

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
AGENDA

Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
Raytown, Missouri 64133
December 2, 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 October 21, 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 2021-09

Applicant: James McCray

Reason: Approval of Conditional Use Permit for a Group Home for Disabled Individuals to be Located at 6209 BlueRidge Cutoff in an R-1, Low Density Residential District.

- 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-2021-10

Applicant: Kansas City RVs, LLC dba KC RVs & Autos by JE Cornwell

Reason: Application for Conditional Use Permit to Operate a “Vehicle Sales New or Used” Business at 11900 E. 350 Highway in an M, Manufacturing, District, Replacing an Existing Similar Business on the Property.

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, January 6, 2022, at 7:00 PM.

9. Adjourn

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

**October 21, 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:	Present	Thurman:	Present	Emerson:	Present
Stock:	Present	Frazier:	Present	Hunt:	Present

3. Approval of Minutes: Minutes of September 2, 2021, as amended to correct the chairman as being present not absent, was approved 6-0 upon motion by Ms. Emerson and second by Ms. Stock.

4. Old Business - None

5. New Business:

A. Case No.: PZ 2021-07: Application for a Conditional Use Permit for Auto Repair, General Use to be Located at 8838 E. 350 Highway in an HC, Highway Commercial 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.

Younis Choudhry, the applicant, and Jim Blomquist, the property manager for the property owner, 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 the criteria required for Conditional Use Permit. All recommended conditions of approval were stated.

6. Request for Public Comment by Chairman.

Chairman Wilson asked if anyone was present to speak on this application. There were no speakers regarding this application.

7. Commission Discussion.

The commissioners asked the applicant if he understood the conditions of approval. The applicant said they would review the conditions and comply with them.

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

Ms. Emerson moved and Ms. Stock seconded to recommend approval of the Conditional Use Permit to the Board of Aldermen with the conditions contained in the staff report as amended to remove a line in the heading after condition #1 referencing issuance of citations for non-compliance.

VOTE: Motion passed 6-0.

B. Case No.: PZ 2021-08: Application for a Conditional Use Permit to Operate a Vehicle and Equipment Rental Facility at 6731 Blue Ridge Blvd. in an HC, Highway Commercial 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.

Tam Nguyen, the applicant, presented his application to the Commission and answered questions from the 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 the criteria required for Conditional Use Permit approval, in addition to the detailed Conditions of Approval for the application.

6. Request for Public Comment by Chairman.

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

Condition 1(a) was added upon motion by David Frazier and second by Ms. Thurman to Resurface the triangular parking area south of the canopy structure with fresh asphalt and properly stripe as required by Item 1 above within 75 days of approval of the Conditional Use Permit.

VOTE: Motion passed 6-0.

A second motion by David Frazier and second by Mr. Hunt to require immediate removal of the Go-Karts signage for the Go-Kart business operating elsewhere in the old Hy-Vee building failed by a vote of 2-4.

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

Ms. Emerson moved and Ms. Stock seconded to recommend approval of the Conditional Use Permit to the Board of Aldermen with the conditions contained in the staff report as amended to add Condition 1(a) and to remove a line in the heading after condition #1 referencing issuance of citations for non-compliance, and to correct language in Condition 8 to require the office and bathroom construction to pass inspection before approval of a use permit or business license.

VOTE: Motion passed 6-0.

6. Other Business- None

7. Set Future Meeting Date – Next scheduled meeting date is December 2, 2021.

8. Adjourn at 8:12 upon motion by Mr. Wilson and second by Ms. Emerson. Passed unanimously by acclamation.

PZ 2021-09

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: December 2, 2021

Re: Application for Conditional Use Permit for a Group Home

CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: James McCray, Raytown, Missouri

Property Owner: Diane McCray

Property Location: 6209 Blue Ridge Cutoff

Request: Conditional Use Permit approval for a Group Home

Zoning: R-1, Low Density Residential

The applicant, James McCray, is requesting Conditional Use Permit (CUP) approval for a Group Home use in an R-1, Low Density Residential zoning district to care for primarily physically handicapped individuals. Per the city's land use table, group homes can only be conditionally approved in this zoning district. The subject property is a two story single-family residence on the corner of 62nd Terrace and Blue Ridge Cutoff. The applicant intends to be fully licensed by the State of Missouri and has formed a non-profit organization under which to perform the care operations. The applicant is pursuing local land use control approval first, intending to pursue the state licensing process next if this application is approved. The applicant does not have prior experience running a Group Home but does have some contacts that have caregiving experience that are going to be associated with the proposed operation.



Figure 1 – Site Photos. East side. West Side with Ramp to second floor. Back Yard.

BACKGROUND

Property's Zoning Classification	Low Density Residential (R-1)
Surrounding Properties' Zoning	Neighborhood Commercial (NC), Low Density Residential (R-1)
Surrounding Overlay	None
Surrounding Land Use	Commercial, Single Family Residential
Designated Future Land Use	Single Family Residential
Ward	Ward 1
Approximate Land Area	12,445 Square Feet
Roadway Classification	Arterial, Residential



Figure 2 – Surrounding Zoning and Location Map

SITE DESCRIPTION AND PRESENT USE

The site upon which the use will be located is a 2-story home at 6209 Blue Ridge Cutoff, backing up to the State Office Building and across Blue Ridge Cutoff from the Brywood Shopping Center and other commercial uses. The property is a 12,445 square foot lot with a single family residence, circle drive in front, and a ramp to the upper floor from the west side driveway thus providing at-level access to both floors from outside the building. The back yard is only partially fenced.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is surrounded by commercial development on the south and west, and single family residential to the east and north.



HISTORY

The subject residence was built in 1963, sustained a major fire in 2010, resulting in the property being uninhabitable until repaired, and was approved for occupancy by the City again in 2012. The applicant was the owner of the property through the fire reconstruction period.

PUBLIC COMMENTS

The public notice was published in *The Daily Record* on November 15, 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 November 18, 2021, and no one showed up for the meeting. To date, the Community Development Department has received one call in opposition regarding this application. The caller was provided the information to email or mail a written response to staff but that has not yet been received.

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

Group Homes are only possible with a Conditional Use Permit and only in the three residential zones in the City: R-1, Low Density Residential, R-2, Medium Density Residential, and R-3, High Density Residential. As a result, any proposed group home will unavoidably have residential neighbors that may not approve of such a facility in their neighborhood. Looking at the environs of any such application then becomes important and in this case the exposure to nearby residential is limited with the majority of the surrounding property being commercial. Thus, the impact on nearby residential is quite low for this proposed site, in contrast to a group home located in the middle of a neighborhood.

2. Conservation of property values

Any nearby use different from what a parcel is used for is likely to affect the neighboring property values in some manner, not necessarily negatively. Recognizing this issue, requirements are being added as conditions of approval to mitigate potential issues that can lead to impacts on such values.

3. Protection against fire and casualties

Staff has no concerns regarding fire and/or casualties on this project as the residence was rebuilt to modern standards in 2012 following a major fire and will also have to meet state licensing requirements regarding condition of the building.

4. Observation of general police regulations

Staff does not believe there will be significant policing issues for a state licensed Group Home as the individuals contained in such home are under constant supervision. Provision of a full privacy fence for the back yard would help provide an area where residents can also be outdoors safely and has been added as a condition of approval.



5. Prevention of traffic congestion

The only traffic to and from the site should come from the caregivers and occasional family member visiting a loved one as the persons under care wont generally be capable.

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

The subject property has sufficient parking for the caregivers and a separate circle drive to permit a van to easily enter and leave when picking up and dropping off residents.

7. Promotion of the safety of individuals and property

Group home residents are under full supervision of the caretakers but recognizing that unfortunate things do happen at times, a condition of approval has been added to require a safety plan to be provided to staff to ensure residents don't leave the facility unsupervised.

8. Provision for adequate light and air

The proposed home will not significantly affect the air quality of the area above what is normal and should have minor additional impact on neighboring properties.

9. Prevention of overcrowding and excessive intensity of land uses

The proposed group home will increase the intensity of use on the property but by their nature this will happen no matter where they are located in residential districts.

10. Provision for public utilities and schools

The proposed new business will have minimal impacts on public utilities or schools. Typically residents do not attend local schools. Utility use will increase but not more than a large family would use with a similar size.

11. Invasion by inappropriate uses

Similar to the response under factor #1, Group Homes are only possible with a Conditional Use Permit and only in the three residential zones in the City: R-1, Low Density Residential, R-2, Medium Density Residential, and R-3, High Density Residential. Since such uses are only allowed in residential, there will be impacts but it cant be considered an inappropriate use if it is only permitted to exist in residential areas. Again, looking at the environs of any such application then becomes important and in this case the exposure to nearby residential is limited with the majority of the surrounding property being commercial.

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

The property on which the proposed home would be located is developed. Staff has provided recommended conditions of approval to ensure compliance with codes.

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

Staff has no concerns regarding the proposed home adhering to overall planning principles if the recommended conditions of approval are adopted and followed by the applicant. These types of homes have to go somewhere and in Raytown it is only in residential zones, and with this location mostly surrounded by commercial, the physical location makes a lot of sense from a land use perspective compared to a home in the middle of a low density residential neighborhood.



Staff Report

Community Development
Planning and Development Services

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

Again, similar to the response under factor #1, Group Homes are only possible with a Conditional Use Permit and only in the three residential zones in the City: R-1, Low Density Residential, R-2, Medium Density Residential, and R-3, High Density Residential. Since such uses are only allowed in residential, there will be impacts but it cant be considered an inappropriate use and not orderly development if it is only permitted to exist in residential areas. Again, looking at the environs of any such application then becomes important and in this case the exposure to nearby residential is limited with the majority of the surrounding property being commercial.

RECOMMENDATION

Staff recommends approval of Case No. PZ 2021-09 – Conditional Use Permit for a Group Home to be located at 6209 Blue Ridge Cutoff with the following conditions of approval:

The following Conditions of Approval of this CUP shall be satisfied prior to the CUP becoming valid:

1. Provide copy of the license issued by the State of Missouri authorizing operation of a Group Home at 6209 Blue Ridge Cutoff.
2. Install a 6-foot privacy fence using materials approved by the Director of Community Development around the back yard to provide a safe area for residents of the home to be outdoors.
3. Provide a safety and security plan to ensure residents are not able to leave the facility

The following conditions are required to be met on an ongoing basis:

4. Ensure the entire building exterior is maintained in good condition at all times, including paint, doors, windows, façade, and concrete areas.
5. 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.
6. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.



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

CONDITIONAL USE PERMIT APPLICATION

1. Location 6209 Blue Ridge Cutoff Raytown Mo 64133
2. Property Owner (Printed, as appears on deed) Diane C. McCray
 Address 4110 E 16th CT
 Phone 724-953 1337 Email _____
 Property Owner (Signature) Diane McCray
3. Applicant/Agent James McCray
 Phone 913 333 8268 Email jamesmccray@kckps.org
 Applicant/Agent (Signature) James McCray
4. The property's current use/purpose is: Residential for Home use
5. The property's current zoning classification is: _____
6. The proposed use/purpose of the property is: Group home for disable
7. The proposed conditional use will be in keeping with the character of the neighborhood because:
It will maintain a home status only to the slightly handicap
8. The proposed use will be consistent with the uses and zoning on nearby parcels because:
It won't have any exterior changes that will draw attention
9. Prior to submitting this application, the property has been vacant for:
The property hasn't been vacant



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 design is unique based on location, internal design and parking location.

