

**AMENDED**

**(Meeting format has changed to online Zoom Meeting Format Only)**

**CITY OF RAYTOWN  
PLANNING & ZONING COMMISSION**

**AGENDA**

Raytown City Hall  
10000 East 59<sup>th</sup> Street  
Raytown, Missouri 64133  
Online Zoom Meeting  
February 3, 2022  
7:00 pm

**PLEASE NOTE:** In response to the inclement weather conditions forecasted, this meeting will be held by zoom webinar online. In addition, a video recording of the meeting will be available within 48 hours on the City's website. If you are intending to speak during the public hearing listed on this agenda, please use the Zoom Webinar ID and Passcode below to join the meeting and wait until the Chairman specifically asks for Public Comments. If you have any questions about this amended agenda, please contact Planning and Zoning Coordinator Chris Gilbert at 816-737-6059.

**Zoom.us/join  
Meeting ID: 885 0350 1353  
Passcode: 548157**

**1. Welcome by Chairperson**

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

Wilson:	Thurman:	Emerson:	Meyers:
Hunt:	Frazier:	Stock:	Bruenger:

**3. Approval of January 6, 2022, Regular Meeting Minutes**

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

**4. Old Business:**

**A. Case No.: PZ 2021-09 (Continued from December 2, 2021, Meeting)**

**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.**

**UPDATE:** Applicant has withdrawn this application until issues with State of Missouri licensing can be worked out.

**5. New Business:**

**A. Case No.: PZ 2022-02**

**Applicant: Monopoly Acquisitions on Behalf of "Pet Connection"**

**Reason: Approval of Conditional Use Permit for an Animal Kennel Facility, including Animal Rescue, Animal Training, and Animal Adoption Services, to be Located at 6204 Arlington Avenue in an NC, Neighborhood Commercial, 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

**6. Other Business:**

**A. Election of Officers for 2022.**

1. Chairman
2. Vice-Chairman
3. Secretary

**B. Planning and Zoning Presentation by Legal Counsel**

**C. Planning Process Presentation by Planning and Zoning Staff**

**7. Set Future Meeting Date – Next Regular Meeting, Thursday, March 3, 2022, at 7:00 PM.**

**9. Adjourn**

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

January 6, 2022  
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:	Absent	Emerson:	Present
Stock:	Present	Frazier:	Present	Hunt:	Present
Meyers:	Present				

3. **Approval of Minutes: Minutes of December 2, 2021, were approved 5-0-1 (Meyers abstaining) upon motion by Ms. Stock and second by Ms. Emerson.**

4. **Old Business - None**

5. **New Business:**

A. **Case No.: PZ 2022-01: Application filed by Mike Hooper, Representing Glass America, Requesting a Conditional Use Permit to Operate a Vehicle Repair, Limited, Use at 9050 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.**

Steve Meyers reported he was familiar with the applicant but it would not affect his decision on the matter.

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

Chairman Wilson entered the staff report and supporting documents into the record.

**4. Applicant Presentation of Application.**

Mike Hooper, an employee of, and representing the applicant, presented the Glass America application to the Commission and answered questions from the Commission. Mr. Hooper entered additional materials about the applicant's business into the record and are attached to the back of these minutes.

**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, compliance with factors to be considered, 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.

**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.

VOTE: Motion passed 6-0.

**6. Other Business- None.**

**7. Set Future Meeting Date – Next scheduled meeting date is February 3, 2022. The Annual Meeting and Election of Officers is scheduled for this Meeting.**

**8. Meeting was Adjourned at 7:37 by acclamation.**





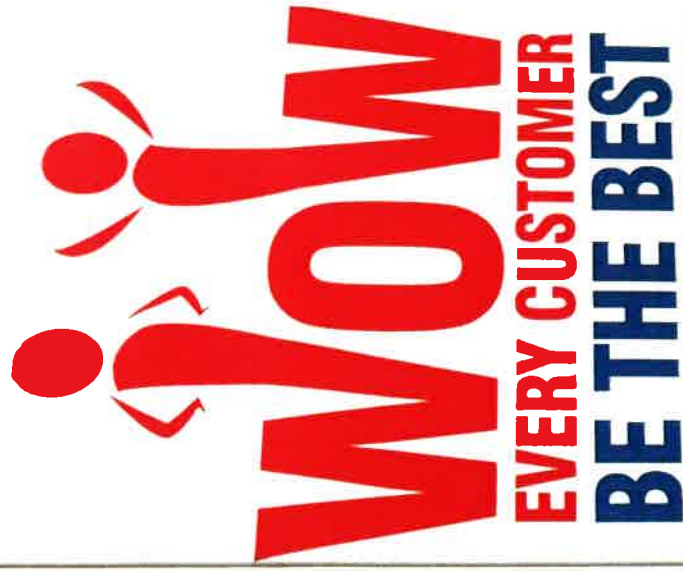
3

# Glass America

- Founded in 1999 in Chicago, IL.
- Expanded to Indiana, Georgia and Florida that year.
- Glass America purchased Auto Glass Service company of Tennessee, Alabama and Georgia in 2004.
- Company expanded to more than 60 locations in the next 10 years.
- In 2013 Glass America was acquired by the Boyd Group, joining Gerber Collision and Glass and Gerber National Claim Service.
- Glass America now operates in 35 states providing "The Best in Auto Glass" to our insurance customers, commercial accounts and the general public.



**Maxirn**



# Our Mission

WOW the customer... be the best!

*Our Goal at Glass America is to "WOW" every single customer with quality and service and to "be the best", so that we will be their first choice for all services and products that our entire Team proactively sells. By doing so, our customers win... our shareholders and suppliers win... and in turn, we as Glass America team members all benefit...*



# Advanced Driver Assistance Systems (ADAS)

## What is ADAS?

ADAS is a collection of advanced driver assistance systems in vehicles that work together to increase safety by alerting the driver of unsafe conditions that could lead to a collision.

## How can a windshield replacement impact ADAS?

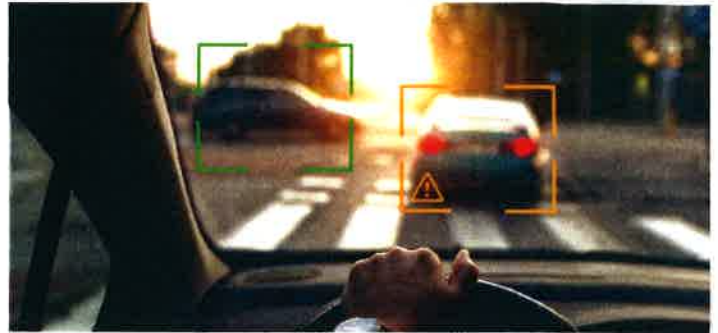
ADAS systems usually include a front-facing camera and sensors. When a windshield is replaced, it is critical to have the camera and sensors calibrated. ADAS features are new and require specialized training to ensure replacement and calibration are completed in compliance with the Original Manufactured Specifications.

## If my vehicle is equipped with ADAS, what can I expect?

Glass America employs a team of highly-trained calibration specialists. A technician will complete the windshield replacement, plug a handheld calibration device into the vehicle and follow manufacturer's specifications to calibrate the camera and sensors. The calibration process may require a road test or other specialized equipment.

## Glass America's commitment to safety

Glass America is at the forefront of ADAS Technology. We use the most advanced calibration tool that connects to a bank of OE scan tools. The output from scanning the vehicle is reviewed and supported by a team of trained & certified Master Service Technicians.



## When it comes to ADAS technology, one call does it all with Glass America!

- We educate the policyholder of the process
- We identify the correct part and calibration type
- We obtain any necessary insurance approvals
- We use the highest quality adhesive
- We use the most advanced calibration tool and technology
- We provide precise calibration to original manufactured specifications
- A written confirmation of successful calibration to OEM specifications

## Did you know?

It's expected that all new vehicles will be equipped with some type of ADAS feature as standard equipment by late 2022. In order to receive a five-star vehicle rating, Forward Collision Alert and Automatic Emergency Braking are required. A total of 20 vehicle manufacturers have committed to making automatic emergency braking a standard feature on virtually all new cars by then. 49% of all vehicles will require calibration by 2025.



877.220.1724 • [glassusa.com](http://glassusa.com)



# Staff Report

Community Development  
Planning and Development Services

## PZ 2021-09

To: City of Raytown Planning and Zoning Commission  
From: Chris Gilbert, Planning & Zoning Coordinator  
Date: February 3, 2022, Continued from December 2, 2021  
Re: Application for Conditional Use Permit for a Group Home

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### 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, has requested this application to be withdrawn at the present time, per the attached communication. No further action is needed on this application. The Board of Aldermen, before whom a public hearing was also noticed, and continued its public hearing to March 1, 2022, will also be notified of this action.

**Chris Gilbert**

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**From:** McCray, James <JAMES.MCCRAY@[REDACTED]>  
**Sent:** Tuesday, January 25, 2022 11:50 PM  
**To:** Chris Gilbert  
**Subject:** Re: [Not from USD500] RE: Presentation power point

Hi Mr. Gilbert

At this time I would like to temporarily withdraw my CUP application. Do to State complications regarding licensing.

If you have any questions [REDACTED]

## PZ 2022-02

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: February 3, 2022

Re: Application for Conditional Use Permit

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### CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: Monopoly Acquisitions, LLC, on behalf of Pet Connection

Property Owner: Timothy & Kathy Dunbar

Property Location: 6204 Arlington Ave.

Request: Conditional Use Permit approval for Animal Kennel Facility (providing Animal Rescue, Training Services for Already Owned Animals, and Animal Adoption Services)

The applicant, Monopoly Acquisitions, represented by Stacey Payne, is requesting Conditional Use Permit (CUP) approval for an Animal Kennel Facility to be located at 6204 Arlington Avenue in the Neighborhood Commercial (NC) zoning district on behalf of Pet Connection. Pet Connection intends to perform Animal Rescue services in addition to training services to existing pet owners whose animals are in need of it, and some Animal Adoption Services. Per the city's land use table, this use can only be conditionally approved in the NC zoning district. Pet Connection is a not-for-profit operator similar to Midwest Animal Res-Q (MARQ), which received a similar CUP in 2016.



Figure 1 – Surrounding Zoning and Location Map

The subject property was formerly operated as Dunbar Interiors and has a very unusual setup of buildings, including a combination of living quarters, offices, assembly facilities, and storage areas, making the property difficult to market for re-use and avoid a long-term vacant building situation. The applicant believes the building can be modified to suit the proposed use and has provided a conceptual layout for how the interior and exterior areas can be set up for this use that is included in the attachments to this staff report.

The applicant, Monopoly Acquisitions, was also the applicant for the Conditional Use Permit for the MARQ facility at 10312 E. 63<sup>rd</sup> Street that was approved by Ordinance on March 22, 2016. This facility currently has the contract to provide animal services to the City, so the applicant has demonstrated experience with setting up these types of facilities.

