instrument of writing, and duly acknowledged the execution of the same. *\* formerly Nicole Renee Duval*

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

My Commission Expires : 2/26/20



Sheri Reuscher  
Sheri Reuscher Notary Public

Case Number \_\_\_\_\_  
Date Received \_\_\_\_\_  
Map Page \_\_\_\_\_

CITY OF RAYTOWN  
APPLICATION FOR CONDITIONAL USE PERMIT

PART I Background Information

This request applies to property at the following address:  
7838 Raytown Rd RAYTOWN, MO 64138

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

|                               |                                      |                       |
|-------------------------------|--------------------------------------|-----------------------|
| Name                          | Address                              | Phone                 |
| <u>Harmony Properties LLC</u> | <u>15301 W 87th St<br/>Suite B35</u> | <u>(913) 375-2816</u> |
|                               | <u>LENEXA, KS. 66219</u>             |                       |

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

|                     |   |  |
|---------------------|---|--|
| Name                | Address                                       | Phone/Email  |
| <u>Debra Thomas</u> | <u>715 Berkshire Dr.<br/>Belton, MO 64012</u> | <u>(816) 878-3181<br/>thomasyvonne55@yahoo.com</u> |

The property is currently being used for the following purposes:

Nothing

Zoning classification of the property: R-1 Low Density Residential

Specify the use desired for the property: Adult Daycare

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

| <u>Structure</u>                  | <u>Height</u> |
|-----------------------------------|---------------|
| <u>Single Family - 1500 sq ft</u> |               |
| <u>built - 1954</u>               |               |

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

Debra Thomas

Lucy Bickelmeier member  
of Harmony Properties, LLC

# INVOICE (INV-00013455) FOR CITY OF RAYTOWN

**BILLING CONTACT**

Debra Thomas



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

| INVOICE NUMBER | INVOICE DATE | INV |
|----------------|--------------|-----|
| INV-00013455   | 10/22/2020   |     |

| REFERENCE NUMBER                  | FEE NAME                       |
|-----------------------------------|--------------------------------|
| UPRMT-000073-2020                 | Final Site Plan Fee <i>CUP</i> |
| 7838 Raytown Rd Raytown, MO 64138 |                                |

| REMITTANCE INFORMATION                                     |
|--|
| City of Raytown<br>10000 East 59th st<br>Raytown, MO 64133 |

DATE : 10/22/2020 3.15 PM  
OPER : CD  
TKBY : Community Development  
TERM : 35  
REC# : R00440036

EG EnterGov 450.00  
INV-00013455 450.00  
- CAINVOICEFEE 450.0000

Paid By: Thomas, Debra  
4-CC 450.00

APPLIED 450.00  
TENDERED 450.00  
  
CHANGE 0.00

| DESCRIPTION | TOTAL           |
|-------------|-----------------|
|             | \$450.00        |
| AL          | \$450.00        |
| AL          | <b>\$450.00</b> |

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.

XXXXXXXXXXXX9152  
Entry Mode: CHIP READ  
CVM:

EMV Details:  
AC: 4C0587D1A26B00CF  
ATC: 0028  
AID: A0000000041010  
TVR: 8000008000  
TSI: 6800