

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

**Raytown City Hall**  
**Board of Aldermen Meeting Chambers**  
**10000 East 59<sup>th</sup> Street**  
**Raytown, Missouri 64133**  
**October 21, 2021**  
**7:00 pm**

**1. Welcome by Chairperson**

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

Wilson:	Thurman:	Emerson:
Hunt:	Frazier:	Stock:

**3. Approval of September 2, 2021, Regular Meeting Minutes**

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

**4. Old Business - None**

**5. New Business:**

**A. Case No.: PZ-2021-07**

**Applicant: Younis Choudhry**

**Reason: Approval of Conditional Use Permit for Auto Repair General Use to be Located at 8838 E. 350 Highway.**

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

6. Presentation of Application by Staff
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-2021-08**

**Applicant: THL KC, LLC, Tam Nguyen, Principal**

**Reason: Application for Conditional Use Permit to Operate a Vehicle and Equipment Rental Facility at 6731 Blue Ridge Blvd.**

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

**6. Other Business- None**

**7. Set Future Meeting Date – Next Regular Meeting, Thursday, December 2, 2021, at 7:00 PM.**

**9. Adjourn**

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

**September 2, 2021**  
**7:00 pm**

**1. Welcome by Chairman Wilson.** Chairman Wilson called the meeting to order at 7:00 PM.

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

Wilson:	Absent	Thurman:	Present	Emerson:	Present
Stock:	Present	Frazier:	Present	Hunt:	Present

**3. Approval of Minutes: Minutes of July 1, 2021, approved 5-0-1 upon motion by Mr. Hunt and second by Ms. Stock.**

**4. Old Business - None**

**5. New Business:**

**A. Case No.: PZ 2021-04: Application for Approval of Preliminary Plat of Utopia Gardens in SE Quadrant of Lane Avenue and 85<sup>th</sup> Place, in an R-3, High Density Residential District.**

**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 and supporting documents into the record.

**4. Applicant Presentation of Application.**

Thomas Clemons of Area Surveyors, representing the applicant, presented the application to the Planning Commission.

**5. Staff Presentation of Application.**

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 Preliminary Plat approval.

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

Chairman Wilson asked if anyone was present to speak on this application. Sign In sheet of those present at the meeting is attached to these minutes. Not everyone present chose to speak. There were no speakers regarding this application.

**7. Commission Discussion.**

The commissioners asked questions of the applicant's design professional. The applicant agreed to all staff conditions of approval.

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

Chris Gilbert provided the staff recommendation to approve the application with the conditions as listed in the staff report and direct the applicant to move forward with Final Plat preparation including choosing one of the 4 options for covering the cost of the limited public improvements involved in the platting of the property.

Ms. Stock moved and Mr. Frazier seconded to approve the Preliminary Plat and direct the applicant to submit the Final Plat and Option for covering cost of Public Improvements.

VOTE: Motion passed 6-0.

**B. Case No.: PZ 2021-05: Application for a Conditional Use Permit to Operate a Residential/Outpatient Facility for the Treatment of Drug and Alcohol Abuse at 11901 Jessica Lane, in an R-3, High Density Residential District.**

**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 and supporting documents into the record.

**4. Applicant Presentation of Application.**

Curtis Peterson of the Polsinelli Law Firm, representing the applicant, presented the application to the Planning Commission.

**5. Staff Presentation of Application.**

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 Conditional Use Permit approval.

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

Chairman Wilson asked if anyone was present to speak on this application. Sign In sheet of those present at the meeting is attached to these minutes. Not everyone present chose to speak. There were no speakers regarding this application.

**7. Commission Discussion.**

The commissioners asked questions of the applicant. The applicant agreed to all staff conditions of approval.

**8. 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 with the conditions as listed in the staff report.

Mr. Frazier moved and Ms. Stock seconded to recommend approval of the application to the Board of Aldermen with the conditions as listed in the staff report.

VOTE: Motion passed 6-0.

**C. Case No.: PZ 2021-06: City-Initiated Consideration of Revocation of a Conditional Use Permit Issued to Recon Automotive on March 17, 2020, for Failure to Meet Conditions of Approval.**

**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 and supporting documents into the record.

**4. Staff Presentation of Application.**

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 Conditional Use Permit approval.

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

Chairman Wilson asked if anyone was present to speak on this application. Sign In sheet of those present at the meeting is attached to these minutes. Not everyone present chose to speak.

Steve Jones, Owner of Recon Auto, whose CUP is under consideration for revocation, spoke to the Planning Commission regarding the Conditions of Approval and related matters.

No other persons spoke regarding this application.

**6. Commission Discussion.**

The commissioners asked questions of staff and the CUP holder, Mr. Jones.

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

Chris Gilbert provided the staff recommendation to recommend revocation of the CUP due to non-compliance with the Conditions of Approval since March 17, 2020.

Ms. Emerson moved and Ms. Stock seconded to recommend to the Board of Aldermen revocation of the Conditional Use Permit for failure to meet the Conditions of Approval of Ordinance # 5443-20 unless property is found to be in compliance by staff inspection on September 24, 2021. In this event, recommendation becomes NOT to revoke Conditional Use Permit as the property will be in full compliance with Ordinance # 5443-20.

VOTE: Motion passed 5-1.

- 6. Other Business- None**
- 7. Set Future Meeting Date – Next scheduled meeting date is changed to October 21, 2021 to avoid no quorum situations on October 7 and 14.**
- 8. Adjourn at 9:26 upon motion by Mr. Frazier and second by Ms. Thurman. Passed unanimously by acclamation.**

DRAFT

# Planning Commission Meeting

September 2, 2021  
SIGN-IN SHEET

PLEASE PRINT LEGIBLY

Name	Mailing Address (Include City, State & Zip Code)	Daytime Phone #	Evening Phone #	E-Mail Address
JAY Fertig	33301 774 Hendricks Hill, WA	305 793-3541	305 793 3541	jay.fertig@washington.edu
Tom Clemons	P.O. Box 324 Grandview	816-941-7557	816-419-7557	tomclemons@gmail.com
Victoria Wright	8001 Watridge Rd 307	816-863-3458	SAME	VWMSPE 2010@gmail.com
FAM Richey	8001 Westridge Rd 107	816-260-3678	→	parichey101@Aol.com
KAREN ANDERSON	8001 WESTRIDGE RD #205	816-868-0610		KAREN@KAPAZA.COM
Bill Abraham	7609 Peyton Rd	313-5000		
Rob Clifton	36 N St	816 804 1110		Rob@clifton-homes.com
Linda S. Spence, MSW	8001 Watridge Rd #108	(816) 284-7674		spence.l556@gmail.com
Judd Claussen	1270 N Winchester Oaks Trk S 8th SE 14th Loop, Suite 109	913-393-1155		jclaussen@phelpsengineering.com
Ryan Wink	BATTLEGROUND, WA 98004	360.687.8379		rwink@johnsonwinning.com