## SURROUNDING ZONING AND LAND USES

Property's Zoning Classification	Neighborhood Commercial (NC)
Surrounding Properties' Zoning	Neighborhood Commercial (NC)
Surrounding Overlay	None
Surrounding Land Use	Commercial, except Residential Duplexes to the North but are Non-Conforming
Designated Future Land Use	Commercial in all directions
Ward	Ward 1
Approximate Land Area	0.73 Acres
Roadway Classification	Local

## SITE DESCRIPTION, HISTORY, AND PRESENT USE

The building has been occupied by Dunbar Interiors since the 1970s and the owners are now desiring to sell the property. The building has a very unusual layout with a front two-story office/showroom building that connects to the middle two-story building with the residential area upstairs and a showroom/workroom area downstairs. To the very back of the property on the



**Figure 2 – Site Photos – (L) Front Office Building, (R) Connection Between Front Office Building and Residence/Showroom Building**

far west end is a large garage/storage building that is not directly connected but sits really close to the west end of the middle building. The site photos below and on the following page should help with depicting this unusual situation.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The subject property is surrounded by the following types of development:

To the West: Clevenger Horse Farm property that is mostly vacant land today but can only be developed as Commercial in the future under the present zoning and Future Land Use Map designation if it develops.

To the South: Heavy Commercial/Warehousing uses including a Glass Manufacturer and a Tow Lot, with several office uses and a car wash closer to 63<sup>rd</sup> Street.

To the East: The large Center 63 Shopping Center, which runs a ways to the south and to the north along the east side of Arlington Avenue.

To the North: Immediately abutting to the north are 6 duplex rental residential structures with a total of 12 rental units along 62<sup>nd</sup> Street and north of these units are larger lot mostly owner-occupied residential properties on the west side of Arlington intermixed with some commercial/warehousing uses. These residential properties are all legal non-conforming ("Grandfathered") uses, being located in an NC, Neighborhood Commercial District and also shown as "Commercial" on the Future Land Use Plan Map.



**Figure 3 – Site Photos – (L) Central Building with Upstairs Residence and Downstairs Showroom/Workroom, (R) Garage/Storage Building Just Off West End of Central Building**

## **PUBLIC COMMENTS**

The public hearing notice was published in *The Daily Record* on January 14, 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 January 19, 2022, and two owners of rental duplexes to the north of the subject property showed up for the meeting. A sign-in sheet from this meeting and a detailed synopsis of the discussions held with the attendees, as prepared by the applicant following the meeting, is attached to this staff report. To date, the Community Development Department has received one additional letters/calls/emails regarding this



application, in the form of a letter of support (attached to this report) from Neal Clevenger, who owns a lot of property in the vicinity of this application. The property was posted by the applicant with the required public hearing sign on January 19, 2022.

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## **ANALYSIS**

Evaluating an application for a conditional use permit requires consideration to be given by the City of Raytown to the health, safety, morals, comfort and general welfare of the inhabitants of the City, including but not limited to, the following factors:

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

The parcel and all adjacent lots for several hundred feet in all directions are both shown as "Commercial" on the Future Land Use Map incorporated in the Raytown Comprehensive Plan and also presently zoned Neighborhood Commercial (HC).

Section 50-185 of the Raytown Municipal Code, describing the NC zoning district, states it is designed to "provide a location for miscellaneous retail, wholesale, and businesses serving the consumer public and business". This application meets this intent for the NC zone as it is a business serving the consumer public, but instead of through inanimate hard goods sales or provisions, it is the rescue, rehabilitation, training, and adopting out of living goods in the form of domestic small animals.

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

No negative change to neighboring property values is expected with this proposed use. The applicant intends to make every effort to be good neighbors to the surrounding property owners and not create a nuisance on the property. Staff has included in the Conditions of Approval some appropriate conditions to ensure that certain impacts related to noise and odor are minimized.

An additional factor to consider here is the unusual layout of the buildings has made this property very difficult to market for the owners. If they cant find a buyer and the property ends up remaining vacant for an extended period of time, it could have a substantial detrimental impact on surrounding property values as abandoned buildings can become unwelcome neighbors.

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

Staff has no concerns regarding fire and/or casualties on this project. The property will be fully inspected by the Building Official and Fire Marshal for compliance with adopted building and fire codes prior to issuance of a business license.

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

The proposed business is not anticipated to violate any general police regulations. As the kennels are to be located inside the building and the outdoor area only used for exercise and play time for the animals, any noise issues should be kept to a minimum.



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

The proposed business will not increase traffic congestion above what is normal for the vicinity. With a variety of commercial businesses already surrounding this property, the additional 7-10 vehicles per day anticipated by the applicant (3-4 employees, 4-6 visitors) generated by this use should be easily handled by Arlington Avenue.

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

The proposed business will not affect traffic safety significantly with Arlington Avenue being a low volume street and a low estimated vehicle trips per day (7-10 vehicles per day per applicant). The site contains sufficient spaces (8 in front and an area in the back that can be set up for additional parking if needed to serve the proposed use but that is not anticipated with the estimated daily vehicle numbers from the applicant. Adequate access to the property is presently available directly from Arlington Avenue with a short connection distance to the south to 63<sup>rd</sup> Street.

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

The proposed business will not affect the safety of individuals or property. Areas where animals will be outdoors will be fully fenced with privacy fencing to minimize any potential hazard to persons not directly working with the animals. The entire structure is in good condition and will be fully inspected by the Building Official and Fire Marshal for compliance with adopted building and fire codes prior to issuance of a business license.

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

The proposed business should not significantly affect the air quality of the area above what is normal if the attached Conditions of Approval are complied with as regards animal waste odors.

No impact on light is anticipated by the use, although construction of a perimeter privacy fence may have some impact on neighboring duplex residential properties as these units are very close to the property line with the applicant's property. Such a fence does not require a permit and any property owner has the right to install one if it meets the criteria contained in the Raytown Municipal Code for fences in the appropriate District.

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

The proposed use will not add any extra buildings to the site and the daily vehicle traffic is estimated to be low with 3 to 4 employees and maybe 4 to 6 visitors throughout the day. The interior of the building will be modified to accommodate the kennel rooms for the animals per the attached site plan. This level of use in a Commercial District is low and does not appear to meet the threshold for an excessive intensity of land use.

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

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



# Staff Report

Community Development  
Planning and Development Services

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

Staff does not believe the proposed use would reach the threshold of an "invasion by an inappropriate use" as the subject property is located well within a large Neighborhood Commercial District, surrounded by high intensity commercial uses, including a glass manufacturing facility, a tow lot, and a major commercial shopping center. There are indeed non-conforming residential duplexes to the north of the subject property, and some single-family properties even further north, but all of these are both planned for future commercial use and presently zoned for commercial use. Staff believes that while placing appropriate Conditions of Approval can properly mitigate some of the concerns of nearby residents, the concerns of the residents of these non-conforming properties should not be permitted to override the stated intent of the City's Comprehensive Plan Land Use Map or the existing zoning that is consistent with this map.

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

The property on which the proposed business would be located is fully developed. The building was used as an interior decorator's residence/warehouse/office/showroom for over 50 years and has a very unusual layout with a front two-story office/showroom building that connects to the middle two-story building with the residential area upstairs and a showroom/workroom area downstairs. To the very back of the property on the far west end is a large garage/storage building that is not directly connected but sits really close to the west end of the middle building.

## **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 the facility follows all required laws and Ordinances. The operation of an Animal Kennel Facility, including animal adoption activities, is required to comply with the regulations enforced by the State of Missouri's Department of Agriculture, including submitting to regular inspections. Continuing operations of such a facility will be required to stay in compliance or face possible remedial actions and closure.

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

The proposed business should not affect the orderly and proper renewal, development or growth of the city. The applicant's proposed re-use of a soon to be vacant building that has generated little market interest due to its unusual layout and design, combined with the recommended conditions of approval, will contribute to the orderly renewal of the city by continuing occupancy in a structure that risks remaining vacant for an extended period.

The view can also be taken that the property might be better utilized as a pure commercial retail site. By taking this approach, there is no guarantee that the site will get an interested party that would invest the significant sums needed to redevelop such an unusually designed collection of structures into a more commercial/retail-viable building. The possibility exists if this application is turned down that the subject property would remain vacant for a much longer time, delaying site improvements and maintenance, and creating a significant appearance issue, while also lowering surrounding property values and potentially creating a target for vandalism and other forms of crime.



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## RECOMMENDATION

Staff recommends approval of Case No. PZ 2022-02 – Request for Conditional Use Permit approval for an Animal Kennel Facility Animal Kennel Facility (providing Animal Rescue, Training Services for Already Owned Animals, and Animal Adoption Services) for Pet Connection, to be located at 6204 Arlington Avenue, pursuant to the following conditions:

**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, such as seasonal weather constraints, the Director of Community Development may grant an extension:**

1. Ensure parking lot is properly striped to include a single handicapped “Van Accessible” parking space accessible to the main entrance of the building that meets all Americans with Disabilities Act (ADA) standards regarding striping and signage.

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

2. The Animal Kennel Facility shall be in full compliance at all times with State of Missouri Department of Agriculture licensing requirements.
3. The applicant shall ensure that the Animal Kennel Facility operator keeps all enclosed exterior areas where animals are permitted to be present free of animal waste to minimize odor issues.
4. The applicant shall ensure that the Animal Kennel Facility operator makes every effort to minimize excess noise from barking dogs, recognizing that the property has residential neighbors.
5. Parking lot and entranceway from Arlington Avenue shall be maintained in good condition at all times.
6. Ensure the entire building exterior is maintained in good condition at all times, including paint, doors, windows, foundation, roof, storage areas, and garage.
7. Ensure the site is maintained in good condition at all times, including all fencing and trimming of weeds and grass. All junk, trash, and debris that collects on the site to be removed immediately and not permitted to remain.
8. All signage for the use shall be issued under separate permit process and shall meet Municipal Code requirements.
9. Any trash dumpster placed on site needs to be either within a fully enclosed dumpster enclosure or stored indoors, except on trash pickup day.



# Staff Report

Community Development  
Planning and Development Services

## 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 for private or public auto repair until the Commercial Use Permit and/or a Business License to operate are issued.
11. Any future use of the small gravel area at the west end of the property next to the existing garage/storage building shall be improved in accordance with Raytown Municipal Code requirements prior to being used for vehicle parking.
12. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.



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

**CONDITIONAL USE PERMIT APPLICATION**

1. Location 6204 Arlington Ave Raytown MO
2. Property Owner (Printed, as appears on deed) TIMOTHY GALE DUNBAR & KATHY ANNIE DUNBAR, AIA.  
 Address 6204 ARLINGTON AVE  
 Phone 816.591.7105 Email STACEY@MONOPOLYPROPERTIESKC.COM  
 Property Owner (Signature)
3. Applicant/Agent MONOPOLY ACQUISITIONS, LLC - The Pet Connection  
 Phone 816.591.7105 Email STACEY@MONOPOLYPROPERTIESKC.COM  
 Applicant/Agent (Signature)
4. The property's current use/purpose is: RETAIL - INTERIOR DESIGN
5. The property's current zoning classification is: NEIGHBORHOOD COMMERCIAL
6. The proposed use/purpose of the property is: DOG BOARD & TRAIN
7. The proposed conditional use will be in keeping with the character of the neighborhood because:  
THE OUTSIDE APPEARANCE WILL NOT CHANGE, OTHER THAN GENERAL MAINTENANCE. PROPERTY WILL REMAIN A BUSINESS
8. The proposed use will be consistent with the uses and zoning on nearby parcels because:  
PROPERTY IS ADJACENT TO OTHER COMMERCIAL PROPERTIES ON NORTH, EAST & WEST.
9. Prior to submitting this application, the property has been vacant for:  
CURRENTLY OCCUPIED.