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

The proposed conditional use will have no detrimental effects on near by parcels.

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

If denied conditional use "Godspeed family" would suffer income loss and location interference.

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

Currently the Public facilities and utilities are adequate to serve Godspeed family needs.

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

Deane McCray

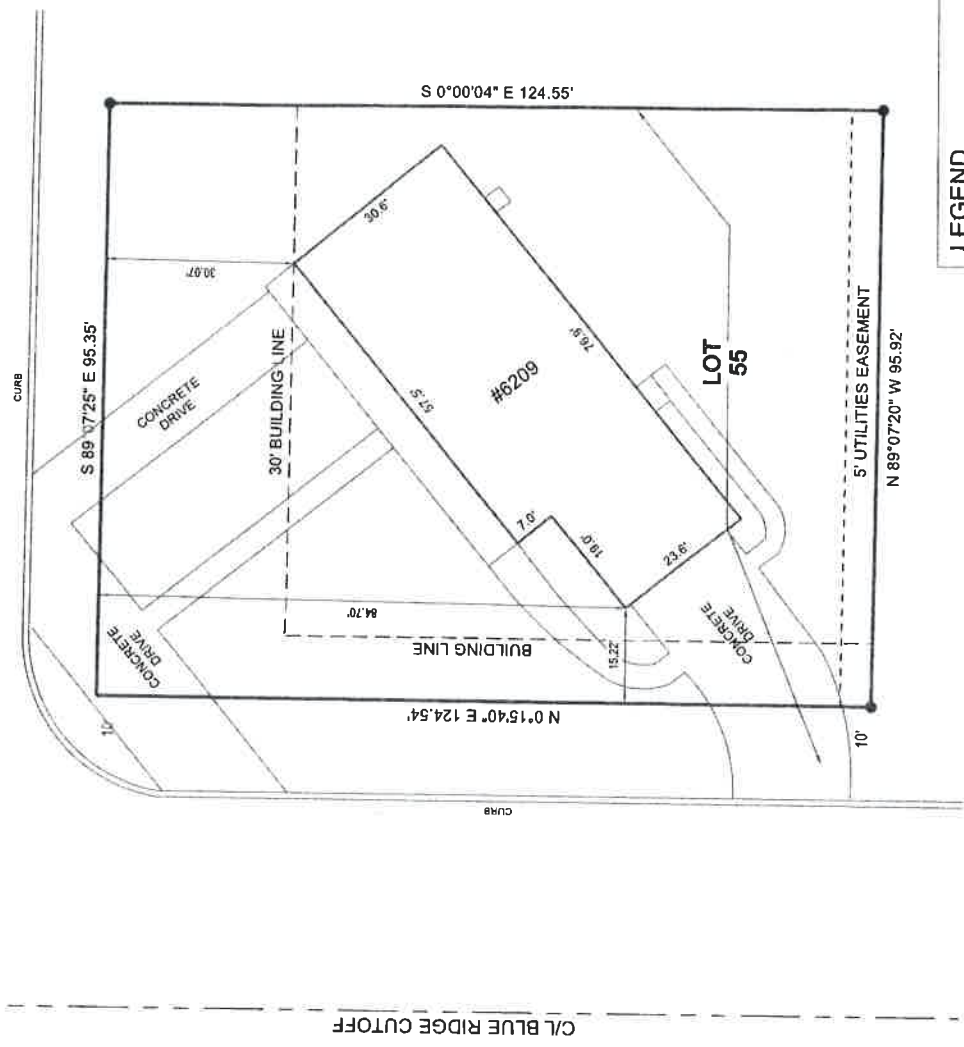
17. Signature - Applicant or Legal Agent

Jim McCray

PLAT OF SURVEY

DESCRIPTION:
 Lot 55, RUSTIC HILLS, except the West 10 feet, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof.

C/L E. 62ND TERRACE
 (50' RW)



LEGEND	
●	SET 1/2" BAR W/ CAP STAMPED MO PLS 2519

C/L BLUE RIDGE CUTOFF

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Godspeed Family

Strategic Plan 2021

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Executive Summary

Opportunity

Problem

Jackson County residents with a disability are at risk of high poverty, inability to afford housing, and homelessness. Further, due to a lack of options, those with a disability are often unable to secure proper jobs due to the lack of training resources available.

Solution

Godspeed Family is a nonprofit organization in Jackson County, Missouri, on a mission to meet the needs of people who are slightly handicapped and struggle with everyday accommodations. By providing a highly functional environment, Godspeed Family believes their clients can maintain a healthy and productive life. Godspeed Family strives to provide an active environment for clients, as it is an essential step towards achieving their full potential.

Who We Serve

All residents living with a disability are eligible for Godspeed Family's services.

Competition

There is a high need for disability assistance in Jackson County. As a result, there are many organizations providing services. Godspeed Family seeks to learn from and, where appropriate, partner with other organizations. This combined approach helps ensure all people living with a disability have the support and care necessary to live productive lives.

Our Advantage

Personal experience and understanding are at the heart of Godspeed Family. Founder James McCray's daughter-in-law and sister-in-law are both nurses willing to assist the organization's clients. These personal connections provide Godspeed Family with a well-rounded understanding of the issues facing those with disabilities.

Opportunity

Problem & Solution

Problem Worth Solving

For many people living with a disability, there is a gap between who qualifies for assistance through Medicaid. Unfortunately, this gap is widening and makes life difficult for many people.

Jackson County has a 13.7% poverty rate, slightly higher than the 10.5% national average.¹ The CDC estimates 29.1% of Missouri residents live with a disability.² For many of these individuals who also live in poverty, Medicaid is not available to assist with their basic needs.³

Due to the lack of help, many Jackson County residents are unable to afford housing. Housing and Urban Development defines a Jackson County resident earning less than \$48,550 a year as low-income and unable to afford sufficient housing. Considering the median household income is \$55,134, many people fall into the gap and cannot pay for housing.⁴

Unfortunately, unaffordable housing leads to increased homeless rates. The 2019 Point In Time (PIT) Count determined 1,979 homeless individuals on a single night.⁵ While Jackson County does not count the number of homeless individuals with a disability, HUD reports “long-term or chronic homelessness among individuals with disabilities grew 8.5% since 2018.”⁶

Jackson County residents with a disability are at risk of high poverty, inability to afford housing, and homelessness. Further, due to a lack of options, those with a disability are often unable to secure proper jobs due to the lack of training resources available.

¹ U.S. Census Bureau QuickFacts: Jackson County, Missouri, United States. (n.d.). Census Bureau QuickFacts. <https://www.census.gov/quickfacts/fact/table/jackson-county,missouri,US/PST045219>

² Disability | Health U.S. State Profile Data: Missouri | CDC. (2019, September 12). Centers for Disease Control and Prevention. <https://www.cdc.gov/nchddd/disabilityandhealth/impacts/missouri.html>

³ Medicaid State Profile: Missouri. (n.d.). Medicaid. <https://www.medicaid.gov/state-overviews/stateprofile.html?state=missouri>

⁴ FY 2021 Income Limits Documentation System. (n.d.). Housing and Urban Development. <https://www.huduser.gov/portal/datasets/il/fy2021/2021summary.odn>

⁵ CoC Dashboard Reports - HUD Exchange. (n.d.). Housing and Urban Development. https://www.hudexchange.info/programs/coc/coc-dashboard-reports/?filter__Year=&filter__State=MO&filter__CoC=MO-604&program=Coc&group=Dash

⁶ HUD Releases 2019 Annual Homeless Assessment Report | HUD.gov / U.S. Department of Housing and Urban Development (HUD). (2020, January 7). Housing and Urban Development. https://www.hud.gov/press/press_releases_media_advisories/HUD_No_20_003

Our Solution

Godspeed Family is a nonprofit organization in Jackson County, Missouri, on a mission to meet the needs of people who are slightly handicapped and struggle with everyday accommodations. By providing a highly functional environment, Godspeed Family believes their clients can maintain a healthy and productive life. Godspeed Family strives to provide an active environment for clients, as it is an essential step towards achieving their full potential.

Godspeed Family seeks to provide a group home environment for those with disabilities. For residential clients, Godspeed Family will provide the following core-value driven services:

- **Physiological:** Godspeed Family wants to meet the physiological needs of its clients. Activities include fun and educational field trips, opportunities for healthy exercise, and group-building entertainment nights.
- **Protection:** Safety is of top concern. To ensure a safe environment, Godspeed Family protects its residents with handicap accessibility throughout the property, security fencing, and cameras.
- **Comaraderie:** Building a fun, family-like environment is vital for the mental health and wellbeing of Godspeed Family's clients. To build friendship, residents have access to group projects, family visitation, and group interventions.
- **Social Needs:** To prevent the isolation many people living with a disability feel, Godspeed Family seeks to host regular family and friend visitation events for all residents.
- **Self-Actualization:** The ultimate goal Godspeed Family has for its residents is living full, happy, and productive lives. To enable that outcome, Godspeed Family provides resources for residents that include job training and application assistance, allowances for household needs, clothing, and grooming.

Who We Serve

According to the CDC, 29.1% of Missouri residents live with a disability.⁷ This statistic translates to an estimated 204,576 individuals in Jackson County.⁸ All residents living with a disability are eligible for Godspeed Family's services.

⁷ Disability & Health U.S. State Profile Data: Missouri | CDC.

⁸ U.S. Census Bureau QuickFacts: Jackson County, Missouri; United States.

Competition

Current Alternatives

There is a high need for disability assistance in Jackson County. As a result, there are many organizations providing services. A sample of organizations is below. Godspeed Family seeks to learn from and, where appropriate, partner with other organizations. This combined approach helps ensure all people living with a disability have the support and care necessary to live productive lives.

- **Side By Side:** Founded in 2002, Side By Side provides support for those with developmental disabilities. (<http://sbskc.org>)
- **Disability Resource Association:** Founded in 1996, Disability Resource Association provides support, advocacy, and affordable housing to those with disabilities. (<https://dra4help.org>)
- **Empowering Individuals Through Advocacy and Support:** Founded in 1977, Empower Individuals Through Advocacy and Support provides assistance and independence for those with disabilities. (<https://dra4help.org>)

Our Advantage

James McCray founded Godspeed Family due to personal experiences and connections.

When in middle school, a childhood friend in high school looked out for young James. The friend walked James home from school and protected him. As they grew, James' friend helped him prepare for job interviews. This friendship provided James with confidence.

In recent years, James' childhood friend suffered a series of strokes and illnesses, leaving him in need of help. Seeing first hand what those with a disability experience, James founded Godspeed Family to ensure all people have the confidence, support, and care James' childhood friend provided and now needs.

Personal experience and understanding are at the heart of Godspeed Family.

Additionally, Godspeed Family is already in possession of an eight-bedroom property ready to house those in need. James' daughter-in-law and sister-in-law are both nurses willing to assist the organization's clients. These personal connections provide Godspeed Family with a well-rounded understanding of the issues facing those with disabilities.

Execution

Analysis

Stakeholder Analysis

An item critical to the success of any public or nonprofit organization is a proper stakeholder analysis. For an organization to be successful at satisfying its constituents, it must identify critical stakeholders, note the criteria by which they judge the organization, and review how they perform against them.