## PZ 2021-07

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: October 21, 2021

Re: Application for Conditional Use Permit

### CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: Younis Choudhry

Property Owner: Kathryn Green

Property Location: 8838 E. 350 Highway

Request: Conditional Use Permit approval for Auto Repair (General) Use

The applicant has purchased Pay Right Auto from Christopher Bowers, who received a Conditional Use Permit for the same use of property on November 19, 2019. The applicant is requesting their own Conditional Use Permit (CUP) approval for an Auto Repair (General) use at this address in the Highway Commercial (HC) zoning district. Per the city's land use table, vehicle repair shops can only be conditionally approved in this zoning district. This property was previously occupied for many years by Raytown Transmission, Inc. until 6/30/17, sat vacant until 2019, when Chris Bowers received a Conditional Use Permit to operate his business.

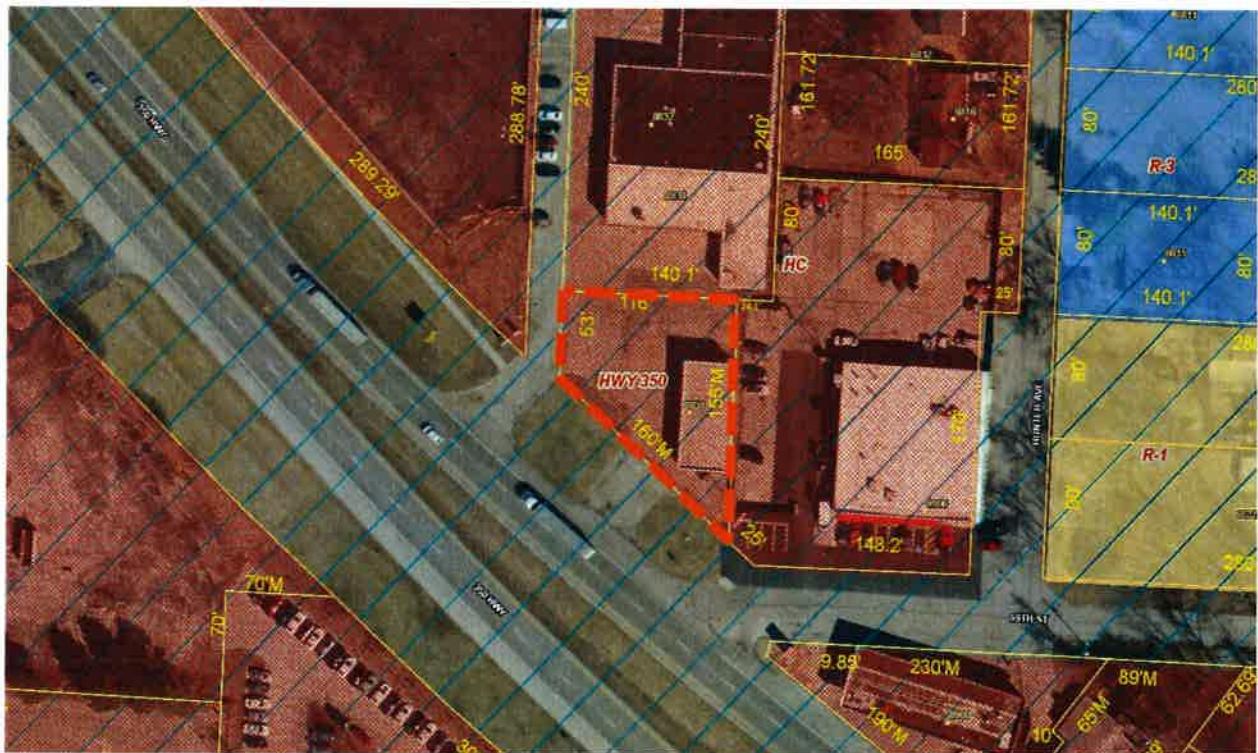


Figure 1 – Surrounding Zoning and Location Map



# 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
Designated Future Land Use	Commercial
Ward	Ward 1
Approximate Land Area	0.29 acres
Roadway Classification	Highway

## SITE DESCRIPTION, HISTORY, AND PRESENT USE

The building has most recently been occupied by Pay Right Auto, operated by Christopher Bowers, from 2019 until August of 2021, when My Choudhry purchased the business. Mr. Bowers had no record of any complaints being pursued due to non-compliance with codes or conditions of approval of the Conditional Use Permit issued to him. The building has 4 bays, an office/waiting room, customer and vehicle parking on the north side and towards the west side of the property where the access drive for the adjacent shopping center is located. The applicant is desiring to acquire a business license to restart the general automotive use of the property, however, will focus primarily on smaller repairs including tire replacement. This will be Mr. Choudhry's only location.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The structure is surrounded by commercial development. On the North side of the structure is a shopping center. To the West and south of the structure is the right of way for 350 Highway. To the East is an existing automotive repair business, Carstar.

## 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 October 7, 2019, and no one showed up for the meeting. To date, the Community Development Department has received no letters/calls/emails regarding this application.

## ANALYSIS

**\*\*It is important to note that the business legally operating at this location, Pay-Right Auto, was purchased by the new owner and is thus required to have his own CUP to operate at this location as the previous CUP was issued specifically to Chris Bowers, the seller of the business, who is no longer involved.**

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 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. While automotive repair is typically more neighborhood specific than regional scale retail commercial, the presence of 350 highway and the large daily count of vehicles along this roadway provide a ready customer base for such businesses. The building is also designed for automotive work and has 4 bays. Re-use as an auto repair facility, in compliance with the recommended conditions of approval, can be accomplished with minimal negative impacts.

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

No negative change to neighboring property values is expected. Requirements are being added as conditions of approval that would contribute to the vitality of this area of 350 Highway.