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

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

CURRENT USE/BUSINESS RETIRING. NEW BUSINESS TO OCCUPY  
PROPERTY VERSUS BEING VACANT.

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

NO KNOWN DETRIMENTALS

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

THE PROPERTY WILL LIKELY BECOME VACANT AT SOME POINT  
IF CUP IS NOT APPROVED

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

ELECTRICAL: EVERAY  
WATER: RAYTOWN WATER DEP. /SEWER: CITY OF RAYTOWN  
GAS: ASPIRE  
~~NO INCREASE IN UTILITIES ARE NEEDED FOR PROPOSED USE.~~

14. Additional comments:

NOTE: PROPOSED USE/BUSINESS IS RELOCATING TO RAYTOWN.  
THUS, RAYTOWN IS ACQUIRING A NEW BUSINESS.

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

16. Signature - Property Owner or Legal Agent

17. Signature - Applicant or Legal Agent

## **Activities for Dog Boarding and Dog Training**

Front portion of the building(s): Individual rooms for single dogs. Inside the individual rooms if needed the dog will have a kennel/crate. We will be housing dogs in the individual rooms "dog". Just like a pet in a home, when pets are housed in a more normalized environment, they are less likely to be stressed and bark. If barking should occur, immediate attention to this behavior will be addressed by a behavioral consultant. The pets will be housed in individual rooms where there is no visual arousal of other dogs as the suites will all be private. Rooms will be used for the staff to provide feeding, attention, basic training and enrichment for the dogs that are housed there.

Dogs will be exercised in the yards when they are under the supervision of a member of our team. No dogs will be housed in the yards as a primary enclosure. Because dogs are there for training, they will not be allowed to excessively bark. Barking is already monitored as a part of our program and excessive barking will be distracted or the dog will be removed from the yard. Dogs will be in the yard during normal business hours and never overnight or unsupervised.

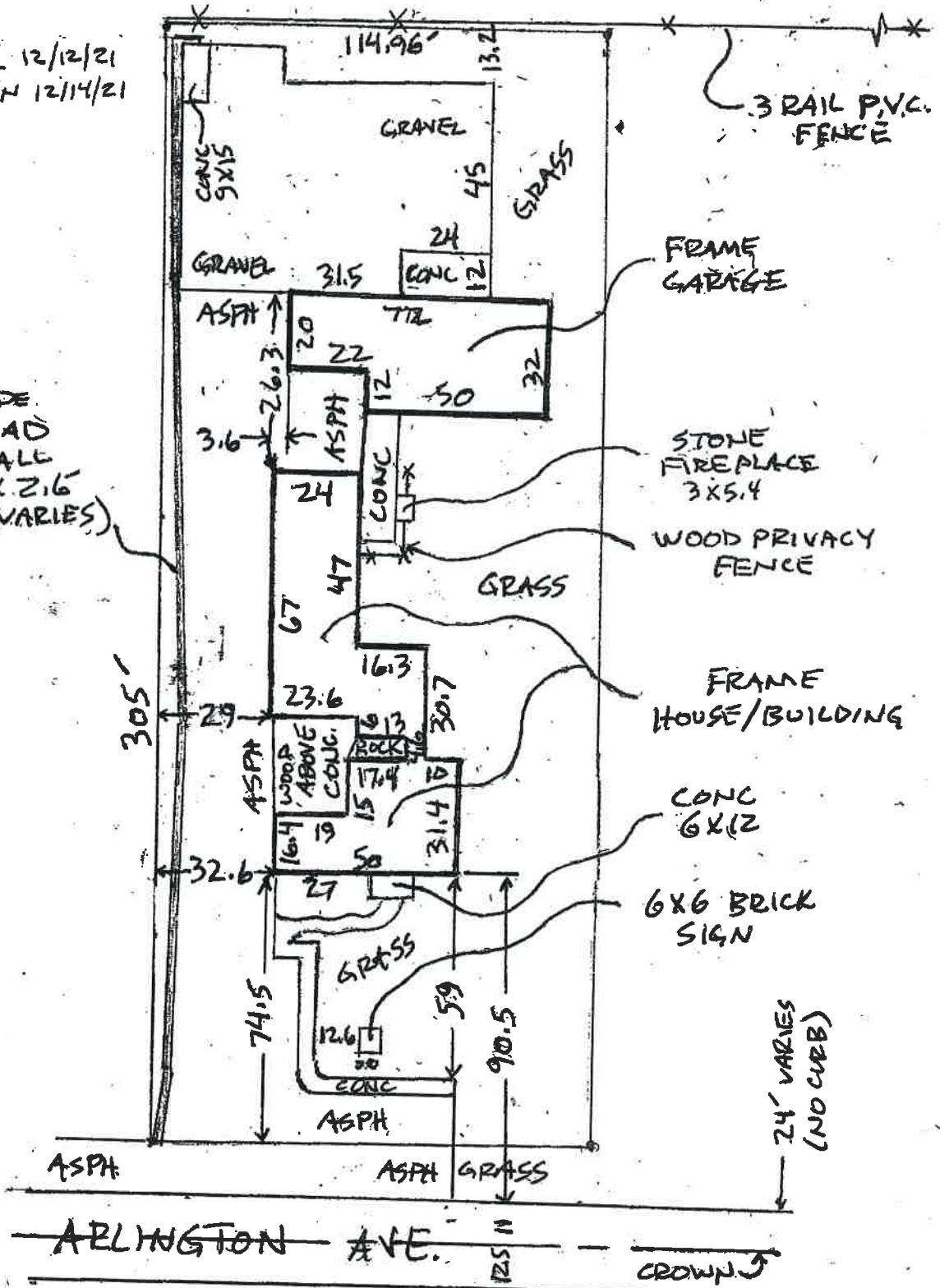
Privacy fence: Will be put up so that visual stimulation can be minimized and will have a direct impact on barking. The Pet Connection has always installed anti dig barriers around our fences, kept our fences and gates in good working order, and erected tall solid fences to eliminate visual stimuli.

Rear Portion of the Building(s): We will be training dogs in the big room at the back of the building "Lobby on drawing" and allowing for indoor play during increment weather.

Garage- 3<sup>rd</sup> Building: We will be sorting and storing donations in the garage on the property.

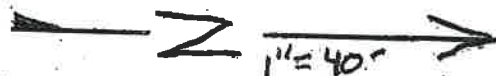
FIELDWORK 12/12/21  
 DRAWN ON 12/14/21

016' WIDE  
 RAILROAD  
 TIE WALL  
 APPROX 2.16'  
 TALL (VARIES)