Internal

Board of Directors

- Passionate and knowledgeable individuals who donate their time and resources to govern the organization.
- Ensures organizational success, establishes public trust, and guarantees mission fulfillment.

Executive Director

- Leads the organization and assures implementation of Board recommendations.
- Achieves success through the organization's current and future accomplishments.

Volunteers/Staff

- Assists in fundraising activities and facilitation of services to our clients.
- Delivering quality services to clients, expanding services available, and reaching more clients are marks of achieved goals.

External

Clients

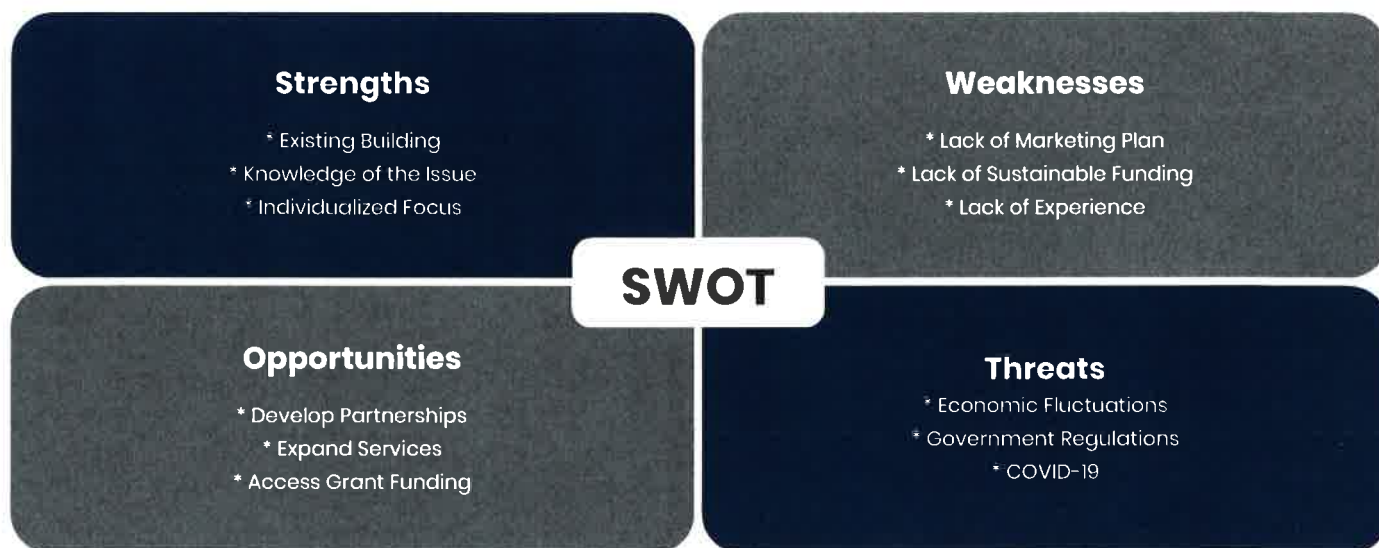
- Receiving high-quality services and support, our clients are the reason our organization exists.
- Providing safe and affordable housing while providing for social and physical needs drives Godspeed Family forward.

Donors

- Provide the necessary funding and material resources required for program implementation and expansion.
- Facilitating and establishing donor relationships at all levels of the organization is key to fulfilling the operational budget.

SWOT Analysis

Organizations today must operate within a world of constant change. Therefore, identifying the organization's strengths and weaknesses concerning the opportunities and threats it regularly faces is essential. Performing a SWOT analysis allows key stakeholders to remain abreast of the internal and external contexts in which they operate.



Strengths (*Internal*)

- **Existing Building:** The organization's location allows for quick access throughout the metropolitan area.
- **Knowledge of the Issue:** The Board of Directors is well acquainted with the issues facing the community. This knowledge and the dedication to solve problems is an overwhelming asset for the organization.
- **Individualized Focus:** Providing eight bedrooms means individuals receive focused and dedicated care. They are not lost in a sea of other residents.

Weaknesses (*Internal*)

- **Lack of Marketing Plan:** Without a comprehensive communication strategy, new donors and volunteers are unaware of the organization's activities and needs.
- **Lack of Sustainable Funding:** The organization's long-term success relies on a diversified fundraising plan that includes individual donors, corporate sponsorships, and grants where available.
- **Lack of Experience:** Godspeed Family is a new organization without a built-up donor base or name recognition. Developing both takes time and dedicated resources currently unavailable to the Board of Directors.

Opportunities (External)

- **Develop Partnerships:** There are multiple organizations committed to meeting the needs of the disabled community. Finding ways to learn from and partner with established organizations is an excellent opportunity for the long-term success of Godspeed Family.
- **Expand Services:** The need within Jackson County is tremendous, and there currently are not enough organizations providing support. An opportunity exists to expand to additional locations as funding allows.
- **Access Grant Funding:** There are many foundational grants available for organizations serving the disabled community. Once Godspeed Family is well-established with multiple development streams, applying for grants can help the organization propel its growth and provide services for additional individuals.

Threats (External)

- **Economic Fluctuations:** Nonprofit organizations are not immune to downturns in the economy. Being a new organization, Godspeed Family must earn the trust of potential donors to solicit their limited resources.
- **Governmental Regulations:** Providing housing requires navigating regulations and acquiring approvals from multiple governmental agencies. This process is often unclear and continually changing. The Board of Directors must maintain active compliance with all necessary regulations to continue providing services to clients.
- **COVID-19:** The global coronavirus pandemic threatens the organization's ongoing operations. The pandemic affects volunteers, donations, and the ability to provide services.

Milestones and Goals

Milestones Table

Milestone	Due Date	Who's Responsible
Organization Founded	Completed	Board of Directors
Accessibility improvements to building	December 31, 2021	Board of Directors
First clients move in	December 31, 2021	Board of Directors
First fundraising event	July 31, 2022	Board of Directors
Expand to four clients	December 31, 2022	Board of Directors
Add additional housing units	December 31, 2023	Board of Directors

CONFIDENTIAL - DO NOT DISSEMINATE This business plan contains confidential trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

Goals

Godspeed Family is a new and growing origination. The Board of Directors has set forth the following goals for the next three to five years. Achieving these goals will help the organization establish itself in the community and reach its target clients:

- **Accessibility Improvements:** While Godspeed Family has an eight-bedroom location, it is not currently fully accessible for disabled individuals. Necessary improvements and renovations include wheelchair ramps, widened doorways, and accessible facilities. With proper funding, the Board of Directors aims to complete necessary improvements by the end of 2021.
- **First Clients:** Pending accessibility improvements and required permits and approvals, Godspeed Family hopes to have the first clients move into the residence by the end of 2021. As the organization grows, the Board of Directors wishes to double the number of residents living in the Godspeed Family location by the end of 2022.
- **First Fundraising Event:** Raising funds is the lifeblood of any nonprofit organization. Founder James McCray has many long-standing contacts in the local boxing community. The Board of Directors hopes to host a boxing tournament fundraising event in the summer of 2022 to help fund the organization's mission.

Financial Plan

Financial Plan

Financial Plan

Godspeed Family will raise funds using multiple methods. These include seeking individual donations, corporate sponsorships, and grants where available.

Additionally, James McCray has been part of the local boxing community for twenty years. He hopes to leverage his connections to host boxing-themed fundraising events to raise funds for Godspeed Family.

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 **November 15, 2021** edition and ending with the **November 15, 2021** edition, for a total of 1 publications:

11/15/2021

Notice of Public Hearings
Affected Property: 6209 Blue Ridge Cutoff, Raytown, Missouri
Jackson County Parcel ID # 45-220-13-04-00-0-00-000

A public hearing to consider a Conditional Use Permit application to operate a "Group Home" Use in an R-1, Low Density Residential District, filed by James McCray, will be held by the Raytown Planning & Zoning Commission at 7:00pm on **Thursday, December 2, 2021**. The packet and agenda should be available for view on the City of Raytown website on Wednesday, November 24, 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, January 4, 2022**.

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.

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

12053110 Jackson Nov. 15, 2021

Kathy Travis

Subscribed & sworn before me this 15th day of Nov., 2021
(SEAL)

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

MAILING LIST FOR 6209 BLUE RIDGE CUTOFF GROUP HOME CUP

OWNER	OWNER ADDRESS	OWNER	OWNER ADDRESS
The Governor of the State of Missouri	301 W. High Street, Jefferson City, MO 65102		
Erin York	917 SE 15 th Street, Lee's Summit, MO 64081		
Reatha Aggrey	8805 E. 62 nd Terr., Raytown, MO 64133		
Wanda Dahmer	8811 E. 62 nd Terr., Raytown, MO 64133		
David, Larry, & Nita Mullinax	8800 E. 62 nd Terr., Raytown, MO 64133		
RCG-Brywood Owner, LLC	3060 Peachtree Rd NW, Ste. 400, Atlanta, GA 30305		
IMR Properties, LLC	13232 Earnshaw, Overland Park, KS 66213		
United Consumers Credit Union	2326 S. Savage Street, Independence, MO 64055		

November 10, 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 “Group Home” use, filed by James McCray, to be located at 6209 Blue Ridge Cutoff in Raytown, Missouri. The applicant intends to operate a licensed group home for disabled individuals. 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, November 18, 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, December 2, 2021.** The full packet and agenda should be available for view on the City of Raytown website on Wednesday, November 24, 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, January 4, 2022.**

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

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

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) 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.

Neighborhood Meeting, 6209 Blue Ridge Cutoff Group Home CUP

November 18, 2021

SIGN-IN SHEET

PLEASE PRINT LEGIBLY

Name	Mailing Address (Include City, State & Zip Code)	Daytime Phone #	Evening Phone #	E-Mail Address
	8805 62 ter			
	2800 E 62 ter			
Greg White	8938 EAST 60			

To: Chris Gilbert

From: James McCray
6209 Blue Ridge Cutoff
Raytown Mo. 64133

Date: 11/24/2021

Good morning Mr. Gilbert,

On or about 11/18/2021 at 2:00 pm to 3:00 pm I presented a Group Home project to my neighbors in Raytown City Hall with three in attendance.

Mr. Alderman Greg Walters, City Counsel man,

His concerns were:

- What level of clients were going to live there?
- Were my kids going to reside on the property with clients?
- How many clients are going to live there?
- Was the CUP application transferable to owners of the property in the future?
- Will we be State compliance?

I answered:

The group home would be level one for handicap clients who are functional without mental illnesses. I then expressed my kids wouldn't reside on the property to provide privacy for my clients as well. Thirdly we are expecting 5 to 6 clients depending on the State policies that we will follow. We also discussed the transferability of the CUP to future owners of the property. However, this was answered by Mr. Gilbert.

Mr. Larry and David Mullinax,

Their concerns were:

- Parking within the neighborhood?
- Families of the client's visitation?
- Will there be a privacy fences?
- Do we have medical experience?

The property has plenty of off street parking However, to minimize trafficking we plan to implement a visitation schedule and a fence to maintain our client's privacy as well. Secondly, our staff consist of two RNs, two home healthcare CNAs and myself a 7 year experienced patient caregiver who has been and will be CPR certified.