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

Staff has no concerns regarding fire and/or casualties on this project. The structure was built in 2004 to modern code standards and is still in decent repair. The building was fully inspected by the Building Inspector and the Fire Marshal in 2019 and all issues were fixed. The building will be inspected again prior to issuance of a business license.

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

The proposed business is not anticipated to violate any general police regulations.

## **5. Prevention of traffic congestion**

The proposed business will not increase traffic congestion above what is normal for the vicinity. With a shopping center and 350 Highway adjacent, the additional traffic generated by the auto repair customers will be minimal and easily handled with the direct highway access.

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

The proposed business will not affect traffic safety, nor the orderly parking of motor vehicles. Adequate access to the property is presently available directly from 350 Highway and also from the adjoining shopping center parking lot access drives. There is sufficient space to permit customer parking on the north side of the building and on the west side of the lot adjacent to the shopping center access drive.

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

The proposed business will not affect the safety of individuals or property. The structure is in reasonable condition was inspected by both the Building Official and the Raytown Fire District in late 2019 and will be again prior to issuance of any business license.

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

The proposed business will not significantly affect the air quality of the area above what is normal for an automotive repair shop, and should have no additional impact on neighboring properties.



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

The proposed business will not affect the intensity of land uses in the area. The adjacent shopping center is, with the exception of Sutherland's, already underutilized from an intensity of use standpoint so the overall effect of this new business will only make the area appear less underutilized.

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

The proposed business will not affect any public utilities or schools but may generate some additional revenue in return. The business will occupy an existing structure already connected to utility services.

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

Staff does not view the proposed business as an inappropriate use at this location. It was originally constructed as, and has been utilized as, an automotive repair facility for many years and the proposed business would continue that use at a similar level of intensity. Conversion of auto repair businesses with numerous bay doors to retail can happen but the cost to fully renovate such buildings is substantial and is not a common occurrence with other vacant retail spaces along 350 Highway.

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

The property on which the proposed business would be located is fully developed. Staff has provided recommended conditions of approval to ensure compliance if any changes are contemplated in the future.

## **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. The location of the business is directly on 350 Highway, home to numerous repair businesses, and the best location for such uses, with direct proximity to the heavy flow of traffic in both directions along 350 Highway.

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

The proposed business should not affect the orderly and proper renewal, development or growth of the city. The applicant's proposed re-use of a vacant building, combined with the recommended conditions of approval will contribute to the orderly renewal of the city by continuing occupancy in a structure which had sat vacant for two years. The view can also be taken that the property might be better utilized as a commercial retail site, given its prominent location on 350 Highway, and by perpetuating automotive repair, redevelopment would continue to be delayed. By taking this approach, there is no guarantee that the site will get an interested party that would redevelop it for such a use. The possibility exists that it would remain vacant for a much longer time, delaying site improvements and maintenance, and creating a significant appearance issue along one of our major entry gateways.



## RECOMMENDATION

Staff recommends approval of Case No. PZ 2021-07 – Conditional Use Permit for a general auto repair shop Operated by Younis Choudhry to be located at 8838 E. 350 Highway.

**The following Conditions of Approval of this CUP shall be satisfied within 30 days of approval of the Ordinance and prior to approval of the Commercial Use Permit. In exceptional circumstances the Director of Community Development may grant an extension:**

1. Ensure parking lot is properly striped with 13 parking spaces plus an additional space for each employee based upon 9 ft x19.5 ft spaces. Spaces shall include a single handicapped parking space accessible to the main entrance of the building that is 8 ft x 19.5 ft with an 8 ft x 19.5 ft striped unloading zone and shall have a pole sign in front of the space with the international symbol of accessibility and "van accessible" upon it. The sign may be mounted to the building if such mounting complies with ADA requirements.

**The following conditions are required to be met on an ongoing basis. Any violations of the following conditions of approval during licensed operations can result in the issuance of a General Ordinance Summons to appear in Raytown Municipal Court:**

2. Parking lot and entranceway from 350 Highway shall be maintained in good condition at all times.
3. Ensure the entire building exterior is maintained in good condition at all times, including paint, doors, windows, foundation, roof, storage area, and repair bays.
4. Ensure the site is maintained in good condition at all times, including fencing and trimming of weeds and grass. All junk, trash, and debris that collects on the site to be removed immediately and not permitted to remain.
5. All repair materials are to be stored inside the structure or the exterior screened storage area, including tires. All waste materials, including tires, shall be disposed of in a proper manner and not stored on the property. No inoperable vehicles shall be permitted to remain outside of a fully enclosed structure without being located within a completely screened storage area. No materials stored in the storage area shall be visible above the fence surrounding the storage area.
6. All signage shall be issued under separate permit process and shall meet Municipal Code requirements. Tire displays are not permitted to be used as signage and shall not be left outside of the principal structure after normal business hours.
7. Any trash dumpster placed on site needs to be within a fully screened enclosure unless stored indoors except on trash pickup day. Such enclosure shall have a proper gate that can be accessed by the trash truck and also screen the container from view at all times. A dumpster may also be placed inside the fully screened vehicle storage area if such is installed.



# Staff Report

Community Development  
Planning and Development Services

## General Conditions of Approval:

8. A Commercial Use Permit or business license shall not be issued until Item #1 under Conditions of Approval is completed. The property should not be occupied and used for private or public auto repair until the Commercial Use Permit and/or a Business License to operate are issued.
9. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.



**CONDITIONAL USE PERMIT APPLICATION**

1. Location Green 350 Highway Properties LLC  
8838 E. 350 Hwy Raytown, Mo 64133
2. Property Owner (Printed, as appears on deed) Bill V. Green (1/3 John Green Trustee)  
Marilyn Kay Green (2/3 John Green Trustee)  
 Address 311 Third Ave Farmville, VA 23901  
 Phone 1(434)390-7355 Email \_\_\_\_\_  
 Property Owner (Signature) (Per John Green Trustee) Property Manger  
Jim Blomquist.
3. Applicant/Agent Younis Choudhry  
 Phone 1(270)975-0397 Email Shawnu12@yahoo.com  
 Applicant/Agent (Signature) (Younis)
4. The property's current use/purpose is: Auto Repair
5. The property's current zoning classification is: Commercial
6. The proposed use/purpose of the property is: The same Auto Repair
7. The proposed conditional use will be in keeping with the character of the neighborhood because:  
The bussiness has been here for years. Est  
40 years.
8. The proposed use will be consistent with the uses and zoning on nearby parcels because:  
As it was in the past.
9. Prior to submitting this application, the property has been vacant for:  
NO, It has not been vacant, But 1 time for  
about 6 months 2 years ago.