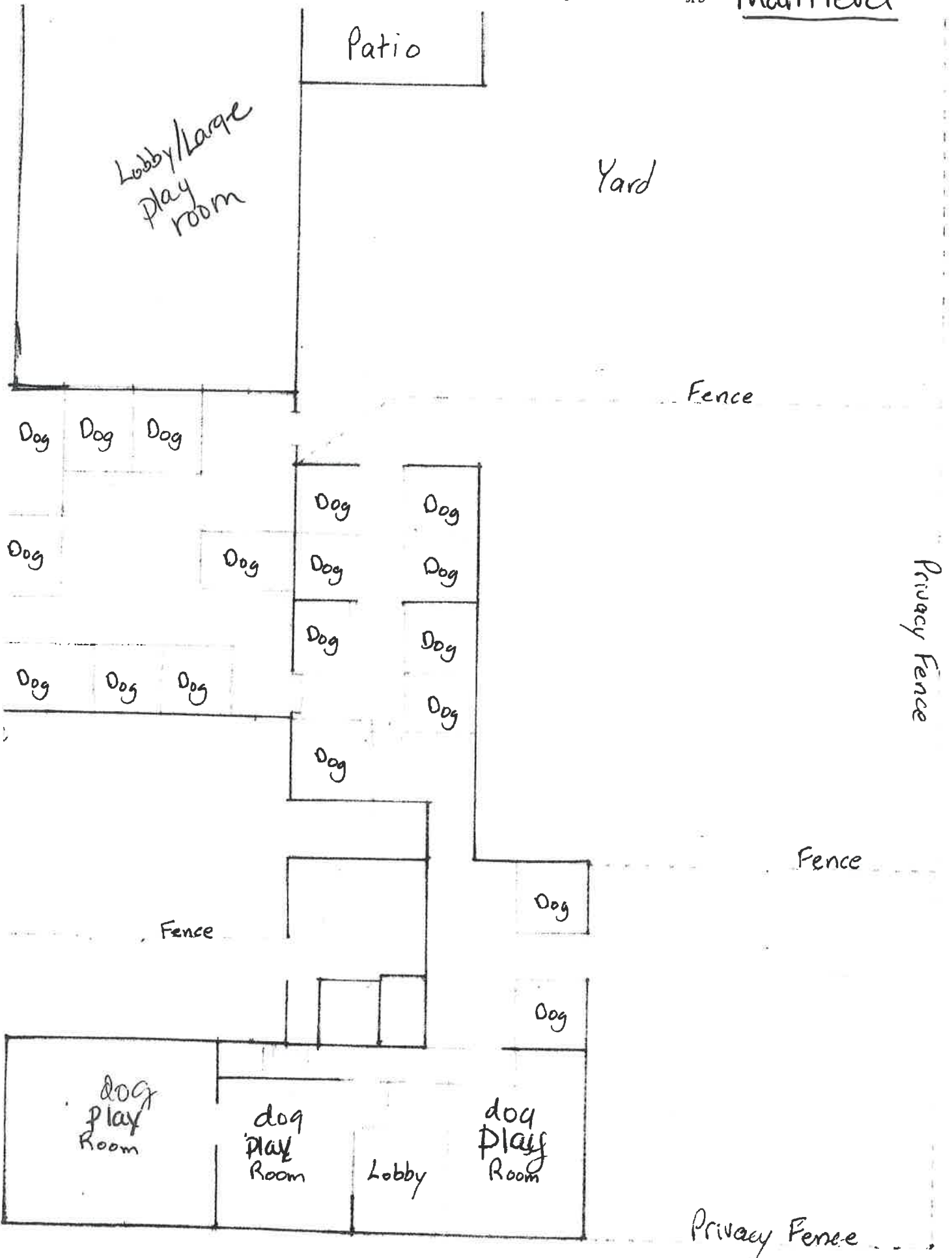


6204 ARLINGTON, AVE  
 RAYTOWN, MO 64133  
 Updated site improvements

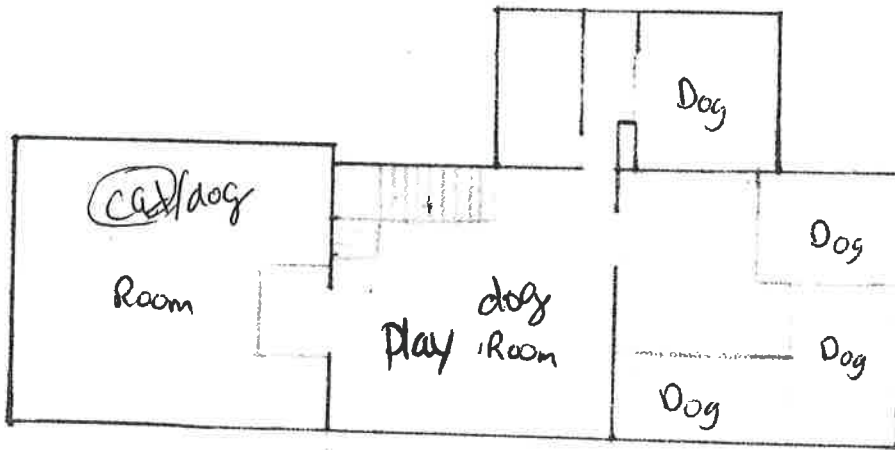
ALL MEASUREMENTS ARE  
 DECIMAL FEET



Main level



# Upstairs 'House'



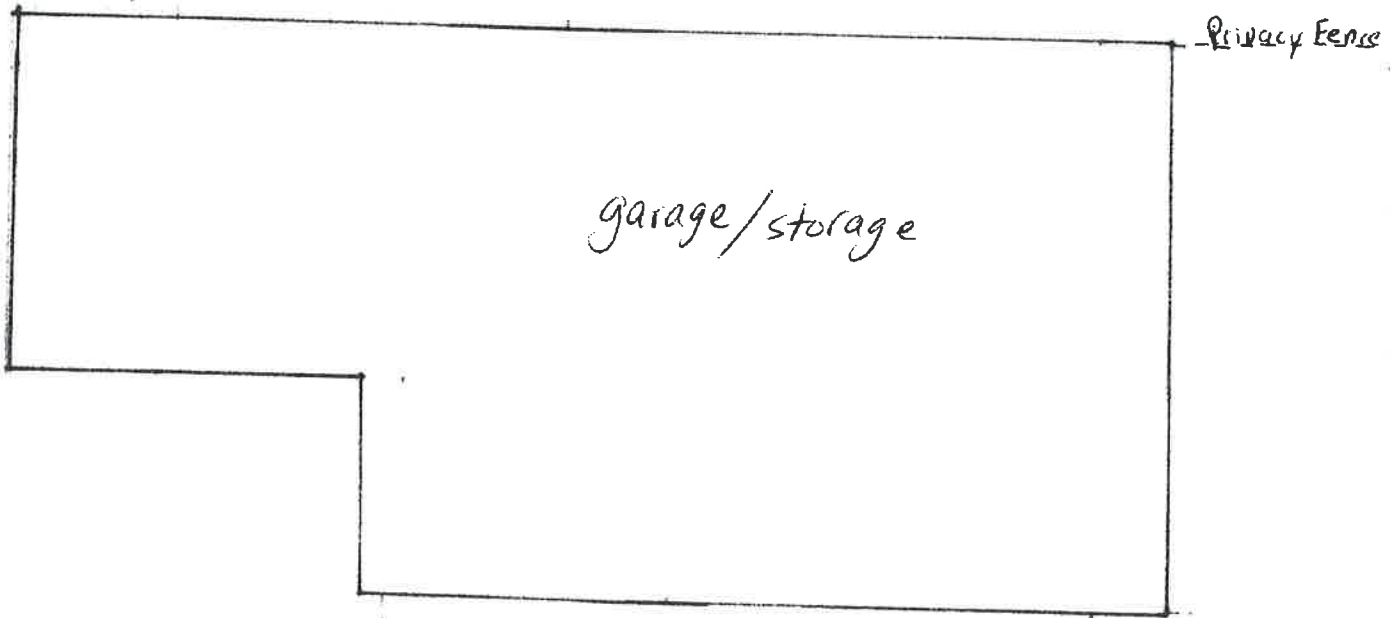
# Garage

Chain link fence

Chain link fence

yard

Privacy fence



garage/storage

Privacy Fence

yard

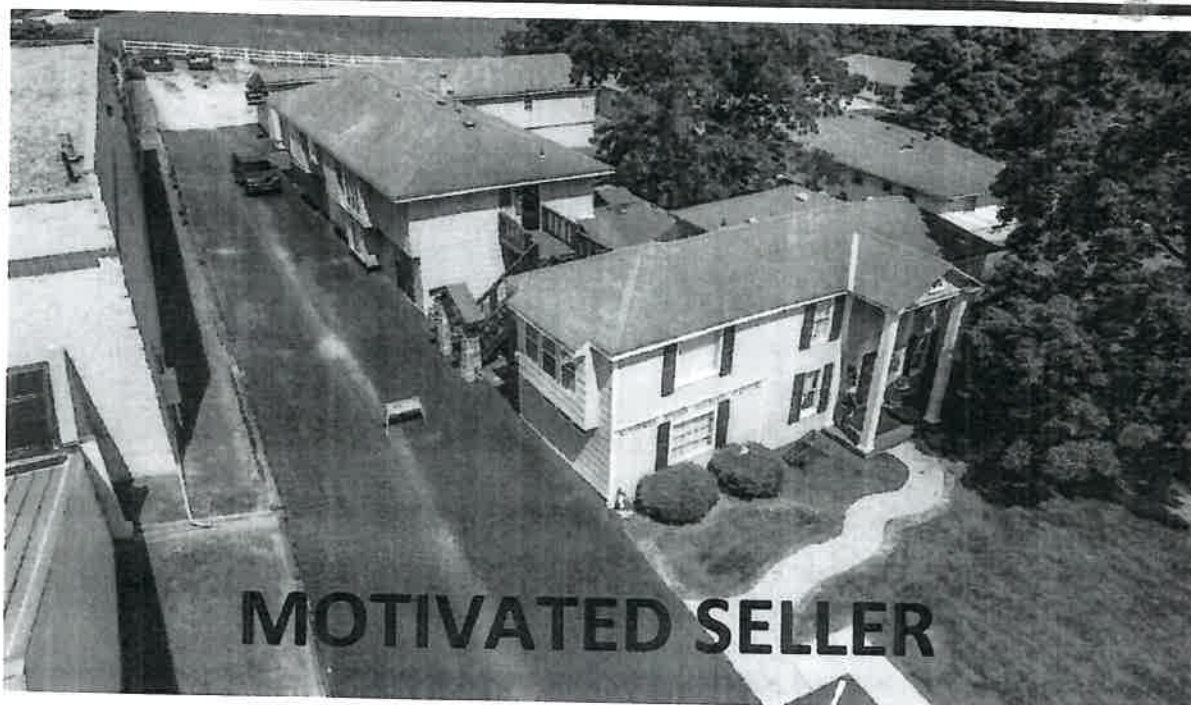
Privacy Fence

Fence

# Mixed-Use Live-Work Building For Sale

6204 Arlington Avenue, Raytown, Missouri 64133

**RE/MAX**  
COMMERCIAL  
STATE LINE REAL ESTATE



- 5,782± SF mixed-use 2-story building currently owner occupied by an interior design firm. **PLEASE DO NOT DISTURB.**
  - 2,617± SF 2-story retail showroom built in 1925
  - Middle building was built in the late 70's & includes 1,544± SF office workspace with custom kitchen, & garage on the 1<sup>st</sup> fl & a beautifully finished 2-bdrm, 2-bath residential unit of 1,621± SF with outdoor deck area on the 2<sup>nd</sup> fl
- 2,015± SF 4-car garage built in 1984
- 31,928± SF (0.73± AC) land area providing on & off-street parking & amazing outdoor space
- No EARNINGS TAX, and located within minutes from the newly constructed Rock Island Trail and easy interstate access to the Kansas City metro area

Demographics	1 MILE	3 MILE	5 MILE
2020 Estimated Population	8,697	52,299	130,442
Average Household Income	\$64,403	\$64,354	\$62,843

## Primary Use

Live-Work (Retail, Office, Service, Showroom)

## Location

Eastern Jackson County Opportunity Zone

## MLS #

2311018

## Sale Price REDUCED

\$371,000 (\$47.58/SF)

## GBA

7,797± SF

## Zoning District

NC, Neighborhood Commercial District

## FOR MORE INFORMATION

Susan Scott | 816.668.7276 | [susan@scottcrs.com](mailto:susan@scottcrs.com)

Tina Gaughan | 816.835.3230 | [tinagaughan@gmail.com](mailto:tinagaughan@gmail.com)

## A BETTER WAY in Commercial Real Estate

[sites.virtualview360.com/6204arlingtonavenue](https://sites.virtualview360.com/6204arlingtonavenue)  
[www.scottcrs.com](http://www.scottcrs.com)

RE/MAX State Line Commercial Real Estate 11251 Nall Avenue, Leawood, KS 66211 913.649.3100 Each Office Independently Owned and Operated

The information regarding the subject property is from sources deemed reliable. It is subject to verification. No liability for errors or omissions is assumed. Property may be withdrawn from the market or transacted. The price is subject to change. If you are currently represented by a Realtor, please disregard this notice. It is not our intention to solicit the offerings of other Brokers.

# 1<sup>st</sup> Floor - Space Plan

6204 Arlington Avenue, Raytown, Missouri 64133

**RE/MAX**  
COMMERCIAL  
STATE LINE REAL ESTATE



GROSS INTERNAL AREA  
FLOOR 1: 2206 sq. ft, FLOOR 2: 2550 sq. ft  
EXCLUDED AREAS: , GARAGE: 906 sq. ft  
TOTAL: 4756 sq. ft

Scale and dimensions are APPROXIMATE. NOT TO SCALE.