Thank you

James McCray

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

10/14/2011 11:49:42 AM

INSTRUMENT TYPE: QCD FEE: \$24.00 2 Pages



INSTRUMENT NUMBER/BOOK & PAGE:

2011E0095586

ROBERT T. KELLY, DIRECTOR, RECORDER OF DEEDS

Above Space Reserved for Recording

Quitclaim Deed

Date of this Document:	October 8, 2011
------------------------	-----------------

Grantor: Property Owner

Name	James McCray aka James B McCray aka James B McCray Jr and Tiffany Brown
Street Address	6209 Blueridge Cutoff
City/State/Zip	Raytown, MO 64133

Grantee:

Name	Diane Cecilia McCray aka Diane C McCray
Street Address	4410 E 16 th Court
City/State/Zip	Kansas City, MO 64128

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): LOT 55, RUSTIC HILLS, EXCEPT THE WEST 10 FEET, a subdivision in Raytown, Missouri

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

Assessor's Property Tax Parcel/Account Number(s): 45-220-13-04-00-0-00-000

THIS QUITCLAIM DEED, executed this 8th day of OCTOBER, 2011 by first party, Grantor James McCray aka James B McCray aka James B JR, a single person, and Tiffany Brown a single

person, whose post office address is, Raytown, MO 64133, to second party, Grantee, Diane Cecilia McCray aka Diane C McCray, whose post office address is, 4410 E 16th Court, Kansas City, MO 64128.

WITNESSETH, That the said first parties, in consideration of the sum of \$1.00, to the said party of the first part in hand paid by the said second party of the second part, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first parties has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of JACKSON, State of MISSOURI to wit

IN WITNESS WHEREOF, The said first parties has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of First Party:	<i>James B McCray Jr.</i>
Print Name of First Party:	JAMES B MCCRAY JR
Signature of First Party:	<i>Tiffany Brown</i>
Print Name of First Party:	TIFFANY BROWN

State of:	JACKSON
County of:	MISSOURI

On 8th, OCTOBER 2011, before me, JAMES MCCRAY AKA JAMES B MCCRAY AKA JAMES B MCCRAY JR and TIFFANY BROWN, appeared personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature(s) on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. WITNESS my hand and official seal.

Signature of Notary:	<i>Mosetzer Reynolds</i>		
Affiant	Known	Produced ID	
Type of ID			
	(Seal)		



Property Search (/default.aspx) / Search Results (/results.aspx) / Property Summary

Property Account Summary



Links:	Segregation/Merge Data	Where are my tax dollars going?
---------------	------------------------	---------------------------------

Parcel ID:	45-220-13-04-00-0-00-000	Property Address:	6209 BLUE RIDGE CUT OFF , RAYTOWN, MO 64133
-------------------	--------------------------	--------------------------	---

General Information	
Property Description	RUSTIC HILLSLOT 55 (EX W 10')
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022
Remarks	From Conversion

Property Characteristics	
Property Class	1011

Parties			
Role	Percent	Name	Address
Taxpayer	100	MCCRAY	4410 E
		DIANE	16TH CTR,
		CECILIA	KANSAS CITY, MO 64128
Owner	100	MCCRAY	4410 E
		DIANE	16TH CTR,
		CECILIA	KANSAS CITY, MO 64128

Property Values

Value Type	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018	Tax Year 2017
Market Value Total	131000	125000	125000	123607	123607
Taxable Value Total	24890	23750	23750	23485	23485
Assessed Value Total	24891	23751	23751	23485	23485

Motor Vehicle Account Asset Inventory

Item Type	Make	Model	Series	Model Year	Item ID	Plate Number	Name on Title 1	Name on Title 2
No Vehicle Account Assets Found								

Active Exemptions

No Exemptions Found

Tax Balance

"If you wish to pay your property taxes on-line now, click [here](https://payments.jacksongov.org/) (https://payments.jacksongov.org/) to use **myJacksonCounty** (https://payments.jacksongov.org/) powered by PayIt."

If you wish to pay your property taxes by mail, please make checks payable to: "Jackson County Collector". Be sure to include the Parcel Account number(s) on your payment and send to: Jackson County Collector, 415 E. 12th Street, Suite 100, Kansas City, MO 64106.

For any questions or assistance, 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).

Installments Payable

Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due
2020	Delinquent	12/31/2020	\$2,263.45	\$584.43	\$2,847.88	\$2,847.88
2021	1	12/31/2021	\$2,349.44	\$0.00	\$2,349.44	\$5,197.32

View Detailed Statement (statement.aspx) Detailed information about taxes and all other charges displayed above.

Calculate Future Payoff (futurepayoff.aspx) Taxes, interest, penalties and fees due on a specific future date.

Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	\$16.50
CITY - RAYTOWN	\$118.60
FIRE DISTRICT - RAYTOWN	\$325.26
JACKSON COUNTY	\$144.96
MENTAL HEALTH	\$26.81
METRO JUNIOR COLLEGE	\$50.48
MID-CONTINENT LIBRARY	\$86.32
RAYTOWN SCHOOL C-II	\$1,573.05
STATE BLIND PENSION	\$7.46

Receipts

Date	Receipt No.	Amount Applied to Parcel	Amount Due for Parcels Selected	Receipt Total	Change
06/15/2020 11:26:00	11946855 (ReceiptDetail.aspx? receiptnumber=11946855)	\$544.67	\$544.67	\$544.67	\$0.00
05/18/2020 09:18:00	11932939 (ReceiptDetail.aspx? receiptnumber=11932939)	\$1,600.00	\$2,137.17	\$1,600.00	\$0.00
01/22/2020 08:13:00	11863468 (ReceiptDetail.aspx? receiptnumber=11863468)	\$450.00	\$2,882.29	\$450.00	\$0.00
03/13/2019 10:23:00	11334819 (ReceiptDetail.aspx? receiptnumber=11334819)	\$4,334.54	\$4,334.54	\$4,834.55	\$0.00
03/01/2019 14:06:00	11325242 (ReceiptDetail.aspx? receiptnumber=11325242)	\$500.00	\$4,834.55	\$500.00	\$0.00
02/04/2019 14:54:00	11304518 (ReceiptDetail.aspx? receiptnumber=11304518)	\$500.00	\$5,270.08	\$500.00	\$0.00
12/10/2016 00:00:00	9894222 (ReceiptDetail.aspx? receiptnumber=9894222)	\$2,083.74	\$2,083.74	\$2,083.74	\$0.00

12/09/2015 00:00:00	9324720 (ReceiptDetail.aspx? receiptnumber=9324720)	\$2,089.12	\$2,089.12	\$2,089.12	\$0.00
12/11/2014 00:00:00	8797679 (ReceiptDetail.aspx? receiptnumber=8797679)	\$2,045.38	\$2,045.38	\$2,045.38	\$0.00
12/12/2013 00:00:00	8244165 (ReceiptDetail.aspx? receiptnumber=8244165)	\$2,046.76	\$2,046.76	\$2,046.76	\$0.00
12/10/2012 00:00:00	7681583 (ReceiptDetail.aspx? receiptnumber=7681583)	\$331.95	\$331.95	\$331.95	\$0.00
12/13/2011 00:00:00	7148511 (ReceiptDetail.aspx? receiptnumber=7148511)	\$331.72	\$1,751.15	\$1,751.15	\$0.00
12/11/2010 00:00:00	6561318 (ReceiptDetail.aspx? receiptnumber=6561318)	\$1,462.34	\$2,061.92	\$2,061.92	\$0.00
12/10/2009 00:00:00	5996664 (ReceiptDetail.aspx? receiptnumber=5996664)	\$2,031.44	\$2,031.44	\$2,031.44	\$0.00
12/12/2008 00:00:00	5501780 (ReceiptDetail.aspx? receiptnumber=5501780)	\$2,212.34	\$2,212.34	\$2,212.34	\$0.00
04/15/2008 11:39:00	5223450 (ReceiptDetail.aspx? receiptnumber=5223450)	\$2,151.78	\$2,151.78	\$2,151.78	\$0.00
12/12/2006 00:00:00	4348374 (ReceiptDetail.aspx? receiptnumber=4348374)	\$1,899.84	\$1,899.84	\$1,899.84	\$0.00
12/13/2005 00:00:00	3824641 (ReceiptDetail.aspx? receiptnumber=3824641)	\$1,779.57	\$1,779.57	\$1,779.57	\$0.00
12/15/2004 00:00:00	3280897 (ReceiptDetail.aspx? receiptnumber=3280897)	\$1,766.31	\$1,766.31	\$1,766.31	\$0.00
07/19/2004 14:06:00	3093459 (ReceiptDetail.aspx? receiptnumber=3093459)	\$1,990.79	\$1,990.79	\$1,990.79	\$0.00

12/20/2002 00:00:00	2264067 (ReceiptDetail.aspx? receiptnumber=2264067)	\$1,820.00	\$1,820.00	\$1,820.00	\$0.00
06/13/2002 08:22:00	2048921 (ReceiptDetail.aspx? receiptnumber=2048921)	\$2,021.69	\$2,021.69	\$2,021.69	\$0.00
12/13/2000 14:41:00	1118988 (ReceiptDetail.aspx? receiptnumber=1118988)	\$1,986.39	\$1,986.39	\$1,986.39	\$0.00
12/13/2000 14:40:00	1118986 (ReceiptDetail.aspx? receiptnumber=1118986)	\$1,648.42	\$1,648.42	\$1,648.42	\$0.00
12/31/1998 12:00:00	157662 (ReceiptDetail.aspx? receiptnumber=157662)	\$1,215.95	\$1,215.95	\$1,215.95	\$0.00

Printable Version

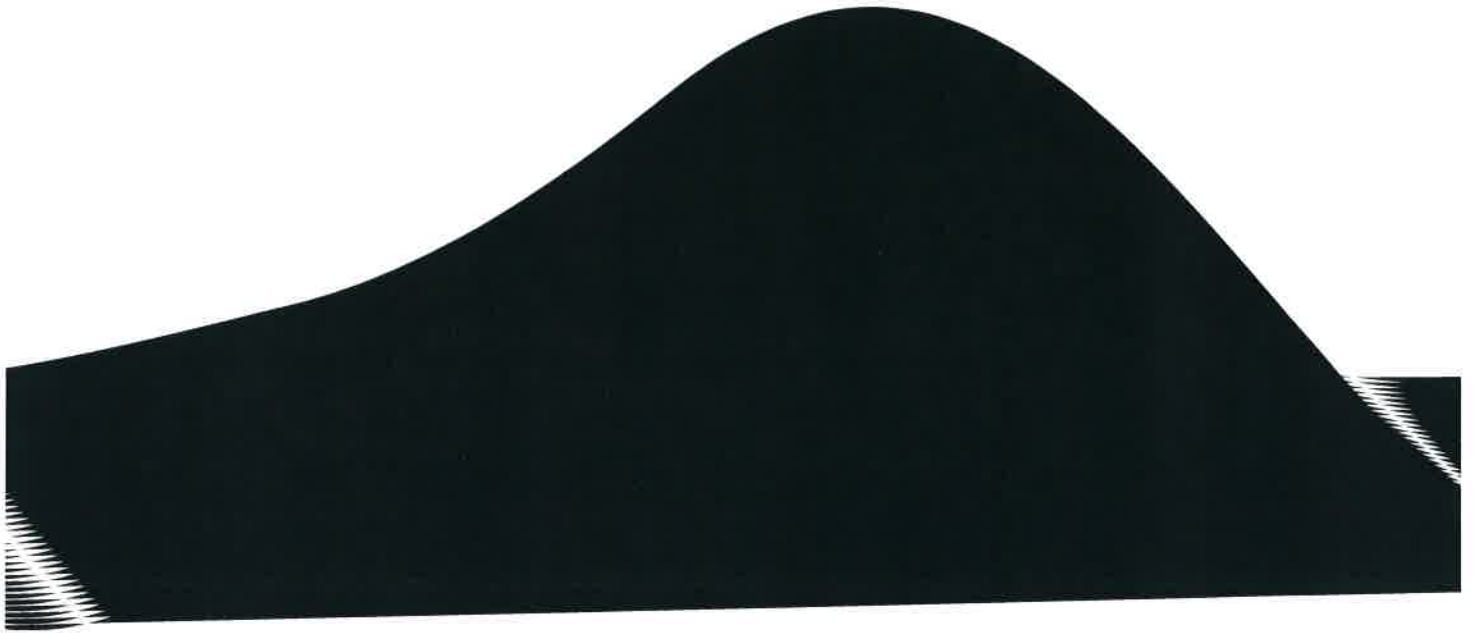
REMINDER: This application is for research purposes only and cannot be used to pay taxes. To pay your taxes, Click here (<https://payments.jacksongov.org/>). Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel 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 (<http://www.jacksongov.org/570/Parcel-SegregationMerge-Search>) 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.