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

10. This property is more suited for the proposed use than its current use(s) because:

It has been auto repair since it was built.

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

None.

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

This is part of the owners income.

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

Yes.

14. Additional comments:

The new Applicant wants to update the inside.

15. Filing Fee payable to the City of Raytown, for \$450.00 (cash, check or credit card).

16. Signature - Property Owner or Legal Agent

Property Manager Jim Blomquist  
 Per John Green (Trustee)

17. Signature - Applicant or Legal Agent

*[Handwritten signature]*

# AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
COUNTY OF JACKSON

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Lisa Fowler** 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 04, 2021** edition and ending with the **October 04, 2021** edition, for a total of 1 publications:

10/04/2021

Lisa Fowler

Subscribed & sworn before me this 5 day of Oct, 2021  
(SEAL)

Notary Public

### Notice of Public Hearings

**Affected Property:** 8838 E. 350 Highway, Raytown, Missouri  
**Jackson County Parcel ID #** 45-520-04-11-00-0-00-000

A public hearing to consider a Conditional Use Permit application to operate a "Vehicle Repair, General" Use, filed by Younis Choudhry, will be held by the Raytown Planning & Zoning Commission at 7:00pm on **Thursday, October 21, 2021**. The packet and agenda should be available for view on the City of Raytown website on Friday, October 15, 2021.

The Raytown Board of Aldermen will also hold a public hearing to consider this Conditional Use Permit, tentatively scheduled for 7:00pm on **Tuesday, November 9, 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 hearings to ask questions and provide comment. Additional information 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.

12041349 Jackson Oct. 4, 2021



September 30, 2021

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 “Vehicle Repair, General” use, filed by Younis Choudhry, to be located at 8838 E. 350 Highway in Raytown, Missouri. The applicant intends to perform automotive repair activities at the subject property, which requires a Conditional Use Permit per the City of Raytown Municipal Code. 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 2:00 PM on Thursday, October 7, 2021, 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, October 21, 2021.** The full packet and agenda should be available for view on the City of Raytown website on Friday, October 15, 2021.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for **7:00 PM on Tuesday, November 9, 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.

MAILING LIST FOR 8838 E 350 HWY : OCTOBER 21, 2021. CONDITIONAL USE PERMIT

OWNER	OWNER ADDRESS	TENANT	TENANT ADDRESS
LB THREE LLC	4120 30TH ST STE 202, SAN DIEGO CA 92104	TENANT	6715 BLUE RIDGE BLVD, RAYTOWN MO 64133
		TENANT	6721 BLUE RIDGE BLVD, RAYTOWN MO 64133
		TENANT	6731 BLUE RIDGE BLVD, RAYTOWN MO 64133
GREEN 350 HIGHWAY PROPERTIES LLC	311 THIRD AVE., FARMVILLE VA 23901	TENANT	8830 E 350 HWY, RAYTOWN MO 64133
		TENANT	8832 E 350 HWY, RAYTOWN MO 64133
		TENANT	8834 E 350 HWY, RAYTOWN MO 64133
SHERIE JONES	6812 HUNTER ST, RAYTOWN MO 64133	SAME	
SISTEN STRIPLING	6816 HUNTER ST, RAYTOWN MO 64133	SAME	
MISSOURI COLLISION REPAIR SHOPS LLC	c/o RON GLENN, 9641 DEER RUN ST, LENEXA 66220	TENANT	8906 E 350 HWY, RAYTOWN MO 64133
FARRAH IMPEX CORP	8900 E 350 HWY, RAYTOWN MO 64133	SAME	

- ① LB Three LLC MAILED 10-1-21
  - ② Green 350 Hwy Properties MAILED 10-1-21
  - ③ Sherie Jones MAILED 10-1-21
  - ④ SISTEN STRIPLING MAILED 10-1-21
  - ⑤ Missouri Collision Repair Shops LLC MAILED 10-1-21
  - ⑥ FARRAH IMPEX CORP MAILED 10-1-21
  - ⑦ TENANT 6715 Blue Ridge BLVD MAILED 10-1-21
  - ⑧ " 6721 " MAILED 10-1-21
  - ⑨ " 6731 " MAILED 10-1-21
  - ⑩ " 8830-E Hwy 350 MAILED 10-1-21
- ⑪ TENANT 8832-E-350 Hwy MAILED 10-1-21
- ⑫ TENANT 8834 E-350 Hwy MAILED 10-1-21
- ⑬ TENANT 8906 E-350 Hwy Ray Tow mo 64133 MAILED 10-1-21





2000181033

REC-12/26/99

### 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



Printable Version

Home Other Property Data Help

Search Results > Property Summary > Receipt Details

## Official Tax Payment Receipt

Receipt No.:	12483705	Date and Time:	03/26/2021 14:48	Print Date:	8/16/2021 2:47:52 PM
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Receipt Details					
Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
45-520-04-11-00-0-00-000	2020	022	3,891.41	0.00	A/V Principal- Commercial
	2020	REPL	586.76	0.00	Replacement Tax
	2020	022	175.11	0.00	Property Tax Interest
	2020	REPL	26.40	0.00	Property Tax Interest
	2020	022	122.00	0.00	Chapter 52 Fee
	2020	REPL	18.39	0.00	Chapter 52 Fee
	2020	REPL	30.66	0.00	Chapter 141 Fee
45-730-15-32-00-0-00-000	2020	022	203.33	0.00	Chapter 141 Fee
	2020	022	615.47	0.00	A/V Principal-Residential
	2020	022	27.70	0.00	Property Tax Interest
	2020	022	19.29	0.00	Chapter 52 Fee
	2020	022	32.16	0.00	Chapter 141 Fee

Payer Name and Address Information			
Name	Address	Tender Type	Amount Applied
GREEN 350 HIGHWAY PROPERITES LLC	311 3RD AVE, FARMVILLE, VA 23901	PayIt Online	5,748.68

Owner Name and Address Information				
Parcel No.	Name	Address	Since	To
45-520-04-11-00-0-00-000	GREEN 350 HIGHWAY PROPERITES LLC	311 3RD AVE, FARMVILLE, VA 23901	03/12/2020	Current
45-730-15-32-00-0-00-000	GREEN BILLY V & MARILYN KAY-TR	311 3RD AVE, FARMVILLE, VA 23901	03/12/2020	Current