## FOR MORE INFORMATION

Susan Scott | 816.668.7276 | [susan@scottcrs.com](mailto:susan@scottcrs.com)

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**A BETTER WAY in  
Commercial Real Estate**

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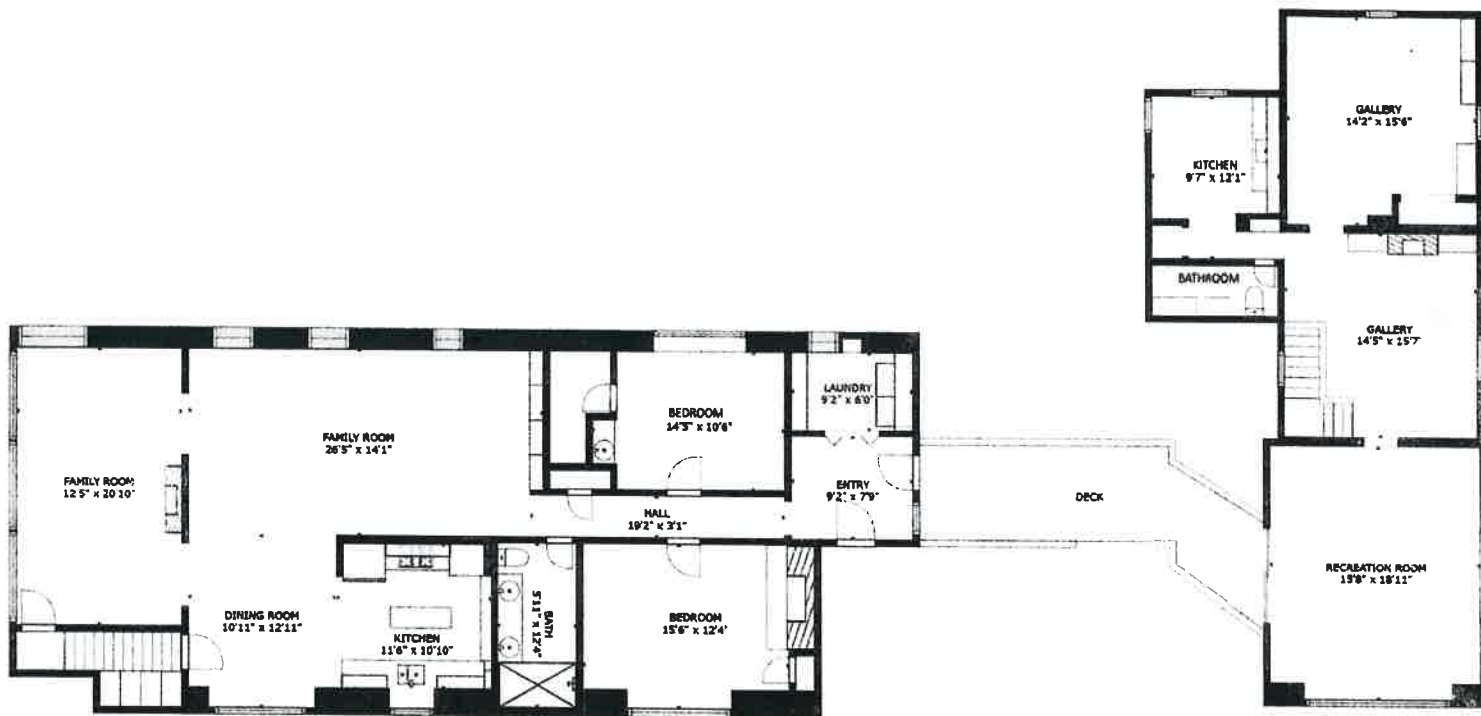
RE/MAX State Line Commercial Real Estate 11251 Nall Avenue, Leawood, KS 66211 913.649.3100 *Each Office Independently Owned and Operated*

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# 2<sup>nd</sup> Floor - Space Plan

6204 Arlington Avenue, Raytown, Missouri 64133

**RE/MAX**  
COMMERCIAL  
STATE LINE REAL ESTATE



GROSS INTERNAL AREA  
FLOOR 1: 2206 sq. ft., FLOOR 2: 2550 sq. ft.  
EXCLUDED AREAS: GARAGE: 906 sq. ft.  
TOTAL: 4756 sq. ft.

(SEEES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY)

FLOOR 2



## FOR MORE INFORMATION

Susan Scott | 816.668.7276 | [susan@scottcrs.com](mailto:susan@scottcrs.com)

Tina Gaughan | 816.835.3230 | [tinagaughan@gmail.com](mailto:tinagaughan@gmail.com)

## A BETTER WAY in Commercial Real Estate

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[www.scottcrs.com](http://www.scottcrs.com)

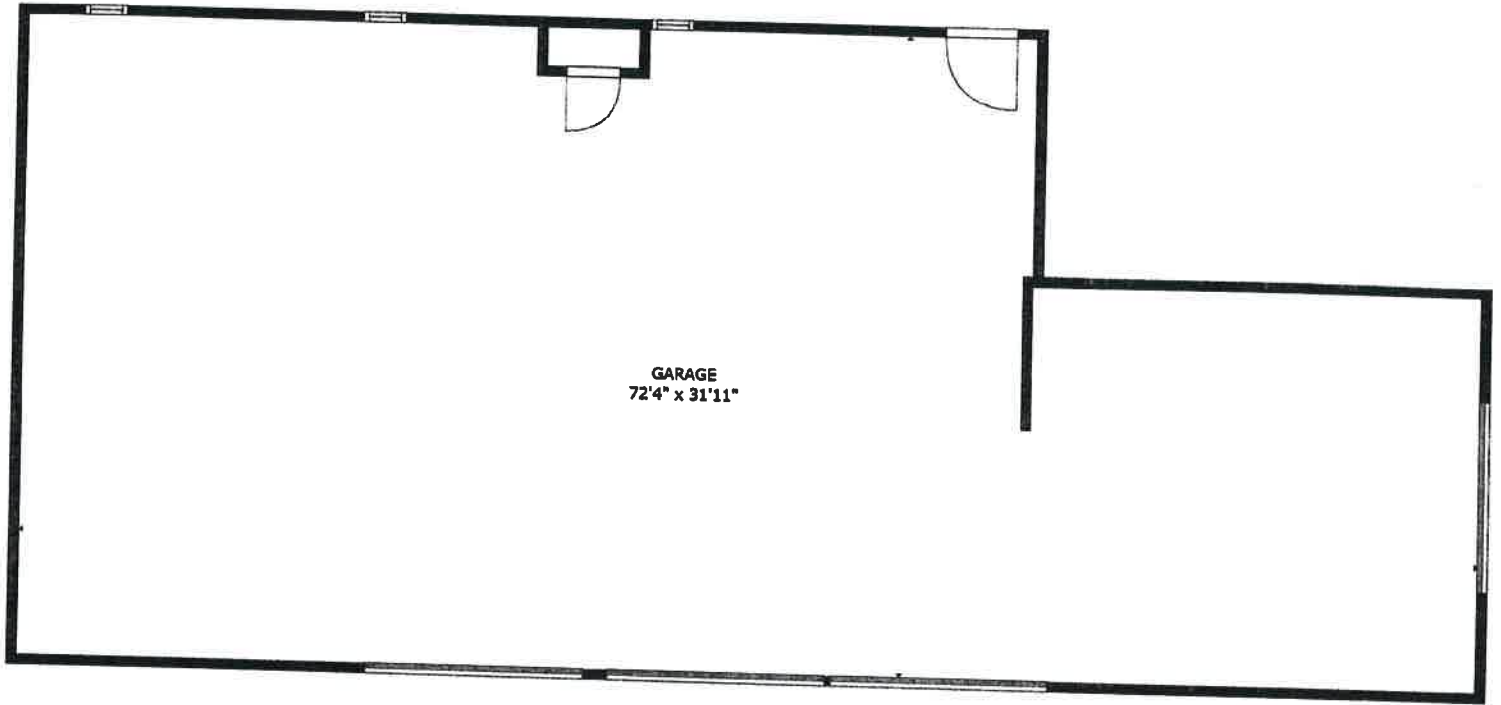
RE/MAX State Line Commercial Real Estate 11251 Nall Avenue, Leawood, KS 66211 913.649.3100 *Each Office Independently Owned and Operated*

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# Garage Floor Plan

6204 Arlington Avenue, Raytown, Missouri 64133

**RE/MAX**  
COMMERCIAL  
STATE LINE REAL ESTATE



GROSS INTERNAL AREA  
FLOOR 1: 0 sq. ft. EXCLUDED AREAS:  
GARAGE: 2038 sq. ft.  
TOTAL: 0 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO VERIFICATION.

FLOOR 1



## FOR MORE INFORMATION

Susan Scott | 816.668.7276 | [susan@scottcrs.com](mailto:susan@scottcrs.com)

Tina Gaughan | 816.835.3230 | [tinagaughan@gmail.com](mailto:tinagaughan@gmail.com)

**A BETTER WAY in  
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# AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
COUNTY OF JACKSON

} S.S.

Page 1 of 1

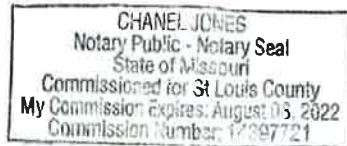
Before the undersigned Notary Public personally appeared **Brandon Crail** on behalf of **THE DAILY RECORD, KANSAS CITY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **January 14, 2022** edition and ending with the **January 14, 2022** edition, for a total of 1 publications:

01/14/2022



**Brandon Crail**

Subscribed & sworn before me this 14<sup>th</sup> day of Jan., 2022  
(SEAL)

  
Notary Public

## Notice of Public Hearings

**Affected Property:** 6204 Arlington Ave., Raytown, Missouri  
**Jackson County Parcel ID #** 45-210-08-29-00-0-00-000

A public hearing has been scheduled to consider a Conditional Use Permit application to operate an Animal Rescue facility, filed by Stacey Payne of Monopoly Acquisitions, LLC, to be located at 6204 Arlington Avenue in Raytown, Missouri. The applicant intends to operate a rescue facility for domestic pets from the subject property, which requires a Conditional Use Permit per the City of Raytown Municipal Code.

This public hearing will be held by the Raytown Planning & Zoning Commission at 7:00pm on **Thursday, February 3, 2022**. The packet and agenda should be available for view on the City of Raytown website on Friday, January 28, 2022.

The Raytown Board of Aldermen will also hold a public hearing to consider this Conditional Use Permit, tentatively scheduled for 7:00pm on **Tuesday, March 1, 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 [chrts@raytown.mo.us](mailto:chrts@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.  
12068734 Jackson Jan. 14, 2022







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

January 11, 2022

### **Notice of Public Hearings**

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# Neighborhood Meeting 6204 Arlington CUP, Pet Connection

January 19, 2022

SIGN-IN SHEET

PLEASE PRINT LEGIBLY

Name	Mailing Address (Include City, State & Zip Code)	Daytime Phone #	Evening Phone #	E-Mail Address
Ron Wilson	9503 E 79 <sup>th</sup> St Raytown 64138	816-699-3540		ron.wilson477@gmail.com
Lee Atiles		816-863-3544		

January 19, 2022 @ 2pm

Mr. Leo Ables and Mr. Ronald Wilson came to the community information meeting at City Hall in Raytown, MO. Stacey Payne property owner (6204 Arlington Ave Raytown, MO) and Matthew Tholen (resides at the property in established apartment) were both present as well.

Concerns:

***Question: If we are in contact with OSHA and the EPA on this project.***

Response: Stacey informed them that we are in contact with The Department of Agriculture regulations. The Missouri Animal Care Facility Program regulates boarders, shelters and pet stores to ensure they meet state standards regarding feed, water shelter, veterinary care, building maintenance, socialization, identification and recordkeeping requirements.

Facts for Later: Osha is for Occupational Safety And Health Administration and keeping work injuries and the workplace safe.