Developed by Aumentum Technologies.

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Version 4.5.0.0

Navigated to Document



Official Receipt
Jackson County, MO
2019 Property Tax
Paid June 15th, 2020
Receipt Details

Receipt Number

11946855

Amount Applied

\$544.67

Payer Name

MCCRAY JAMES B

Tender Type

CREDIT CARD

Payer Address

6209 BLUE RIDGE CUT OFF
RAYTOWN, MO 64133

Real Property

Property Account Number 45-220-13-04-00-0-00-000

Name

MCCRAY DIANE CECILIA

Address

6209 BLUE RIDGE CUT OFF
RAYTOWN, MO 64133

Since

2011-10-08

To

--

Legal Line

RUSTIC HILLS LOT 55 (EX W 10')

Tax Year 2019

Receipt Details

Amount Applied

\$462.68

Unpaid Balance

\$0.00

Description

A/V Principal-Reside

Amount Applied

\$41.64

Unpaid Balance

\$0.00

Description

A/V Interest

Amount Applied

\$10.09

Unpaid Balance

\$0.00

Description

Chapter 52 Gener

Amount Applied

\$5.04

Unpaid Balance

\$0.00

Description

Chapter 52 Maint

Amount Applied

\$25.22

Unpaid Balance

\$0.00

Description

Chapter 141 Gene

Distribution of Districts

STATE BLIND PENSION

\$1.46

BOARD OF DISABLED SERVICES

\$3.03

MENTAL HEALTH

\$4.92

METRO JUNIOR COLLEGE

\$9.99

MID-CONTINENT LIBRARY

\$17.73

CITY - RAYTOWN

\$22.60

JACKSON COUNTY

\$29.82

FIRE DISTRICT - RAYTOWN

\$64.64

RAYTOWN SCHOOL C-II

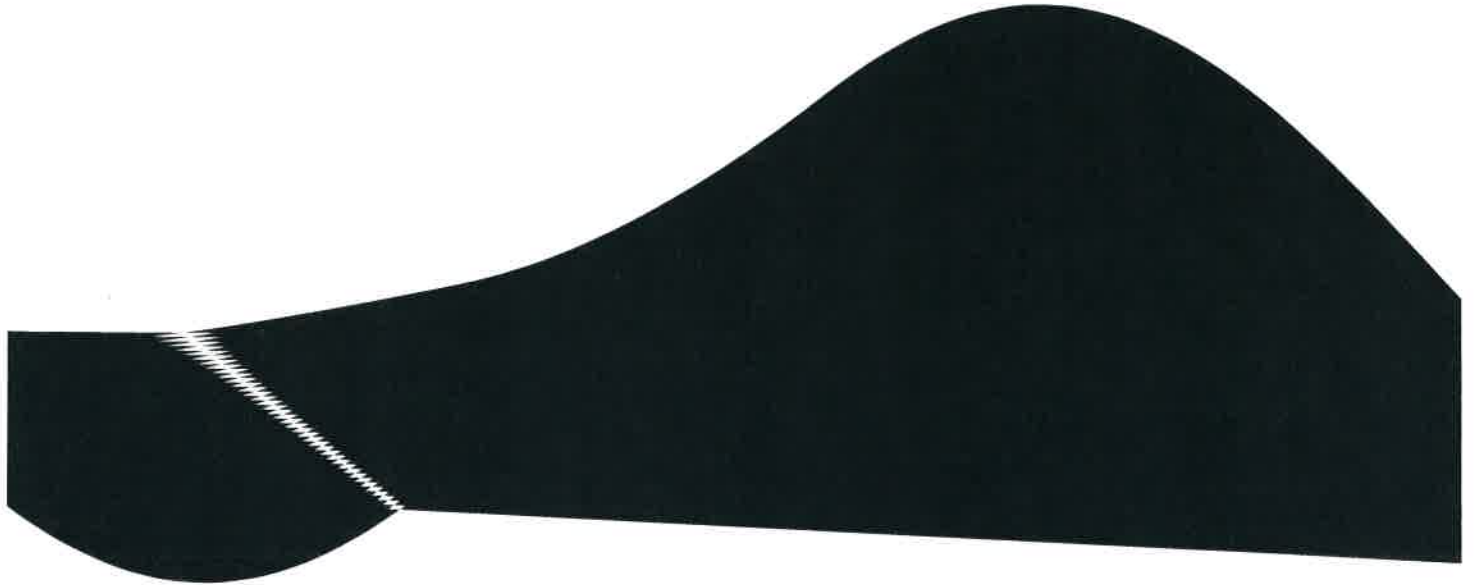
\$308.48

Any unpaid balance will continue to accumulate interest, penalties, and fees.

This receipt reflects the amount of any current unpaid balance at the time this receipt is generated. It does not include any such interest, penalties and fees that are later accrued. Changes to the account may change the unpaid balance amount.

If this payment does not clear your financial institution, this receipt is void and you may receive a returned item fee and late penalty. Please verify with your financial institution that this payment has cleared.

Navigated to Document



Official Receipt
Jackson County, MO
2019 Property Tax
Paid May 18th, 2020
Receipt Details

Receipt Number

11932939

Amount Applied

\$1,600.00

Payer Name

MCCRAY DIANE CECILIA

Tender Type

ACH DIRECT DEBIT

Payer Address

6209 BLUE RIDGE CUT OFF
RAYTOWN, MO 64133

Real Property

Property Account Number 45-220-13-04-00-0-00-000

Name

MCCRAY DIANE CECILIA

Address

6209 BLUE RIDGE CUT OFF
RAYTOWN, MO 64133

Since

2011-10-08

To

--

Legal Line

RUSTIC HILLS LOT 55 (EX W 10')

Tax Year 2019

Receipt Details

Amount Applied

\$1,378.12

Unpaid Balance

\$0.00

Description

A/V Principal-Reside

Amount Applied

\$103.36

Unpaid Balance

\$0.00

Description

A/V Interest

Amount Applied

\$29.63

Unpaid Balance

\$0.00

Description

Chapter 52 Gener

Amount Applied

\$14.82

Unpaid Balance

\$0.00

Description

Chapter 52 Maint

Amount Applied

\$74.07

Unpaid Balance

\$0.00

Description

Chapter 141 Gene

Distribution of Districts

STATE BLIND PENSION

\$4.36

BOARD OF DISABLED SERVICES

\$9.01

MENTAL HEALTH

\$14.65

METRO JUNIOR COLLEGE

\$29.76

MID-CONTINENT LIBRARY

\$52.82

CITY - RAYTOWN

\$67.31

JACKSON COUNTY

\$88.83

FIRE DISTRICT - RAYTOWN

\$192.55

RAYTOWN SCHOOL C-II

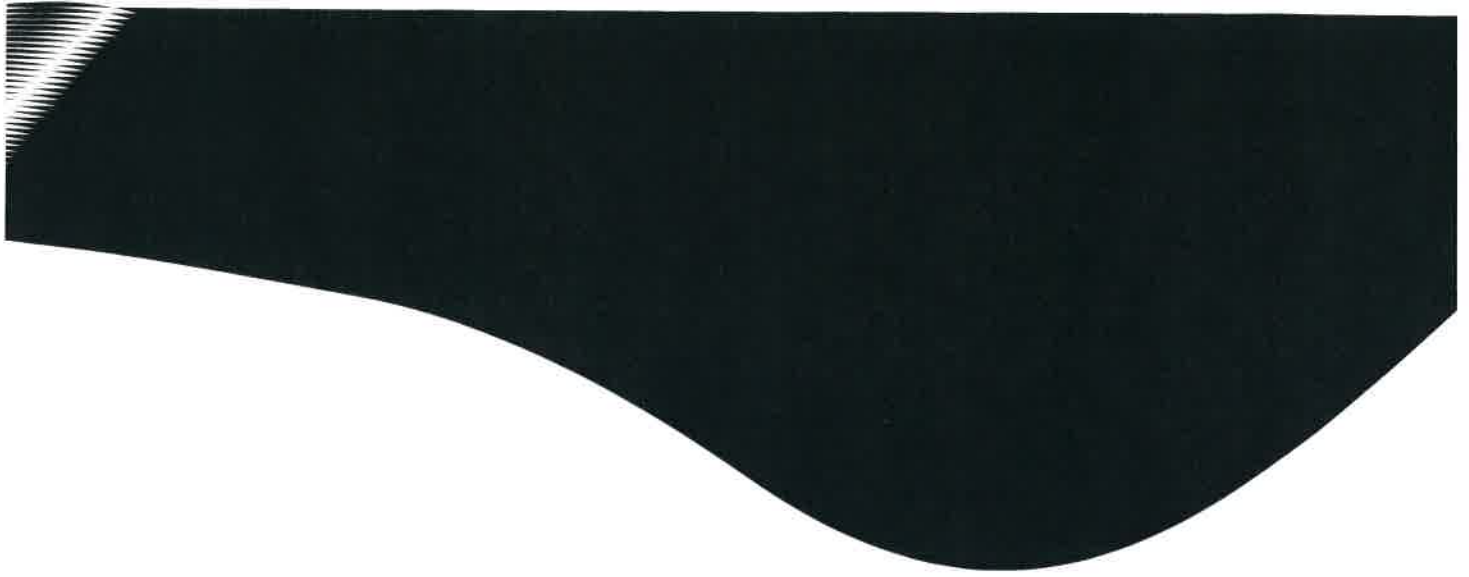
\$918.82

Any unpaid balance will continue to accumulate interest, penalties, and fees.

This receipt reflects the amount of any current unpaid balance at the time this receipt is generated. It does not include any such interest, penalties and fees that are later accrued. Changes to the account may change the unpaid balance amount.

If this payment does not clear your financial institution, this receipt is void and you may receive a returned item fee and late penalty. Please verify with your financial institution that this payment has cleared.