Distribution to Districts			
Parcel No.	Tax Year	Agency	Amount
45-520-04-11-00-0-00-000	2020	BOARD OF DISABLED SERVICES	26.5000
	2020	CITY - RAYTOWN	195.6260
	2020	FIRE DISTRICT - RAYTOWN	546.0460
	2020	JACKSON COUNTY	249.4834
	2020	MENTAL HEALTH	43.1186
	2020	METRO JUNIOR COLLEGE	86.8904
	2020	MID-CONTINENT LIBRARY	150.9150
	2020	RAYTOWN SCHOOL C-II	2580.5810
	2020	REPLACEMENT TAX	586.7600
	2020	STATE BLIND PENSION	12.2496
45-730-15-32-00-0-00-000	2020	BOARD OF DISABLED SERVICES	4.1913
	2020	CITY - RAYTOWN	30.9404
	2020	FIRE DISTRICT - RAYTOWN	86.3633
	2020	JACKSON COUNTY	39.4586
	2020	MENTAL HEALTH	6.8197
	2020	METRO JUNIOR COLLEGE	13.7427
	2020	MID-CONTINENT LIBRARY	23.8689
	2020	RAYTOWN SCHOOL C-II	408.1477
	2020	STATE BLIND PENSION	1.9374

Real Estate Legal Descriptions		
Parcel No.	Legal Line	Line No.
45-520-04-11-00-0-00-000	SECTION 08 TWNShp 48 RANGE 32 BEG AT SW COR OF NW NW, TH ALG SLI 1/4 1/4 865.5', TH DEFL LEF 91 DEG 25' A DIST OF 50' TO TRU BEG, TH ALG LAS DESC LI 170', TH W 180', TH S 53', TH SELY ALG LI PARL & 80'	1
	NELY FRM CEN LI HWY # 50, 173' TO PT 25' N OF CEN LI 69TH ST, TH ELY PARL TO CEN LI SD ST 42' MOL TO TRU BEG (EX E 64' MEAS PARL TO E LI OF ABV DESC TR)	2
45-730-15-32-00-0-00-000	OAK CREEK	1



**State of Missouri**  
**John R. Ashcroft Secretary of State**  
 Corporations Division  
 PO Box 778 / 600 W Main St., Rm. 322  
 Jefferson City, MO 65102

X01453574  
 Date Filed: 08/06/2021  
 Expire Date: 08/06/2026  
 John R. Ashcroft  
 Missouri Secretary of State

## Registration of Fictitious Name

This information is for the use of the public and gives no protection to the name being registered. There is no provision in this Chapter to keep another person or business entity from adopting and using the same name. The fictitious name registration expires 5 years from the filing date. (Chapter 417, RSMo)

Reference Number      SR419689  
 Receipt Number        TR2719729

**The undersigned is doing business under the following name and at the following address:**

**Business name to be registered:** Pay Right Auto Repair  
**Business Address:**                    8838 E 350 Hwy  
**City, State and Zip Code:** Raytown, Missouri, 64133

**Owner Information:**

If a business entity is an owner, indicate business name and percentage owned. If all parties are jointly and severally liable, percentage of ownership need not be listed. Please attach a separate page for more than three owners. The parties having an interest in the business, and the percentage they own are:

Charter #	Name of Owners, Individual or Business Entity	Address	If Listed, Percentage of Ownership Must Equal 100%
LC1806695	Zee Auto Repair LLC	8838 E 350 Hwy, Raytown, Missouri, 64133, United States	100

**In Affirmation thereof, the facts stated above are true and correct:**

The undersigned believes the statements presented in this filing are true and correct to the best of their knowledge and belief, they are subject to the penalties provided under section 575.040 RSMo. for making a false declaration under Section 575.060 RSMo

The undersigned agrees and represents that he/she is authorized to execute this document

**Name**            Younis Choudhry **On Behalf of** Zee Auto Repair LLC  
**Title**            Owner  
**Date**            08/06/2021



# Staff Report

Community Development  
Planning and Development Services

## PZ 2021-08

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: October 21, 2021

Re: Application for Conditional Use Permit for Vehicle and Equipment Rental

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### CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: THL, KC, LLC, Tam Nguyen, Kansas City, Missouri

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

Local Representative: Tam Nguyen

Property Location: 6731 Blue Ridge Blvd.

Request: Conditional Use Permit approval for a Vehicle and Equipment Rental Facility

Zoning: HC, Highway Commercial District

Tam Nguyen of THL KC, LLC, the applicant, is a relative of the owner of the property that includes the subject space and the former Hy-Vee grocery store building and the adjacent parking lot. The ownership previously received a CUP in 2020 to convert the space directly adjacent to Sutherlands Lumber to a senior care center. This new CUP application will permit the applicant to operate a satellite facility for pickup and drop off for his existing locations at 11611 Hickman Mills Road in Kansas City and at 6575 North Oak Trafficway in Gladstone.



Figure 1 – View of the U-haul Rental Office Location. On Left, parking area looking back at office. On right, outside office area looking west towards U-Haul rental vehicle parking.

The project will include a conversion of a small portion of the southwest corner of the old Hy-Vee store to an office space with bathroom and also set aside a maximum of 12 spaces in the parking lot adjacent to the wall due south of the building. These spaces will have limited visibility from 350 Highway. This won't be a full service site and also won't include any storage units. The applicant is not proposing any exterior site changes be made to the existing location but some restriping maybe necessary to provide adequate room for each parked vehicle. Interior improvements will be performed in the space to create the small office and bathroom area should approval be granted. An architectural analysis is not required for a single room office with outside access but remodel plans will need to be approved by the Raytown Fire District and the City of Raytown Building Official.