EPA is the US Environmental Protection Agency. Their mission is to protect human and environmental health. The EPA regulates the manufacturing, processing, distribution and use of chemicals and other pollutants.

***Question or Concern: Mr Abels is very concerned about the value of his duplex's. He rents these to mentally handicap adults and is concerned about their well-being as well. He let us know that those duplexes are part of his retirement and he believes this will substantially bring down the value of his duplex's. He gave \$\$dollar figure examples.***

All of this facility will be maintained inside the building, the exterior of the building and the grounds. There is already Matthew Tholen living here to maintain all the property.

***Question or Concern: Fencing Concerns... Easements, set the fence back, a privacy fence obstructing the view of his tenants.***

Stacey assured Mr. Ables that 100% of all fencing will remain on our property line. Stacey is going to install the fence in the same location that the prior owner, Tim Dubar, had it. He pushed back stating that there are easements requiring the fence to be 10 feet from the property line. There are no such easements or this requirement per city code. He then stated that his tenants would have to look at a fence a few feet from the back of their homes.

***Question or Concern: Sewage and drains from harsh chemical, grooming chemicals, flea and tick treatment.***

There are no harsh chemicals used in our facility. We may give a dog a bath with normal dog shampoo if needed. Flee and tick treatment is topical or a collar only. There is no residual waste from this treatment.

***Question or Concern: Housing dogs outside, loud barking, noise in general. (when we gave many responses he would always reply “so you say and then you will get the permit and just do whatever you like”***

We never have and never will house a dog outside at any of our facilities. We train dogs to not bark and immediately address this behavior with all of the dogs in our care. All of the dogs have a private suite inside the facility that will keep them from interacting with other dogs. These suites are solid walls with no way for visual stimulation.

***Question or Concern: Animal Feces***

Mr. Ables and Mr. Wilson both asked about the need for an upgraded sewer system to deal with the increase in animal feces. All our dogs will use the yards for this purpose. Any time any of our dogs are outside in the yards they will be with a trainer. Any feces in the yards will be picked up multiple times throughout each day. This eliminates smell and our trainers stepping in feces. All feces will be bagged and thrown away in a dumpster. The sewer system has no bearing on the dogs using the yards to defecate.

***Question or Concern: Purpose for our use. If we provide Veterinary Services, Adoptions Services, Medical Rehabilitation, Intake of strays, Grooming***

Mr. Ables listed off several things asking about what we do. He stated that these were listed on our website. These are not services we offer, and are not listed on our website. We provide training to individuals and rescue organizations. He asked several times about veterinary services. We are not affiliated nor do we have or offer any veterinary care. We are focused on behavioral training.

***Question or Concern: Asked about other locations. Asked why we are leaving the Lenexa location.***

Mr. Ables and Mr. Wilson both inquired about all our current locations. We informed them that our current Lenexa location is being used for training only. We are using this facility to combine boarding and training under one roof. They both want to visit the Lenexa location. Address was provided.

***Question or Concern: Asked about financials, how the loan gets paid, salaries***

Mr. Ables was very interested in the financial aspect of both Stacey and The Pet Connection. Stacey informed him that the Pet Connection is a not-for-profit entity. He asked how Stacey being the property owner was going to pay the mortgage on the facility since it is a not-for-profit entity. He was informed that both Matthew and The Pet Connection will have a lease and will pay rent each month.

***Question or Concern: Talked about his hunting trip to Beloit, KS. He visited the facility there and dropped off a bird dog they found on Mr. Abels hunting trip. The Beloit facility helped to find the owners***

Mr. Ables went on a hunting trip to Beloit, KS and while hunting he found a stray dog. He took the dog to the Beloit facility and there the staff found the owner of the dog. He asked if we do any of this service here. He was informed that all stray animals in Raytown are handled through animal control and Midwest Animal Resq. We stated many times that the Beloit facility was "quite a facility". He was referring to its size.

***Question or Concern: Yard size verse number of dogs***

See spread sheet for yard breakdown. Neither Mr. Ables or Mr. Wilson thought we have adequate yard size or the proper building for any number of dogs. They only think we can use the area behind the garage to let the dogs out. This goes back to the fence issue of not wanting the fence on our property line.

***Question or Concern: Number of daily visitors***

Mr. Ables asked about how many people will be visiting the facility at a time. He was informed that there will be a couple of trainers at a time working with dogs during normal business hours. Any person bringing their dogs in for training will be required to set up an appointment.

Neal S. Clevenger  
9508 E. 63<sup>rd</sup> Street  
Raytown, MO 64133

January 20, 2022

City of Raytown  
The Raytown Community Development Department  
10000 E. 59<sup>th</sup> Street  
Raytown, MO 64133

RE: 6204 Arlington Ave., Conditional Use Permit for Animal Rescue

Dear Sirs:

Thank you for your notice concerning "Pet Connection." With our properties around the area, it would be a good fit. We already have a pet groomer and a horse stable nearby.

This makes good sense for a rescue facility for domestic pets/animals to be a part of the neighborhood.

Sincerely,

Neal Clevenger

A handwritten signature in black ink that reads "Neal Clevenger". The signature is written in a cursive, flowing style.



45-210-08-29-00-0-00-000

## Property Account Summary

**Parcel ID** 45-210-08-29-00-0-00-000 **Property Address** 6204 ARLINGTON AVE , RAYTOWN, MO 64133
**General Information**

Property Description SEC-05 TWP-48 RNG-32 PT OF THE SW NE BEG 745' S OF NE COR OF SD 1/4 1/4 SEC THW 330' TH S 104' TH E 330' TH N 104' TO BEG (EX PT IN RD) & (EX TR TO C JACKSON)

Property Category Land and Improvements

Status Active, Host Other Property, Locally Assessed

Tax Code Area 022

Remarks From Conversion

**Property Characteristics**

Property Class 2010

**Parties**

Role	Percent	Name	Address
Taxpayer	100	DUNBAR TIMOTHY GALE & KATHY ANNE	6204 ARLINGTON AVE, RAYTOWN, MO 64133
Owner	100	DUNBAR TIMOTHY GALE & KATHY ANNE	6204 ARLINGTON AVE, RAYTOWN, MO 64133

**Property Values**

Value Type	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018	Tax Year 2017
Market Value Total	261000	260900	260900	236090	236090
Taxable Value Total	83520	83488	83488	75549	75549
Assessed Value Total	83520	83488	83488	75549	75549

**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](#) to use **myJacksonCounty** powered by Paylt."

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
2021	3	02/28/2022	\$2,270.96	\$0.00	\$2,270.96	\$2,270.96
2021	4	05/31/2022	\$2,270.98	\$0.00	\$2,270.98	\$4,541.94
2021	5	08/31/2022	\$2,270.98	\$0.00	\$2,270.98	\$9,083.88

2021	2	12/31/2021	\$2,270.96	\$0.00	\$2,270.96	\$6,812.90
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**Distribution of Current Taxes**

District	Amount
BOARD OF DISABLED SERVICES	\$55.37
CITY - RAYTOWN	\$397.97
FIRE DISTRICT - RAYTOWN	\$1,091.44
JACKSON COUNTY	\$486.42
MENTAL HEALTH	\$89.95
METRO JUNIOR COLLEGE	\$169.38
MID-CONTINENT LIBRARY	\$289.65
RAYTOWN SCHOOL C-II	\$5,278.46
STATE BLIND PENSION	\$25.06
REPLACEMENT TAX	\$1,200.18

**Receipts**

Date	Receipt No.	Amount Applied to Parcel	Amount Due for Parcels Selected	Receipt Total	Change
08/25/2021 09:52:00	<u>12546319</u>	\$2,289.10	\$2,289.10	\$2,289.10	\$0.00
05/26/2021 10:41:00	<u>12516550</u>	\$2,289.10	\$4,578.20	\$2,289.10	\$0.00
02/24/2021 10:02:00	<u>12454545</u>	\$2,289.10	\$6,867.30	\$2,289.10	\$0.00
12/31/2020 00:00:00	<u>12383048</u>	\$2,289.08	\$9,156.38	\$2,289.08	\$0.00
08/25/2020 14:07:00	<u>11973664</u>	\$4,371.65	\$4,371.65	\$4,371.65	\$0.00
02/21/2020 12:15:00	<u>11890884</u>	\$2,371.02	\$2,371.02	\$2,371.02	\$0.00
12/24/2019 10:33:00	<u>11730449</u>	\$2,371.04	\$2,371.04	\$2,371.04	\$0.00
12/21/2018 12:09:00	<u>11141796</u>	\$8,202.88	\$8,202.88	\$8,202.88	\$0.00
12/14/2017 16:07:00	<u>10530659</u>	\$8,000.34	\$8,000.34	\$8,000.34	\$0.00
12/28/2016 14:48:00	<u>10055401</u>	\$6,985.10	\$6,985.10	\$6,985.10	\$0.00
12/21/2015 15:19:00	<u>9452449</u>	\$7,000.68	\$7,000.68	\$7,000.68	\$0.00
12/23/2014 13:12:00	<u>8912619</u>	\$5,695.16	\$5,695.16	\$5,695.16	\$0.00
12/19/2013 14:03:00	<u>8313055</u>	\$5,698.48	\$5,698.48	\$5,698.48	\$0.00
12/19/2012 10:32:00	<u>7760007</u>	\$5,697.80	\$5,697.80	\$5,697.80	\$0.00
12/22/2011 16:17:00	<u>7232890</u>	\$5,694.48	\$5,694.48	\$5,694.48	\$0.00
08/30/2011 10:00:00	<u>6935876</u>	\$1,559.22	\$1,559.22	\$1,559.22	\$0.00
05/31/2011 14:30:00	<u>6906481</u>	\$1,559.22	\$3,118.44	\$1,559.22	\$0.00
02/28/2011 14:06:00	<u>6849511</u>	\$1,559.23	\$4,677.67	\$1,559.23	\$0.00
12/17/2010 15:23:00	<u>6642078</u>	\$1,559.21	\$6,236.88	\$1,559.21	\$0.00
03/19/2010 14:15:00	<u>6304603</u>	\$3,672.43	\$3,672.43	\$3,672.43	\$0.00
03/10/2010 14:26:00	<u>6299194</u>	\$1,539.29	\$5,211.71	\$1,539.29	\$0.00
12/14/2009 14:56:00	<u>6064413</u>	\$1,539.26	\$6,157.11	\$1,539.26	\$0.00
08/28/2009 11:44:00	<u>5820078</u>	\$1,426.05	\$1,426.05	\$1,426.05	\$0.00
05/27/2009 11:05:00	<u>5788223</u>	\$1,426.05	\$2,852.10	\$1,426.05	\$0.00
03/12/2009 14:41:00	<u>5749101</u>	\$1,426.06	\$4,278.16	\$1,426.06	\$0.00
12/30/2008 09:48:00	<u>5619252</u>	\$1,426.03	\$5,704.19	\$1,426.03	\$0.00
02/25/2008 15:53:00	<u>5187417</u>	\$2,586.71	\$2,586.71	\$2,586.71	\$0.00
01/02/2008 09:43:00	<u>5098312</u>	\$2,586.72	\$5,173.43	\$2,586.72	\$0.00
02/27/2007 10:29:00	<u>4621606</u>	\$2,400.55	\$2,400.55	\$2,400.55	\$0.00
12/28/2006 09:50:00	<u>4494441</u>	\$2,400.56	\$4,801.11	\$2,400.56	\$0.00
02/08/2006 15:18:00	<u>4070910</u>	\$2,273.25	\$2,273.25	\$2,273.25	\$0.00