Navigated to Document



Official Receipt
Jackson County, MO
2019 Property Tax
Paid January 22nd, 2020
Receipt Details

Receipt Number

11863468

Amount Applied

\$450.00

Payer Name

MCCRAY DIANE CECILIA

Tender Type

ACH DIRECT DEBIT

Payer Address

6209 BLUE RIDGE CUT OFF
RAYTOWN, MO 64133

Real Property

Property Account Number 45-220-13-04-00-0-00-000

Name

MCCRAY DIANE CECILIA

Address

6209 BLUE RIDGE CUT OFF
RAYTOWN, MO 64133

Since

2011-10-08

To

--

Legal Line

RUSTIC HILLS LOT 55 (EX W 10')

Tax Year 2019

Receipt Details

Amount Applied

\$410.51

Unpaid Balance

\$0.00

Description

A/V Principal-Reside

Amount Applied

\$6.16

Unpaid Balance

\$0.00

Description

A/V Interest

Amount Applied

\$8.33

Unpaid Balance

\$0.00

Description

Chapter 52 Gener

Amount Applied

\$4.17

Unpaid Balance

\$0.00

Description

Chapter 52 Maint

Amount Applied

\$20.83

Unpaid Balance

\$0.00

Description

Chapter 141 Gene

Distribution of Districts

STATE BLIND PENSION

\$1.30

BOARD OF DISABLED SERVICES

\$2.68

MENTAL HEALTH

\$4.37

METRO JUNIOR COLLEGE

\$8.86

MID-CONTINENT LIBRARY

\$15.73

CITY - RAYTOWN

\$20.05

JACKSON COUNTY

\$26.46

FIRE DISTRICT - RAYTOWN

\$57.35

RAYTOWN SCHOOL C-II

\$273.70

Any unpaid balance will continue to accumulate interest, penalties, and fees.

This receipt reflects the amount of any current unpaid balance at the time this receipt is generated. It does not include any such interest, penalties and fees that are later accrued. Changes to the account may change the unpaid balance amount.

If this payment does not clear your financial institution, this receipt is void and you may receive a returned item fee and late penalty. Please verify with your financial institution that this payment has cleared.

PZ 2021-10

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: December 2, 2021

Re: Application for Conditional Use Permit for Vehicle Sales, New or Used

CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: Kansas City RVs, LLC, Grain Valley, Missouri, JE Cornwell, Principal

Property Owner: Capital Ten Properties, LLC, Alex Aklagi, Principal

Property Location: 11900 E. 350 Highway

Request: Conditional Use Permit approval for Vehicle Sales, New or Used

Zoning: M, Manufacturing District

The applicant, Kansas City RVs, is requesting Conditional Use Permit (CUP) approval for a Vehicle Sales New or Used use in a Manufacturing (M) zoning district. Per the city's land use table, vehicle sales can only be conditionally approved in this zoning district. The subject property is the AutoMax KC dealership that has a current license on the property to sell vehicles. Alex Aklagi, Principal of the Capital Ten Properties, LLC, that owns the property is desiring to leave the sales business and is working with Mr. Cornwell to get his RV Sales business located to this property but this action requires a Conditional Use Permit as the current one was issued to Mr. Aklagi. Mr. Aklagi will continue to own the land. The applicant, Kansas City RVs, has two existing locations at 148 NE Mcquerry Rd in Grain Valley and at 13854 S. US Hwy 71/I-49 in Grandview.



Figure 1 – Site Photos. Garage Area, South Side, North Side

BACKGROUND

Property's Zoning Classification	Manufacturing (M)
Surrounding Properties' Zoning	Manufacturing (M), Highway Commercial (HC), Medium Density Residential (R-2)
Surrounding Overlay	350 Corridor Overlay
Surrounding Land Use	Manufacturing, Office, Commercial, Institutional, some Senior Living Residential
Designated Future Land Use	Commercial
Ward	Ward 4
Approximate Land Area	4.25 Acres
Roadway Classification	Entrances to both Eastbound and Westbound 350 Highway. Westridge Road on East but no Access



Figure 2 – Surrounding Zoning and Location Map

SITE DESCRIPTION AND PRESENT USE

The site upon which this application is located is the current AutoMax KC sales lot. The applicant intends to utilize the entire property as shown on the attached site plan but will not own the two parcels that make up the 4.25 Acre Sales Lot. Mr. Aklagi will retain ownership of the land.



Staff Report

Community Development
Planning and Development Services

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is surrounded by industrial/office, commercial and institutional uses. It does adjoin (across the highway right of way) part of the Jessica Estates Senior Development on the north side of 350 Highway.

HISTORY

Alex Aklagi and his partner Mike Reza were issued a Conditional Use Permit for Vehicle Sales in August 2014, and it was specifically issued to them and stated to not be transferable. A number of conditions were attached which were met before the permit became valid. AutoMax KC has a valid business license until November, 2022.

PUBLIC COMMENTS

The public notice was published in *The Daily Record* on November 15, 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 November 18, 2021, and one person 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 between the eastbound and westbound lanes of 350 Highway and west of Westridge Road are zoned M, Manufacturing. While this zoning district is designed primarily to accommodate warehousing/office and manufacturing uses, many vehicle-related uses are permitted or conditional activities as well. 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. Being located between the eastbound and westbound lanes of 350 Highway in a primarily industrial zoned area, impacts on surrounding properties should be minimal.

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 expected concerns with reuse of the property.

3. Protection against fire and casualties

Staff has no concerns regarding fire and/or casualties on this project. The existing building is a fairly modern building complex.

4. Observation of general police regulations

The proposed new auto sales business is not anticipated to violate any general police regulations. The activity is all contained on the site with the exception of the access points from



Staff Report

Community Development
Planning and Development Services

350 Highway. Anytime vehicles are left unprotected overnight, there is the possibility that vandalism and theft can occur, but this true of any business and its products. Basic security measures including appropriately shielded lighting and cameras can assist in reducing the risk of these types of crimes.

5. Prevention of traffic congestion

The proposed new business will not increase traffic congestion above what already exists for a vehicle sales lot. Additional traffic generated by the vehicle sales will be easily handled with the direct highway access to both westbound and eastbound 350 Highway.

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

The proposed new business will not substantially increase traffic safety risk over what is already present given two major means of ingress/egress, nor the orderly parking of motor vehicles as the site contains sufficient spaces to accommodate vehicles for sale, customers, employees, and detail area vehicles per the site plan. These spaces are required to be properly marked and is a condition of approval. Adequate access to the property is presently available directly from 350 Highway in both directions. Handicapped spaces shown on the site plan will need to conform to modern ADA standards with additional spaces and a pole sign and striped off unloading zone for each space and is attached as a condition of approval. Staff has analyzed the site plan breakdown of parking demands for the site and determined that enough parking exists to meet all the needs on the property:

7. Promotion of the safety of individuals and property

The proposed new business will not affect the safety of individuals or property. The structure is in reasonable condition and no building modifications are required outside of any minor improvements required when the commercial use permit inspection is performed.

8. Provision for adequate light and air

The proposed new business will not significantly affect the air quality of the area above what is normal for a large vehicle sales operation, and should have minor additional impact on neighboring properties, and certainly not substantially more than is present right now as AutoMax KC.

9. Prevention of overcrowding and excessive intensity of land uses

The proposed new business will be inconsistent with the current intensity of use on the property and has sufficient parking to adequately address all display and operational needs.

10. Provision for public utilities and schools

The proposed new business will not affect any public utilities or schools but will generate some additional revenue in return. The existing structures are already connected to utility services.

11. Invasion by inappropriate uses

This particular large scale reuse of a presently operating vehicle sales establishment is not an invasion by an inappropriate use as it is already operating under a previously approved CUP and is located in a Manufacturing District between the eastbound and westbound lanes of 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 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 and followed by the applicant. This reuse of the property is wholly consistent with the current use of the property.

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

The proposed vehicle sales business should not affect the orderly and proper renewal, development or growth of the city. This reuse will continue an existing use on the property which is in good condition and avoid the possibility of a large vacant lot and building on 350 Highway if the application is approved.

RECOMMENDATION

Staff recommends approval of Case No. PZ 2021-10 – Conditional Use Permit for a Vehicle Sales New or Used use for Kansas City RVs, to be located at 11900 E. 350 Highway with the following recommended conditions of approval:

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. Parking lot shall be properly striped to identify ALL vehicle sales areas and customer parking areas, including the proper striping of handicapped ADA-compliant parking spaces consistent with locations shown on the site plan. Striping of vehicle sales and display areas shall be consistent with Raytown Municipal Code requirements for vehicle sales establishments.

The following conditions are required to be met on an ongoing basis:

2. Parking and display lot and entrance drives 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, and facade. This includes perimeter fencing and trash enclosure maintenance and repair.
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.



Staff Report

Community Development
Planning and Development Services

5. Any additional site lighting installed for security purposes shall be fully shielded and not cast light onto neighboring properties.
6. No vehicles or signage shall be displayed in City of Raytown or State of Missouri right of way areas.
7. All inoperable vehicles undergoing on-site maintenance shall be placed inside the building and not be visible to the public.
8. All signage shall be issued under separate permit process and shall meet Municipal Code requirements.
9. 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:

10. 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 until the Commercial Use Permit and/or a Business License to operate are issued and the installation of the office space and bathroom facilities have been inspected and approved.
11. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.



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

CONDITIONAL USE PERMIT APPLICATION

1. Location Automax KC

2. Property Owner (Printed, as appears on deed) _____
 Address 11900 E 350 Highway Raytown, MO 64138
 Phone 816-353-9000 Email automaxkc@yahoo.com
 Property Owner (Signature) *Alex Adams*

3. Applicant/Agent Kansas City RVS, LLC dba KC RVS & Autos by JE Cornwell
 Phone 816-800-6100 Email je@kcrvs.com
 Applicant/Agent (Signature) *JE Cornwell*

4. The property's current use/purpose is: Auto sales

5. The property's current zoning classification is: _____

6. The proposed use/purpose of the property is: Auto, Marine, Powersports & RV sales

7. The proposed conditional use will be in keeping with the character of the neighborhood because:
We have had an established business in the KC area for many years, which will
bring in a great cliental base to the community and thousands in tax dollars.

8. The proposed use will be consistent with the uses and zoning on nearby parcels because:
Our business will be a marketed destination dealership like many other dealerships
on this strech of 350 highway.

9. Prior to submitting this application, the property has been vacant for:
N/A



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:
We will only enhance the offering of current dealership.