## BACKGROUND

Property's Zoning Classification	Highway Commercial (HC)
Surrounding Properties' Zoning	Highway Commercial (HC), R-3, High Density Residential to the east
Surrounding Overlay	350 Highway Corridor Overlay
Surrounding Land Use	Commercial Businesses, Big Box Retail with Residential Multi and Single Family to the east
Designated Future Land Use	Commercial
Ward	Ward 1
Approximate Land Area	Existing Shopping Center, 6.3 acre Size
Roadway Classification	Collector, Arterial

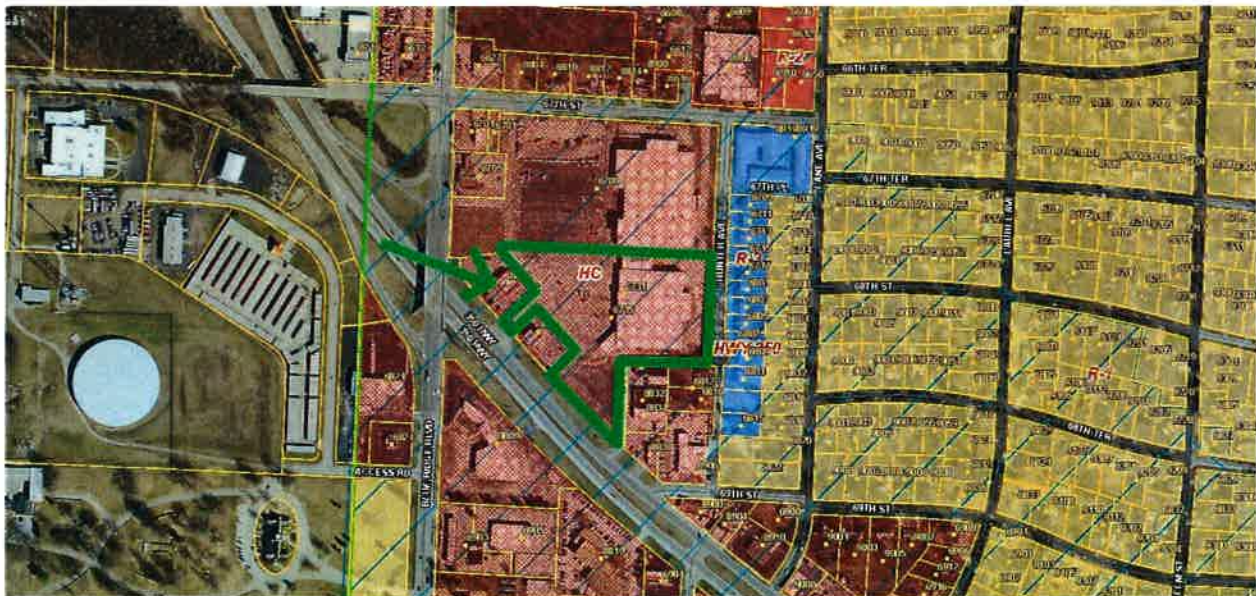


Figure 2 – Surrounding zoning map



**Figure 3 – Upper blue hatched area is approximate location of office area. Lower blue hatched area is approximate location where the 12 spaces for U-Haul trailers and trucks will be located.**

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

The subject location is a new office with bathroom in a small part of the southwest corner of the 60,000 square foot former Hy-Vee Grocery Store space and up to 12 U-Haul rental trailers and trucks in a partially hidden parking area below the wall adjacent to the Green Family Trust properties. The entire center, including the Sutherlands to the north, used to house the Raytown Wal-Mart and Hy-Vee grocery stores, so available parking is substantial in the order of several hundred parking spaces and this particularly part of the parking lot complex has always been vastly underutilized due to its inconvenient location to what used to be the main entrance to the Hy-Vee when it existed. In all my trips to the property recently, I have never seen other vehicles using it at all. The subject property owners recently resurfaced and restriped the parking lot to the west of their building but this particular lot does not appear to have been included at that time. This area can use some maintenance to ensure the surface can handle the trucks that will be placed upon it without further deterioration. Staff does not believe this particular use, when combined with the other parking demands from existing and approved uses will exceed what is available.

### **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

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



## HISTORY

This shopping center was once home to the Raytown Wal-Mart and Hy-Vee grocery stores, in addition to a number of exterior pad sites that continue to host restaurants, a bank, and a Smokeshop/liquor store. Since the departure of the former big box tenants, Sutherlands Lumber purchased and occupied the former Wal-Mart facility, and the former Hy-Vee space is still partly vacant even with the Go Kart facility occupying a large part of the building.

## PUBLIC COMMENTS

The public notice was published in *The Daily Record* on October 4, 2021. 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 7, 2021, and no persons appeared for the meeting. To date, the Community Development Department has received no calls regarding this application. The property was posted with a Public Hearing Notice Sign on the property stating the hearing date.

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## ANALYSIS

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

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

The parcel and all adjacent lots of the shopping center are zoned Highway Commercial (HC). This zoning district is designed to accommodate commercial activities that draw business from, provide services to and would benefit from a location easily accessible to a highway or arterial street. The zoning of commercial property in this district shall be for the purpose of encouraging and requiring appropriate business development and redevelopment on a quality level generally equal to or exceeding that, which prevails in the city. It is the opinion of city staff that just the small size of the proposed use would maintain the stability and integrity of the Highway Commercial zoning district, bringing additional customers into this shopping center that would not necessarily have a reason to otherwise enter. Considering the size of the space, partial elevation screening of the parking area and good traffic circulation around the center, the proposed location is a good choice for handling the potential U-Haul trailers and vehicles.

### 2. Conservation of property values

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

### 3. Protection against fire and casualties

All internal modifications needed for the office space and bathroom will require approval by the Raytown Fire District and City of Raytown Building Official.

### 4. Observation of general police regulations

The proposed business will not violate any general police regulations if the events are handled in an orderly manner. With vehicles being parked outside overnight, there is the possibility that theft or vandalism could occur to the vehicles, incurring a police response. In addition, careless



driving of the U-Haul vehicles to and from the location could potentially consume some officer time to address.

**5. Prevention of traffic congestion**

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

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

With several hundred total parking spaces, any parking needed for an employee and occasional customer for a U-Haul rental should have no effect on overall parking for the shopping center.

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

The Applicant will be required to ensure the office space is constructed in accordance with adopted codes. Manipulating the vehicles and trailers as part of a normal U-Haul experience does engender some risk of injury but this risk is fully borne by the operator of the business.

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

The proposed business will not affect the air quality of the area beyond what is normal for a major shopping center in a commercial district.

**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 marginally as an office space and up to 12 trailers or trucks will have minimal impact on the overall operation of the shopping center. This is a drop off and pickup facility, not a full service U-haul operation.

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

The proposed business will not affect any public utilities or schools and could generate some additional revenues that benefit the taxing entities including the school district.

**11. Invasion by inappropriate uses**

Staff does not view the proposed business as an inappropriate use at this location. Raytown has limited services for anyone needing truck or trailer rental and this location could fill a needed niche in the community. Being adjacent to major roadways both minimizes the impacts of both noise and traffic congestion.