12/6/21, 9:19 AM

12/07/2005 12:29:00	<u>3762911</u>	\$2,273.26	\$4,546.51	\$2,273.26	\$0.00
02/24/2005 12:24:00	<u>3551338</u>	\$2,126.62	\$2,126.62	\$2,126.62	\$0.00
12/22/2004 08:32:00	<u>3383885</u>	\$2,126.61	\$4,253.23	\$2,126.62	\$0.00
12/22/2004 08:30:00	<u>3383416</u>	\$0.00	\$4,253.23	\$2,126.61	\$0.00
02/24/2004 15:31:00	<u>3027180</u>	\$2,126.59	\$2,126.59	\$2,126.59	\$0.00
12/02/2003 09:53:00	<u>2661675</u>	\$2,126.59	\$4,253.18	\$2,126.59	\$0.00
12/23/2002 09:32:00	<u>2291197</u>	\$4,234.07	\$4,234.07	\$4,234.07	\$0.00
12/06/2001 09:27:00	<u>1602747</u>	\$4,230.92	\$4,230.92	\$4,230.92	\$0.00
01/29/2001 12:00:00	<u>1400699</u>	\$3,899.39	\$3,899.39	\$3,899.39	\$0.00
01/14/2000 09:31:00	<u>754783</u>	\$3,903.20	\$3,903.20	\$3,903.20	\$0.00
12/31/1998 12:00:00	<u>157312</u>	\$3,584.98	\$3,584.98	\$3,584.98	\$0.00

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

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Version 4.5.0.0

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
12/21/2012 04:24:35 PM

INSTRUMENT TYPE: WD FEE: \$24.00 2 PGS



INSTRUMENT NUMBER / BOOK & PAGE  
2012E0135356

Deeds Robert T. Kelly,

Director, Recorder Of C

### WARRANTY DEED

THIS INDENTURE, Made April 26, 2012, by and between **John L. Dunbar and Anne K. Dunbar, husband and wife, GRANTORS**, hereinafter referred to as Party of the First Part, whether one or more, and **Timothy Gale Dunbar and Kathy Anne Dunbar, husband and wife, GRANTEES**, hereinafter referred to as Party of the Second Part, whether one or more. Mailing address of said first named Grantee is: GROY Arlington, Raytown MO 64133

WITNESSETH, That the said Party of the First Part, in consideration of the sum of Ten and NO/100 DOLLARS (\$10.00) and other good and valuable consideration to him paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, does by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the said Party of the Second Part, his heirs and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Jackson and State of Missouri, to-wit:

#### ALL OF OUR INTEREST IN AND TO:

Part of the Southwest Quarter of the Northeast Quarter of Section 5, Township 48, Range 32, described as follows: Beginning at a point 740 feet South of the Northeast corner of said Quarter of Quarter Section; thence West parallel to the North line of said Quarter of Quarter Section 330 feet; thence South 114.96 feet; thence East 330 feet; thence North 114.96 feet to point of beginning, EXCEPT that part in Arlington Avenue, in Raytown, Jackson County, Missouri.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging, or in anywise appertaining, unto the said Party of the Second Part, and unto his heirs and assigns forever; the said Party of the First Part hereby covenanting that he is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that he has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by him or those under whom he claims and that he will warrant and defend the title to the said premises unto the said Party of the Second Part and unto his heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

Reference herein to the masculine singular shall refer to all parties that the context shall require, whether masculine or feminine, and whether one or more. If Party of the First Part or Party of the

Second Part shall be corporations, all references herein to the heirs of such corporate party shall be construed to refer to the successors thereof.

IN WITNESS WHEREOF, this deed has been executed the day and year first above written.

  
JOHN L. DUNBAR

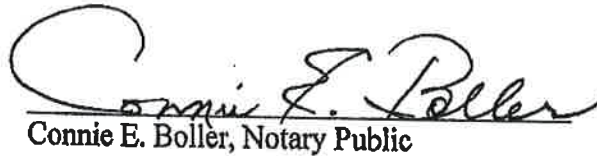
  
ANNE K. DUNBAR

STATE OF MISSOURI     )  
                                  (ss.  
COUNTY OF HICKORY    )

ON April 26, 2012, before me personally appeared John L. Dunbar and Anne K. Dunbar, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Hermitage, Missouri, the day and year first above written.



  
Connie E. Boller, Notary Public

My commission expires: 9-17-15

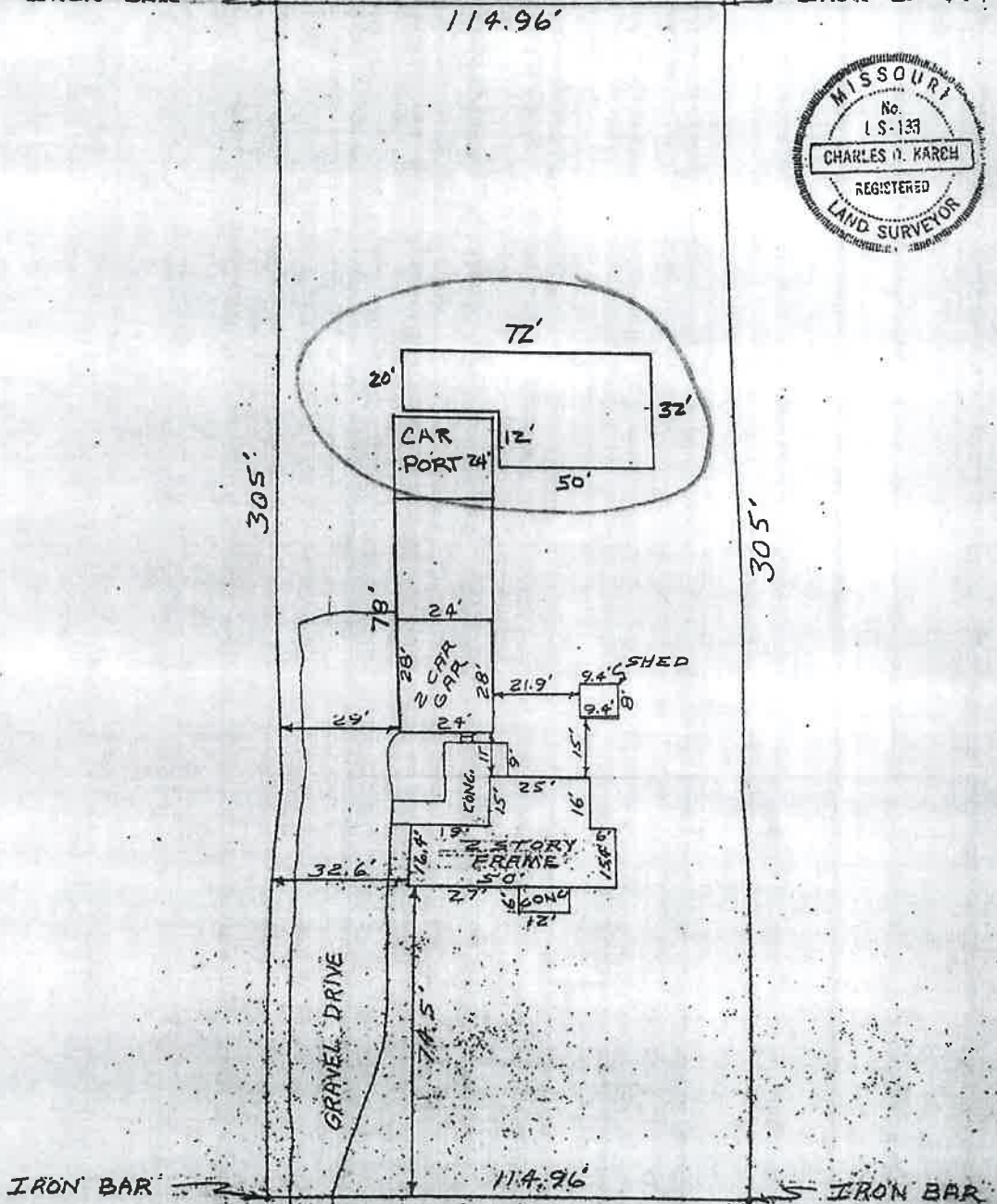
By recording this deed, the grantees acknowledge that no title search, opinion of title, or title insurance was requested and that the legal description as typed above was provided by grantor and the drafter of the deed did not verify the accuracy of the legal description.

SCALE: 1"=30'



IRON BAR

IRON BAR



OF ARLINGTON AVE

DESCRIPTION: Part of the Southwest quarter of the Northeast quarter of Section 5; Township 48, Range 32, described as follows: Beginning at a point 740 feet South of the Northeast corner of said quarter of quarter Section; thence West parallel to the North line of said quarter of quarter Section 330 feet; thence South 114.96 feet; thence East 330 feet; thence North 114.96 feet to point of beginning, EXCEPT that part in Arlington Avenue, in Keokuk, Jackson County, Missouri.

ORDERED BY: AUBY DINER

DESCRIPTION:

SCALE: 1"=30'  
 DRAWN: BAER  
 CHECKED:

**GRIFFIN & KARCH, INC.**  
 SURVEYORS & CIVIL ENGINEERS  
 10209 East 83rd St., Independence, Missouri 64131

I certify that this plot is the true result of the above described survey.