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:
None

13. Public facilities and utilities are adequate to serve the proposed use as follows:
Electric, gas, water sewer and trash

14. Additional comments:

We are wanting to start doing business in Raytown on or before 02/01/2022

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

KC POWERSPORT AUCTION, LLC
 Highway 50 & Westridge
 Raytown, MO.
 816.281.9905

Fine Commercial Landscape Development

PLANT SCHEDULE

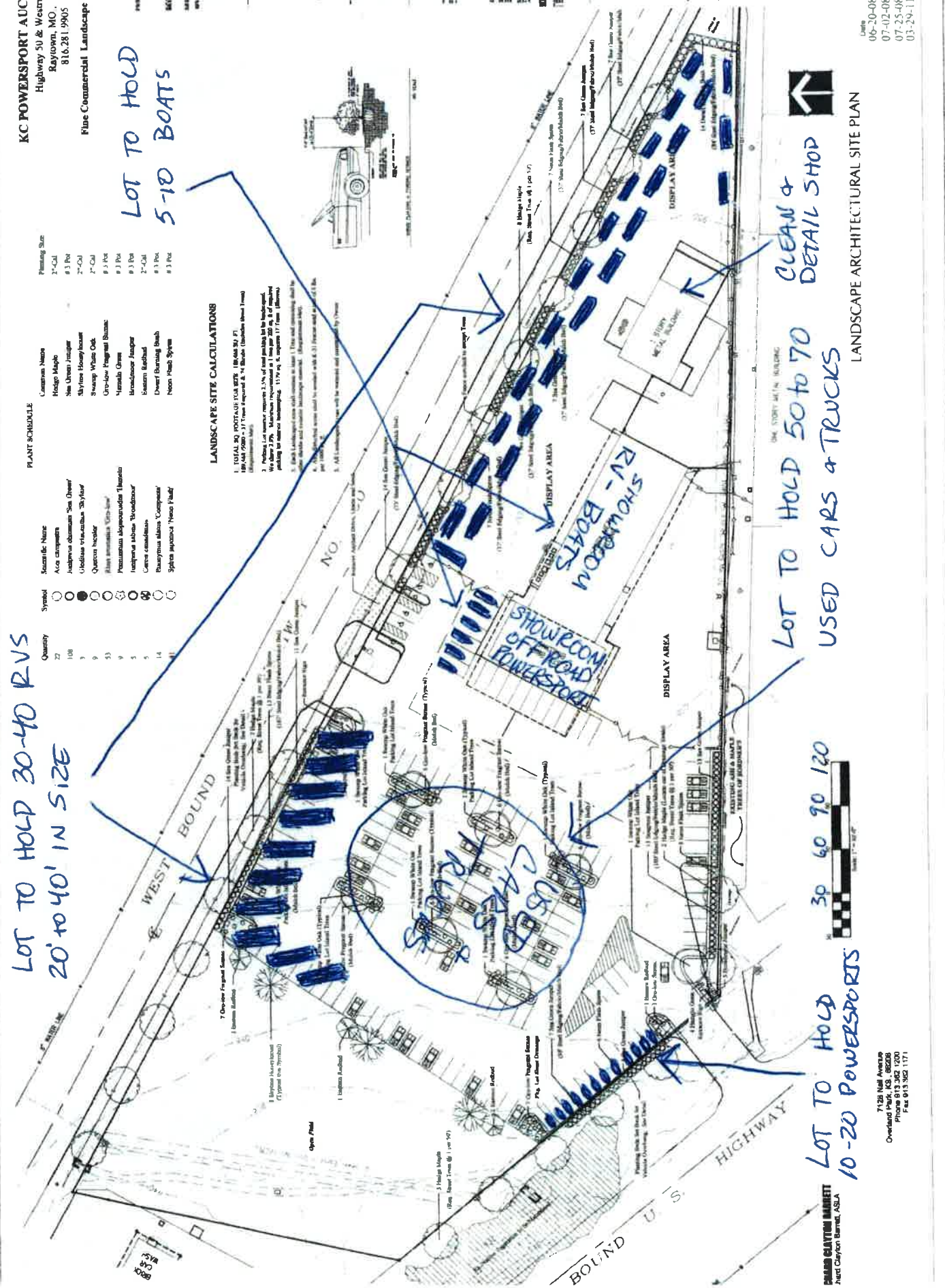
Quantity	Symbol	Scientific Name	Common Name	Planting Size
22	○	Aca. corymbosa	Hedge Maple	2"-CUI
108	○	Juglans obtusata 'Sun Diver'	Sun Green Juglans	#3 Pot
3	○	Ulmus americana '25' Leaf'	Skyline Honeylocust	2"-CUI
9	○	Quercus bicolor	Swamp White Oak	2"-CUI
53	○	Rhus glabra 'Vista Blue'	Up-Down Pagoda Sumac	#3 Pot
9	○	Panicum sanguinolentum	Yarrow Grass	#3 Pot
5	○	Impatiens sibirica 'Broadleaf'	Impatiens	#3 Pot
5	○	Carex complanata	Eastern Bulrush	#3 Pot
14	○	Bambusa multiplex 'Alphonse-Karr'	Dwarf Burning Bush	#3 Pot
11	○	Spirea japonica 'Theca Flava'	Neon Flamingo Spirea	#3 Pot

LOT TO HOLD 30-40 RVs
 20' to 40' IN SIZE

LOT TO HOLD
 5-10 BOATS

LANDSCAPE SITE CALCULATIONS

- TOTAL SQ. FOOTAGE FOR SITE: 180,000 SQ. FT.
 180,000 / 5000 = 36 Trees Required @ 1/4 Acre (Includes Street Trees)
- Parking Lot coverage 2.5% of total parking lot for 1000 cars.
 180,000 x 0.025 = 4,500 SQ. FT. (Includes 17' from 100' front setback)
 4,500 / 1000 = 4.5 Acres Required (17' from 100' front setback)
- Planting Lot coverage 2.5% of total parking lot for 1000 cars.
 180,000 x 0.025 = 4,500 SQ. FT. (Includes 17' from 100' front setback)
 4,500 / 1000 = 4.5 Acres Required (17' from 100' front setback)
- Planting Lot coverage 2.5% of total parking lot for 1000 cars.
 180,000 x 0.025 = 4,500 SQ. FT. (Includes 17' from 100' front setback)
 4,500 / 1000 = 4.5 Acres Required (17' from 100' front setback)
- Planting Lot coverage 2.5% of total parking lot for 1000 cars.
 180,000 x 0.025 = 4,500 SQ. FT. (Includes 17' from 100' front setback)
 4,500 / 1000 = 4.5 Acres Required (17' from 100' front setback)



CLEAN & DETAIL SHOP

LOT TO HOLD 50 TO 70
 USED CARS & TRUCKS



LOT TO HOLD
 10-20 POWERSPORTS

LANDSCAPE ARCHITECTURAL SITE PLAN

BRAND CLAYTON BARRETT
 Lead Architect
 1128 N. Main Avenue
 Overland Park, KS 66208
 Phone 913.362.1270
 Fax 913.362.1171

Scale: 1" = 30'-0"
 Date: 06-20-08
 Project: 06-20-08-01
 Drawing: 07-02-08 01
 Revision: 07-25-08 01
 Revision: 03-29-11 01

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO OPERATE AN AUTO SALES BUSINESS ON PROPERTY LOCATED 11900 EAST HIGHWAY 350 IN RAYTOWN, MISSOURI

WHEREAS, Alex Aklagi and Mike Reza are seeking approval of a conditional use permit application to operate an auto sales business on property located 11900 East Highway 350; and

WHEREAS, pursuant to City Code Chapter 50, Article V of the City of Raytown Code of Ordinances, application no. PZ-2014-005, was referred to the Planning Commission to hold a public hearing; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held said public hearing on August 7, 2014; and

WHEREAS, at the conclusion of said public hearing the Planning Commission by a vote of five (5) in favor and one (1) against rendered a report to the Board of Aldermen recommending that the Conditional Use Permit Application be approved subject to certain conditions; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on August 19, 2014; and

WHEREAS, based on all of the information presented finds it is in the best interest of the citizens of the City of Raytown to grant said Conditional Use Permit subject to certain conditions;

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

SECTION 1 – GRANT OF CONDITIONAL USE PERMIT. That a Conditional Use Permit is hereby granted to Alex Aklagi and Mike Reza to operate an auto sales business on property located 11900 East Highway 350, as legally described in Exhibit "A", subject to the conditions set forth in Section 2.

SECTION 2 – CONDITIONS OF APPROVAL AND OPERATION. That the following conditions of approval shall apply to the granting of this Conditional Use Permit.

1. The Conditional Use Permit shall be issued to only Alex Aklagi and Mike Reza with the provision that the automotive sales business shall be owned and operated by him and he shall be responsible for its actions.
2. The Conditional Use Permit granted herein shall not be transferable and any change in ownership or control of the business shall require issuance of a new Conditional Use Permit.
3. The existing shoulder shall be removed and curbing along that portion of the property abutting eastbound and westbound Highway 350 shall be constructed. Construction plans for these improvements must be submitted and approved by the City of Raytown and the Missouri Department of Transportation prior to construction.
4. Landscaping shall be installed by August 31, 2015 in accordance with the approved site and landscape plan dated March 29, 2011.

5. The conditional use permit shall not become valid and vehicles shall not be displayed for sale or sold on the property until all site improvements required herein as a condition of approval (e.g. removal of a portion of the shoulder and construction of curb and gutter along Highway 350; and installation of landscaping on the property) have been completed and a Use Permit has been issued by the Community Development Department. Due to inclement weather and seasonal challenges, in lieu of completion of improvements prior to issuance of use permit, the Aklagi, or his assigned contractor, may provide a performance guarantee to the City of Raytown equal to the cost of the shoulder removal and construction of the curb and gutter. If the option for a performance guarantee is exercised, all site improvements must be complete prior to October 31, 2015.
6. The conditional use permit shall expire twenty (20) years after issuance of a Use Permit by the city and that said Use Permit shall not be issued until all required improvements specified as a condition of approval herein are completed or a performance guarantee for said improvements has been submitted to and accepted by the City of Raytown.
7. Compliance with all applicable local, state, and federal laws and regulations.
8. In compliance with the Raytown Code of Ordinance, no Use Permit or Business License will be issued until all prior and outstanding city, personal property tax, sales tax, sewer use charge, special assessment, merchant's tax, real estate tax or other tax, fee or user charge is paid in full.
9. Any inoperable, dismantled, or damaged vehicle shall be stored within the building so that it is not visible to persons outside of the building.

SECTION 3 – FAILURE TO COMPLY. That failure to comply with any of the conditions or provisions contained in this ordinance shall constitute violations of both this ordinance and the City's Comprehensive Zoning Code and shall be cause for revocation of the Conditional Use Permit granted herein in addition to other penalties contained in the City Code.

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

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

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

BILL NO. 6367-14

ORDINANCE NO. 5503-14


SECTION NO. XIII

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this ____ day of August, 2014.



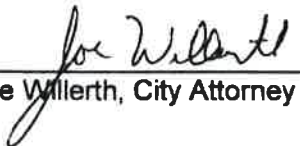
David W. Bower, Mayor

ATTEST:

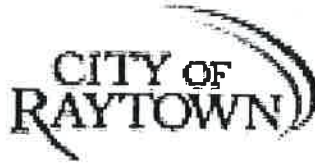


Teresa M. Henry, City Clerk

Approved as to Form:



Joe Willerth, City Attorney



City of Raytown, Missouri
Occupational License

License Number: 007853-4

Expires: 11/30/2022

License is hereby Granted To: AUTOMAX KC, LLC

AUTOMAX KC, LLC
11900 E 350 HWY
RAYTOWN, MO 64133

Subject to the provisions of all
ordinances now in force
and that may be passed by said
City of Raytown

THIS LICENSE MUST BE DISPLAYED IN A PROMINENT PLACE AND IS NON-TRANSFERABLE.

Mayor Mike McDonough

A handwritten signature in black ink, appearing to read "Mike McDonough".