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

The proposed use will require interior improvements for the office and bathroom area in accordance with the architects recommendations to meet Building and Fire Code. Any signage required for the business will be approved under a separate permit process.

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

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



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

The proposed business, if approved and managed properly by the applicant, will contribute to the orderly and proper renewal, development and growth of the City by providing a local business from which to acquire moving vehicles and products, while at the same time serving to eliminate more vacant retail space.

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### **RECOMMENDATION**

Staff recommends approval of Case No. PZ 2021-08 – Conditional Use Permit for a Vehicle and Equipment Rental Facility for THL, KC, LLC, to be located at 8838 E. 350 Highway.

**The following Conditions of Approval of this CUP shall be satisfied within 30 days of approval of the Ordinance and prior to approval of the Commercial Use Permit. In exceptional circumstances the Director of Community Development may grant an extension:**

1. Ensure parking lot is properly striped with 12 truck and trailer parking spaces plus an additional 2 spaces for employees based upon 9 ft x 19.5 ft spaces (staff recommends striping wider spaces for the rental vehicles). Spaces shall include a single handicapped parking space accessible to the main entrance of the building that is 8 ft x 19.5 ft with an 8 ft x 19.5 ft striped unloading zone and shall have a pole sign in front of the space with the international symbol of accessibility and "van accessible" upon it. The sign may be mounted to the building if such mounting complies with ADA requirements. This requirement can be met if enough handicapped spaces already exist throughout the entire shopping center to meet the overall requirement. Provide proof of this.

**The following conditions are required to be met on an ongoing basis. Any violations of the following conditions of approval during licensed operations can result in the issuance of a General Ordinance Summons to appear in Raytown Municipal Court:**

2. Parking lot and entrance drives from 350 Highway AND Blue Ridge Blvd. shall be maintained in good condition at all times. Staff believes repair on the interior drives maybe necessary soon. Staff also recommends repairing the parking area for the rental vehicles.
3. Ensure the entire building exterior is maintained in good condition at all times, including paint, doors, windows, and facade.
4. Ensure the site is maintained in good condition at all times including trimming of weeds and grass. All junk, trash, and debris that collects on the site to be removed immediately and not permitted to remain.
5. No inoperable rental vehicles shall be permitted to remain on the property.



# Staff Report

Community Development  
Planning and Development Services

6. All signage shall be issued under separate permit process and shall meet Municipal Code requirements.
7. Any trash dumpster placed on site needs to be within a fully screened enclosure unless stored indoors except on trash pickup day. Such enclosure shall have a proper gate that can be accessed by the trash truck and also screen the container from view at all times.


**General Conditions of Approval:**

8. A Commercial Use Permit or business license shall not be issued until Item #1 under Conditions of Approval is completed. The property should not be occupied and used for private or public auto repair until the Commercial Use Permit and/or a Business License to operate are issued.
9. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.



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

**CONDITIONAL USE PERMIT APPLICATION**

1. Location 6731 Blue Ridge Blvd., Ste B, Raytown, NO 64133
  
2. Property Owner (Printed, as appears on deed) LB One, LLC (50%) and LB Three, LLC (50%)  
 Address 4120 30th St., Ste 202, San Diego, CA 92104  
 Phone 619-283-6432 Email Locnguyen619@gmail.com  
 Property Owner (Signature) 
  
3. Applicant/Agent THL KC, LLC  
 Phone 913-475-4099 Email bebetam40@yahoo.com  
 Applicant/Agent (Signature) Tam Nguyen
  
4. The property's current use/purpose is: Commercial retail
  
5. The property's current zoning classification is: Commerical
  
6. The proposed use/purpose of the property is: Rental Facility
  
7. The proposed conditional use will be in keeping with the character of the neighborhood because:  
There is a Public Storage facility on 8601 E 67 Terrace, KOMO that is less than a mile away from the property location that is always busy and in-demand in the neighborhood. Adding another rental facility at Raytown will help provide essential services to the neighborhood while increasing the commercial activity in the city.
  
8. The proposed use will be consistent with the uses and zoning on nearby parcels because:  
There is a similar public storage facility location within a mile of the property location and several industrial and commercial sites in the area that can take advantage of a rental facility.
  
9. Prior to submitting this application, the property has been vacant for:  
50 months



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

10. This property is more suited for the proposed use than its current use(s) because:

The vacant unit is designated for commercial retail use, but the proposed use will secure the applicant as a tenant at the property having the unit finally rented out.

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

The proposed conditional use will have no detrimental effects on nearby parcels. It will be a benefit to the City of Raytown.

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

The unit has been vacant for a while now and applicant wishes to immediately rent the space and pay rent. With the pandemic causing many businesses in 2020 to temporarily shut down, it forced owners to work with their tenants to provide relief. Having the applicant come in will help relieve some of that burden for the property owners.

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

The proposed use does not need any public facilities such as a common public bathroom as these facilities will be built inside and provide to only customers and employees inside the equipment and storage rental facility. Utilities such as parking lot lighting is more than sufficient for the proposed use as there is more than enough outdoor lighting to provide illumination for easy and safe access to customers and employees.

14. Additional comments:

15. Filing Fee payable to the City of Raytown, for \$450.00 (cash, check or credit card)

16. Signature - Property Owner or Legal Agent

[Handwritten signature]

17. Signature - Applicant or Legal Agent

# AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
COUNTY OF JACKSON

} S.S.

Page 1 of 1

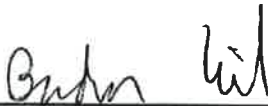
Before the undersigned Notary Public personally appeared **Lisa Fowler** on behalf of **THE DAILY RECORD, KANSAS CITY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **October 04, 2021** edition and ending with the **October 04, 2021** edition, for a total of **1** publications:

10/04/2021



Lisa Fowler

Subscribed & sworn before me this 5 day of Oct, 2021  
(SEAL)



Notary Public

### Notice of Public Hearings

**Affected Property:** 6731 Blue Ridge Blvd., Raytown, Missouri  
**Jackson County Parcel ID #** 45-520-04-30-00-0-00-000

A public hearing to consider a Conditional Use Permit application to operate a "Vehicle and Equipment Rental" Use, filed by THL KC, LLC, represented by Tam Nguyen, will be held by the Raytown Planning & Zoning Commission at **7:00pm on Thursday, October 21, 2021**. The packet and agenda should be available for view on the City of Raytown website on Friday, October 15, 2021.

The Raytown Board of Aldermen will also hold a public hearing to consider this Conditional Use Permit, tentatively scheduled for **7:00pm on Tuesday, November 9, 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 hearings to ask questions and provide comment. Additional information 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.

12041342 Jackson Oct. 4, 2021



September 30, 2021

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 “Vehicle and Equipment Rental” use, filed by THL KC, LLC, represented by Tam Nguyen to be located at the former Hy-Vee shopping center south of Sutherlands Lumber at 6731 Blue Ridge Blvd. in Raytown, Missouri. The applicant intends to have a small office with some U-Haul trailers and trucks placed in a specific area in the parking lot, 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 3:00 PM on Thursday, October 7, 2021, 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, October 21, 2021.** The full packet and agenda should be available for view on the City of Raytown website on Friday, October 15, 2021.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for **7:00 PM on Tuesday, November 9, 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.

1 2 2021-20

Property Owners  
within 185 feet  
of 6731 Blue  
Ridge Blvd as  
gathered from  
Jackson County  
records on  
9-29-21

6731 BRB CLIP

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

- 45-520-04-26
- 25
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- 15

- Commerce Bank NA
- Sutherland Lumber of KC LLC
- Dawn LaFreeda, Trustee
- Karos Bros. LLC
- c/o Amicus Properties Inc. 3433 Antero St. #14, San Francisco, CA 94121 23901
- Green 350 Hwy Properties LLC 311 3rd Ave., Farmville, VA
- "
- Missouri Collision Repair Shops LLC 9641 Deer Run St. Lenexa, KS 66220
- John Sills
- Sherie Jones
- Berna Yates
- Stewardship Investments LLC 7215 Troost Ave., KCMO 64131 92653
- Reshma Lissmann 24821 Hendon Ct. Laguna Hills, CA
- Richard Sigmans
- James Libe
- Calkwell-Living Trust
- Doris Schauffler
- Stephen Brown
- Joshua Rock
- WARFF II, LLC
- Cindy Davis
- Jennifer Seem
- Bakul & Priti Desai
- Lees Summit, MO 64064 637 NE Shoreline Dr.
- 8228 S. Xenia Ct. Centennial, CO 80112
- Kaytown, MO 64133
- 10328 E. 63rd St. Apt. 4
- Richmond, MO 64085
- 10125 Hwy EE
- Overland Park, KS 66213
- 10909 W. 128th Terr.

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

All writing owned by Ad letter  
mailed OCT. 1  
1/2/21





# Official Tax Payment Receipt

Receipt No.:	12336727	Date and Time:	12/29/2020 15:07	Print Date:	6/1/2021 2:18:11 PM
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Receipt Details					
Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
45-520-04-30-00-0-00-000	2020	022	65,568.46	0.00	A/V Principal- Commercial
	2020	REPL	9,886.56	0.00	Replacement Tax

Payer Name and Address Information			
Name	Address	Tender Type	Amount Applied
LB ONE LLC & LB THREE LLC	4120 30TH ST STE 202, SAN DIEGO, CA 92104	Electronic Check	75,455.02

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

Distribution to Districts			
Parcel No.	Tax Year	Agency	Amount
45-520-04-30-00-0-00-000	2020	BOARD OF DISABLED SERVICES	446.5120
	2020	CITY - RAYTOWN	3296.2078
	2020	FIRE DISTRICT - RAYTOWN	9200.6234
	2020	JACKSON COUNTY	4203.6798
	2020	MENTAL HEALTH	726.5280
	2020	METRO JUNIOR COLLEGE	1464.0639
	2020	MID-CONTINENT LIBRARY	2542.8479
	2020	RAYTOWN SCHOOL C-II	43481.5974
	2020	REPLACEMENT TAX	9886.5600
	2020	STATE BLIND PENSION	206.3999

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

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

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

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

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



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI  
08/23/2017 01:55:38 PM  
WD FEE: \$ 24.00 2 Pages  
INSTRUMENT NUMBER:  
2017E0078241

### Special Warranty Deed

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

#### TRACT 1:

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

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

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

#### TRACT 2:

Together with non-exclusive easements for roadways, walkways, ingress and egress, parking of motor vehicles, loading and unloading as created and granted by, and under the terms and provisions of instrument designated "Easements with Covenants and Restrictions Affecting Land ("ECR"), dated February 6,

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

Page 1 of 3

20172079  
Chicago Title Company, LLC *PC*

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Page 1 of 3

20172079  
Chicago Title Company, LLC *RC*

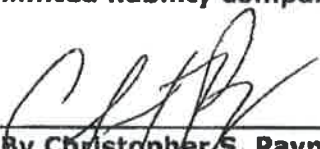
1987, by and between Wal-Mart Properties, Inc., a Delaware corporation, and Raytown Crossings Development Company, filed for recorded July 31, 1987, as Document No. I-789996, in Book I-1709 at Page 45, and as amended by instrument designated "First Amendment to Easements with Covenants and Restrictions Affecting Land ("ECR"), filed June 29, 1988, as Document No. I-853614, in Book I-1816 at Page 1738, and as amended by instrument designated "Second Amendment to Easement with Covenants and Restrictions Affecting Land ("ECR"), filed May 20, 1993, as Document No. I-1186576, in Book I-2402 at Page 2354.

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

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

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

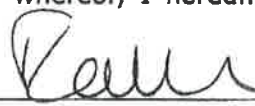
**CTA PROPERTIES, LLC., a Missouri  
limited liability company**

  
By Christopher S. Payne  
Its Managing Member

STATE OF Kansas

COUNTY OF Johnson

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

  
\_\_\_\_\_, Notary Public

My Commission expires: 3/12/20



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

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

Grantor's (Seller) Name: CTA PROPERTIES, LLC., a Missouri limited liability company  
 Grantee's (Buyer) Name: LB One, L.L.C., a Nevada limited liability company and LB One, L.L.C., a Nevada limited liability company

Address of Property: 6715-6731 Blue Ridge Blvd., Raytown MO  
 Grantee's address, if different from above: 4120 30th St., #202, San Diego, CA 92104  
 Parcel ID Number: 45-520-04-30-00-0-00-000

FOR OFFICE USE ONLY  
 DO NOT WRITE IN THIS SPACE

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

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

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

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

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

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

8/18/17  
 Date

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

20172079  
 Chicago Title Company, LLC