City Collector Kathie Schutte

A handwritten signature in black ink, appearing to read "Kathie Schutte".

City Clerk Teresa Henry

A handwritten signature in black ink, appearing to read "Teresa M Henry".

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 **November 15, 2021** edition and ending with the **November 15, 2021** edition, for a total of 1 publications:

11/15/2021

Notice of Public Hearings

Affected Property: 11900 E. 350

Highway, Raytown, Missouri

Jackson County Parcel ID #

44-930-03-08-00-0-00-000,

44-930-03-10-00-0-00-000

A public hearing to consider a Conditional Use Permit application to operate a "Vehicle Sales, New or Used" Use in an M, Manufacturing District, filed by Kansas City RV's, LLC, will be held by the Raytown Planning & Zoning Commission at **7:00pm on Thursday, December 2, 2021**. The packet and agenda should be available for view on the City of Raytown website on Wednesday, November 24, 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, January 4, 2022**.

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 chrsg@raytown.mo.us.

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

12053105 Jackson Nov. 15, 2021

Kathy Travis

Subscribed & sworn before me this 15th day of Nov., 2021
(SEAL)

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



November 10, 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 “Group Home” use, filed by Kansas City RV’s, LLC, to be located at 11900 E. 350 Highway in Raytown, Missouri. The applicant intends to operate a mixed vehicle type sales lot including RV’s, boats, powersports, and some used cars and trucks. 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 18, 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, December 2, 2021.** The full packet and agenda should be available for view on the City of Raytown website on Wednesday, November 24, 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, January 4, 2022.**

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

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

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) 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.

Chris Gilbert

From: [REDACTED]
Sent: Friday, November 19, 2021 4:34 PM
To: Chris Gilbert
Subject: Neighborhood Informational Meeting Thu 11/18/21

We had one person attend the neighborhood informational meeting on Thu 11/18/21 from 1pm-2pm. We discussed what kind of business we have and our plans for the proposed location in Raytown.

JE Cornwell

Owner and President



816-800-6100 Office
[REDACTED]

148 NE Mcquerry Rd
Grain Valley, MO 64029

<http://amprplaza.com>



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
03/10/2015 08:41:04 AM
WD FEE: \$ 27.00 3 Pages

INSTRUMENT NUMBER:
2015E0019509

Missouri General Warranty Deed

This Indenture, Made on 6th day of MARCH, 2015, by and between
ALEX A. AKLAGI AND VALENTINA T. AKLAGI, husband and wife, as GRANTOR, and

CAPITAL TEN PROPERTIES, LLC, A KANSAS LIMITED LIABILITY COMPANY, ,
as GRANTEE, whose mailing address is: **6518 W 132nd St., Overland Park, KS 66209,** the
property at the following address:

Property Address: **11900 E. 350 HWY., RAYTOWN, MO 64138**

WITNESSETH: THAT THE GRANTOR, in consideration of the sum of Ten Dollars
(\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is
hereby acknowledged, does hereby Grant, Bargain, Sell, Convey and Confirm unto GRANTEE,
GRANTEE'S heirs and assigns, the following described lots, tracts and parcels of land situated in
the County of **JACKSON** and State of **Missouri**, to wit:

SEE ATTACHED EXHIBIT A

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

Secured Title of Kansas City
111 W. 10th St.
Kansas City, MO 64105
SKC0026165C

TO HAVE AND TO HOLD The premises aforesaid with all singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto GRANTEE and unto GRANTEE'S heirs and assigns forever; the GRANTOR hereby covenanting that GRANTOR is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that GRANTOR has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by GRANTOR or those under whom GRANTOR claims, except as stated above and except for all taxes assessments, general and special, not now due and payable, and that GRANTOR will warrant and defend the title to the said premises unto GRANTEE and unto GRANTEE'S heirs and assigns forever, against the lawful claims and demands of all persons whomsoever. If two or more persons constitute the GRANTOR or GRANTEE, the words GRANTOR and GRANTEE will be construed to read GRANTORS and GRANTEES whenever the sense of this Deed requires.

IN WITNESS WHEREOF, The GRANTOR has hereunto executed this instrument on the day and year above written.

Alex A. Aklagi
ALEX A. AKLAGI

Valentina T. Aklagi
VALENTINA T. AKLAGI

In The State of ^{KANSAS} ~~Missouri~~, County of JOHNSON, on this 6 day of MARCH, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ALEX A. AKLAGI AND VALENTINA T. AKLAGI HUSBAND AND WIFE** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and Notarial Seal subscribed and affixed in said County and State, the day and year in this certificate above written.

Karen L. Culbertson
Notary Public

My Term Expires: 10/24/2017

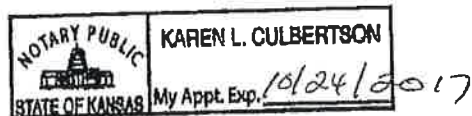


EXHIBIT "A"

TRACT I:

A tract of land in the West 1/2 of the Southwest 1/4 of Section 15, Township 48, Range 32 in the City of Raytown, Jackson County, Missouri, described as follows: Commencing at the point of intersection of the West line of said Section 15 and the Southerly right-of-way line of the Westbound lane of U.S. Highway No. 50, as now established; thence South 61 degrees 21 minutes 25 seconds East (this and subsequent bearings are based on a bearing of due North on the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 15) along said Southwesterly right-of-way line, a distance of 525.0 feet to the point of beginning of the tract of land to be herein described; thence South 61 degrees 21 minutes 25 seconds East continuing along Southwesterly right-of-way line, a distance of 357.47 feet; thence South 28 degrees 38 minutes 35 seconds West at right angles to said Southwesterly right-of-way line, a distance of 320.16 feet to a point on the North line of a tract of land described in Document No. 468978, recorded in Book 684, at Page 612, in the Jackson County Recorder's Office; thence North 88 degrees 21 minutes 30 seconds West along said North line, a distance of 27.72 feet to a point on the Northeasterly right-of-way line of the Eastbound lane of U.S. Highway No. 50, as now established; thence North 38 degrees 42 minutes 13 seconds West along said Northeasterly right-of-way line, a distance of 289.89 feet; thence Northeasterly on a straight line to the point of beginning of the tract herein described.

TRACT II:

A tract of land in the Southwest 1/4 of the Southwest 1/4 of Section 15, Township 48, Range 32 in the City of Raytown, Jackson County, Missouri, described as follows: Commencing at the point of intersection of the West line of said Section 15 and the Southwesterly right-of-way line of the Westbound lane of U.S. Highway No. 50, as now established; thence South 61 degrees 21 minutes 28 seconds East (this and subsequent bearings are based on a bearing of due North on the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 15) along said Southwesterly right-of-way line, a distance of 882.47 feet to the true point of beginning of the tract of land to be herein described; thence South 28 degrees 38 minutes 35 seconds West at right angles to said Southwesterly right-of-way line, a distance of 320.16 feet to a point on the North line of a tract of land described in Document No. 468978, recorded in Book 684, at Page 612, in the Jackson County Recorder's Office; thence South 88 degrees 21 minutes 30 seconds East along said North line, a distance of 670.20 feet to a point on the West right-of-way line of Westridge Road as now established; thence due North along said West right-of-way line, a distance of 18.10 feet to a point on the Southwesterly right-of-way line of aforesaid Westbound lane of U.S. Highway No. 50; thence North 61 degrees 21 minutes 25 seconds West along said Southwesterly right-of-way line, a distance of 588.47 feet to the point of beginning.



Official Receipt

Jackson County, MO

2020 Property Tax

Paid December 24th, 2020

Receipt Details

Receipt Number
12297936

Amount Applied
\$32,922.41

Payer Name
CAPITAL TEN PROPERTIES LLC

Tender Type
ACH

Payer Address
11900 E M 350 HWY
RAYTOWN, MO 64138

Real Property

Property Account Number 44-930-03-08-00-0-00-000

Name
CAPITAL TEN PROPERTIES LLC

Address
11900 E M 350 HWY
RAYTOWN, MO 64138

Since 2015-03-06 **To** -

Legal Line

SEC 15 TWP 48 RNG 32 POB IS 972' N OF SW COR OF SE SW 1/4 TH W 702' TH N 28 DEG E 320' TO PT TH SLY ON SLY LI HWY 50 WESTBOUND TH SELY ALG LI 605' TO C/L WESTRIDGE RD TH S 12' TO POB (EX PT IN ST) null

Tax Year 2020

Receipt Details

Amount Applied	Unpaid Balance	Description
\$28,608.72	\$0.00	A/V Principal-Commer
\$4,313.69	\$0.00	Replacement Tax

Distribution of Districts

STATE BLIND PENSION	\$90.06
BOARD OF DISABLED SERVICES	\$194.82
MENTAL HEALTH	\$317.00
METRO JUNIOR COLLEGE	\$638.80
MID-CONTINENT LIBRARY	\$1,109.49

CITY - RAYTOWN
\$1,438.20
JACKSON COUNTY
\$1,834.14
FIRE DISTRICT - RAYTOWN
\$4,014.40
RAYTOWN SCHOOL C-II
\$18,971.82

Any unpaid balance will continue to accumulate interest, penalties, and fees.

This receipt reflects the amount of any current unpaid balance at the time this receipt is generated. It does not include any such interest, penalties and fees that are later accrued. Changes to the account may change the unpaid balance amount.

If this payment does not clear your financial institution, this receipt is void and you may receive a returned item fee and late penalty. Please verify with your financial institution that this payment has cleared.



Official Receipt

Jackson County, MO

2020 Property Tax

Paid December 24th, 2020

Receipt Details

Receipt Number
12297943

Amount Applied
\$8,142.12

Payer Name
CAPITAL TEN PROPERTIES LLC

Tender Type
ACH

Payer Address
11900 E M 350 HWY
RAYTOWN, MO 64138

Real Property

Property Account Number 44-930-03-10-00-0-00-000

Name
CAPITAL TEN PROPERTIES LLC

Address
11900 E M 350 HWY
RAYTOWN, MO 64138

Since
2015-03-06

To
-

Legal Line

SEC 15 TWP 48 RNG 32 BEG PT OF INTER OF W LI OF SEC 15 & TH SWLY ROW LI HWY 50

Tax Year 2020

Receipt Details

Amount Applied
\$7,075.29

Unpaid Balance
\$0.00

Description
A/V Principal-Commer

Amount Applied
\$1,066.83

Unpaid Balance
\$0.00

Description
Replacement Tax

Distribution of Districts

STATE BLIND PENSION
\$22.27
BOARD OF DISABLED SERVICES
\$48.18
MENTAL HEALTH
\$78.40
METRO JUNIOR COLLEGE
\$157.98
MID-CONTINENT LIBRARY
\$274.39
CITY - RAYTOWN
\$355.68

JACKSON COUNTY
\$453.61
FIRE DISTRICT - RAYTOWN
\$992.81
RAYTOWN SCHOOL C-II
\$4,691.96

Any unpaid balance will continue to accumulate interest, penalties, and fees.

This receipt reflects the amount of any current unpaid balance at the time this receipt is generated. It does not include any such interest, penalties and fees that are later accrued. Changes to the account may change the unpaid balance amount.

If this payment does not clear your financial institution, this receipt is void and you may receive a returned item fee and late penalty. Please verify with your financial institution that this payment has cleared.