*Charles O. Karch*

3-10-72

# Planning Commission Annual Meeting

February 3, 2022

# Election of Officers for 2022

- Chairman
- Vice-Chairman
- Secretary

**PLANNING AND ZONING COMMISSION MEMBERS  
(As of January 5, 2022)**

**Total Membership: 9  
Filled Seats: 7  
Vacancies: 2**

**Kevin Wilson (Chairman)**

8608 Ridgeway  
Raytown, Missouri 64138  
*Term Expires: 07/01/2023*

Mobile: 816-651-9009  
Email: [krwilson65@gmail.com](mailto:krwilson65@gmail.com)

**Dee Ann Stock (Secretary)**

6125 Manning  
Raytown, Missouri 64133  
*Term Expires: 07/01/2025*

Home: 816-356-6654  
Email: [DEEANNS@COMCAST.NET](mailto:DEEANNS@COMCAST.NET)

**Janet Emerson (Board of Alderman)**

10920 E. 57<sup>th</sup> Terrace  
Raytown, MO 64133  
*Term Expires: 04/20/2023*

Mobile: 816-737-5050  
Work:  
Email: [janet4raytown@gmail.com](mailto:janet4raytown@gmail.com)

**Daneen Ann Thurman**

10500 E 80<sup>TH</sup> ST  
Raytown MO 64138  
*Term Expires: 06/1/2022*

Home: 816-678-4839  
Fax : 816-434-6771  
Email: [daneen.t@psllp.biz](mailto:daneen.t@psllp.biz)

**David Frazier**

11223 E 63<sup>rd</sup> Street  
Raytown, MO 64133  
*Term Expires: 07/01/2025*

Home:  
Mobile: 816-807-0145  
Email: [Frazier.cd24@gmail.com](mailto:Frazier.cd24@gmail.com)

**Frank Hunt**

8814 E. 72<sup>nd</sup> Street  
Raytown, MO 64133  
*Term Expires: 10/1/2022*

Home: 816-301-2829  
Mobile:  
Email:

**Steve Meyers**

7804 Woodson  
Raytown, MO 64138  
*Term Expires: 10/1/2022*

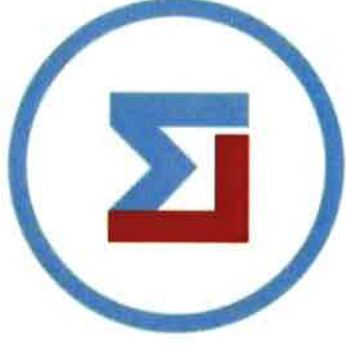
Home: 816-356-3910  
Mobile: 816-739-9568  
Email: [smeyers@shelterinsurance.com](mailto:smeyers@shelterinsurance.com)

VACANCY

VACANCY

# **Planning, Zoning, and Subdivision**

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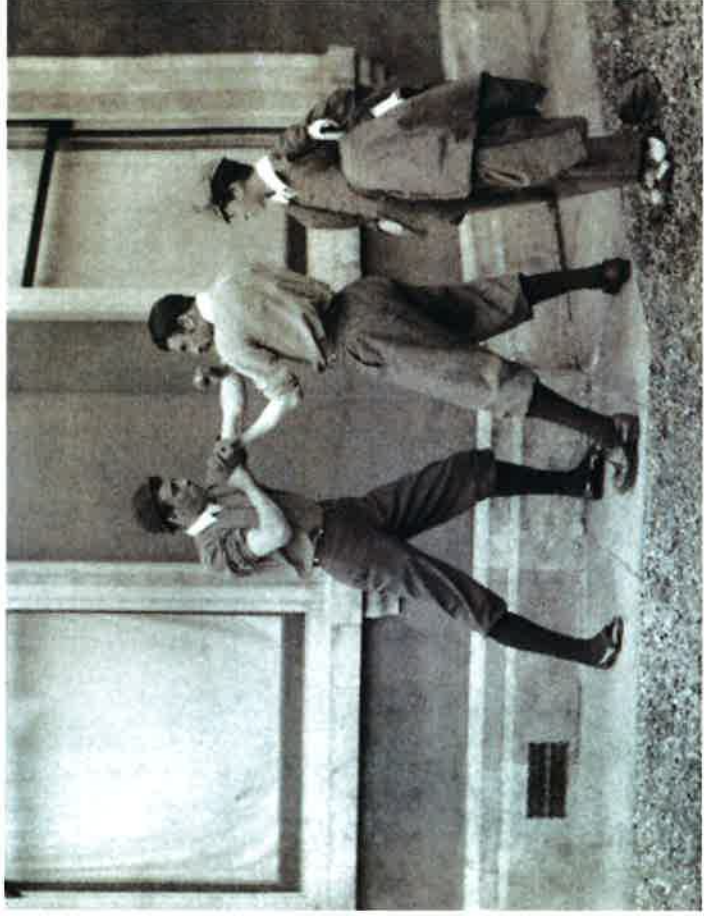
**LAUBER MUNICIPAL LAW, LLC**

**Raytown Planning and Zoning Commission**

**February 3, 2022**

*Serving those who serve the public*

# The Dawn of Planning and Zoning = Nuisance



“Without government life would be poor, nasty, brutish, and short.”  
Thomas Hobbes 1651

“In the beginning...

... there was Nuisance”

- Ⓜ The basic theme of nuisance is that you are free enjoy the use of your property up to the point that your use infringes on the right of someone else to use their property.
- Ⓜ Problem: You had to wait until someone actually moved in and began to ruin your quiet enjoyment before you could do anything about it.

# The Dawn of Planning and Zoning- Planning & Zoning Enabling Acts



- ☒ New York City had first Planning Enabling Act in 1916.
- ☒ By 1928 there were two “model acts” created by the federal government. Both were adopted by every state in the union within one year of their creation.
  - ☒ Standard Planning Enabling Act (SPEA)
  - ☒ Standard Zoning Enabling Act (SZA)
- ☒ Missouri’s is found in Chapter 89 of the statute books.

# Planning



④ **Planning** is the process of creating a **Vision** of how you want your city to develop

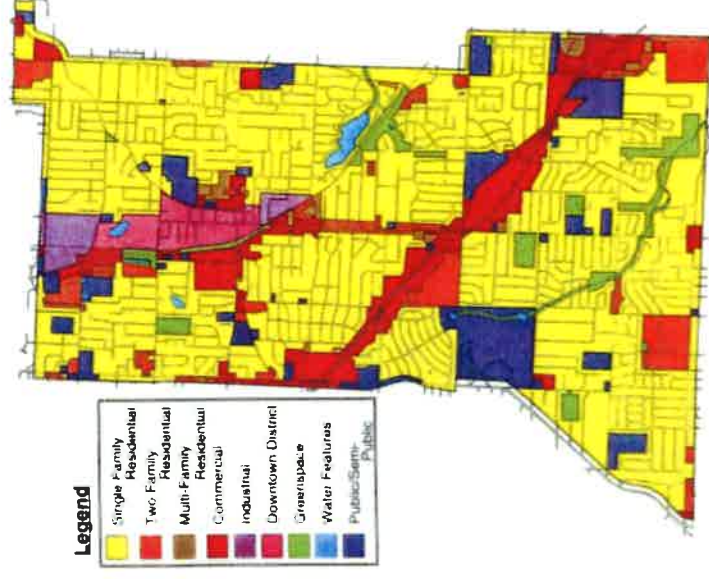
④ This **Vision** becomes the Comprehensive Plan

④ Serves as a guide to future development and redevelopment

④ It's a general policy, not legally binding

## *Future Development Plan*

FIGURE 11  
Future Land Use Map



# Planning – Creating the Plan

- Establish Goals and Objectives

- What do we want this plan to show?

- Basic Research

- Population Studies

- Current land uses

- Economic Studies

- Prepare the Plan

- Land Uses

- Community Facilities

- Open Areas

## Comprehensive Plan



# Planning – Adopting the Plan

---

- Ⓜ Requires Public Hearing on Plan
  - Ⓜ 15 Day published notice
- Ⓜ Requires majority of full planning commission to approve
- Ⓜ After approval certified copies sent to the Council, City Clerk, and County Recorder (§ 89.360)
- Ⓜ Council may also wish to adopt the Comprehensive Plan by Resolution

# Planning Commission



## *Planning and Zoning Commission*

### **Purpose**

The Planning and Zoning Commission meets once a month to hear, discuss and vote on applications and plans dealing with land use or land division developments in Raytown.

### **Schedule**

Click [here](#) to access the dates for PZ meetings through the end of 2019. This document also includes all deadlines that need to be met in order to remain on the agenda for a specific meeting.

### **Members**

The Planning and Zoning Commission, in accordance to city ordinances, is made up of 7-15 members appointed by the Mayor for terms of four years.

The current members include Kevin Wilson-chair, Tommy Beltis, DeeAnn Stock, Mary Phyl Dwight, Dwight G. Robinson, Alderman Janet Emerson, David Frazer, Darleen Thurman.

### **Meeting Archives**

Click [here](#) to view the agendas, packets and minutes from the 2018 PZ meetings. Click [here](#) to view PZ meeting archives (2015+).

- Ⓜ Membership
  - Ⓜ 7 -15 Members
  - Ⓜ One may be the Mayor (optional)
  - Ⓜ One may be a council person (optional)
  - Ⓜ Council or mayor may also be non-voting liaison
- Ⓜ Four-year staggered terms
- Ⓜ Elect their own chairman and secretary
- Ⓜ May be combined with the Zoning Commission (more on that later)

# Zoning

- Ⓢ Zoning is the local laws that determine how land can be used
  - Ⓢ Activities that can take place on the property
  - Ⓢ Height and mass of buildings
  - Ⓢ Density of buildings
  - Ⓢ Appearance
- Ⓢ All Cities in Missouri may establish zoning, but only in compliance with Chapter 89 RSMo.
- Ⓢ Zoning frequently divides city into areas with specific types of uses for each area:
  - Ⓢ This is done by the **Zoning Map**
  - Ⓢ Typical Zones
    - Single Family
    - Apartments (Multiple Family)
    - Commercial
    - Industrial
    - Agricultural



As Secretary of Commerce, Herbert Hoover initiated the drafting of the Model Zoning Code

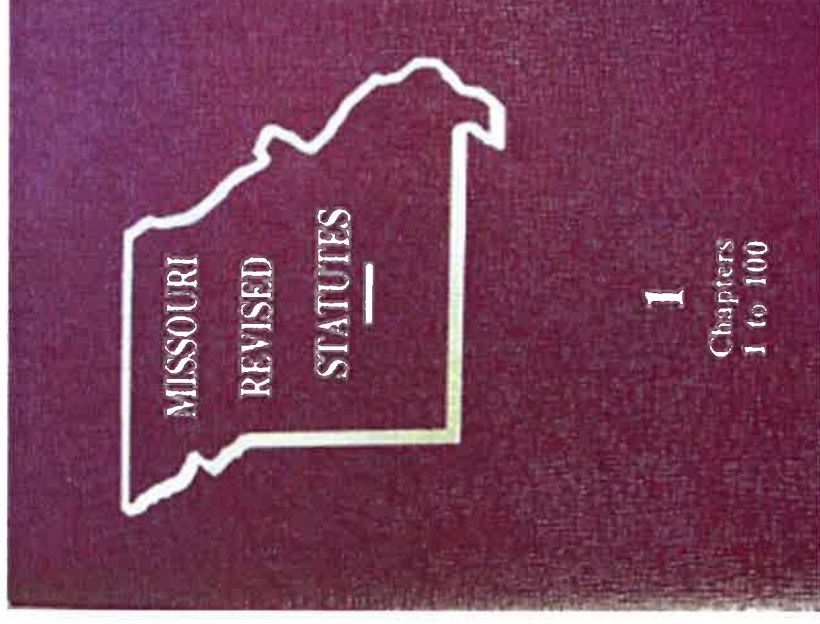
# Zoning Commission

- ④ Zoning Commission is a body that recommends zoning amendments to the Board of Aldermen (Text amendments and Map Amendments)
- ④ Must have Zoning Commission if you want to do zoning
- ④ Can be combined with Planning Commission (usually is)
- ④ Thus, you have the **Planning & Zoning Commission**

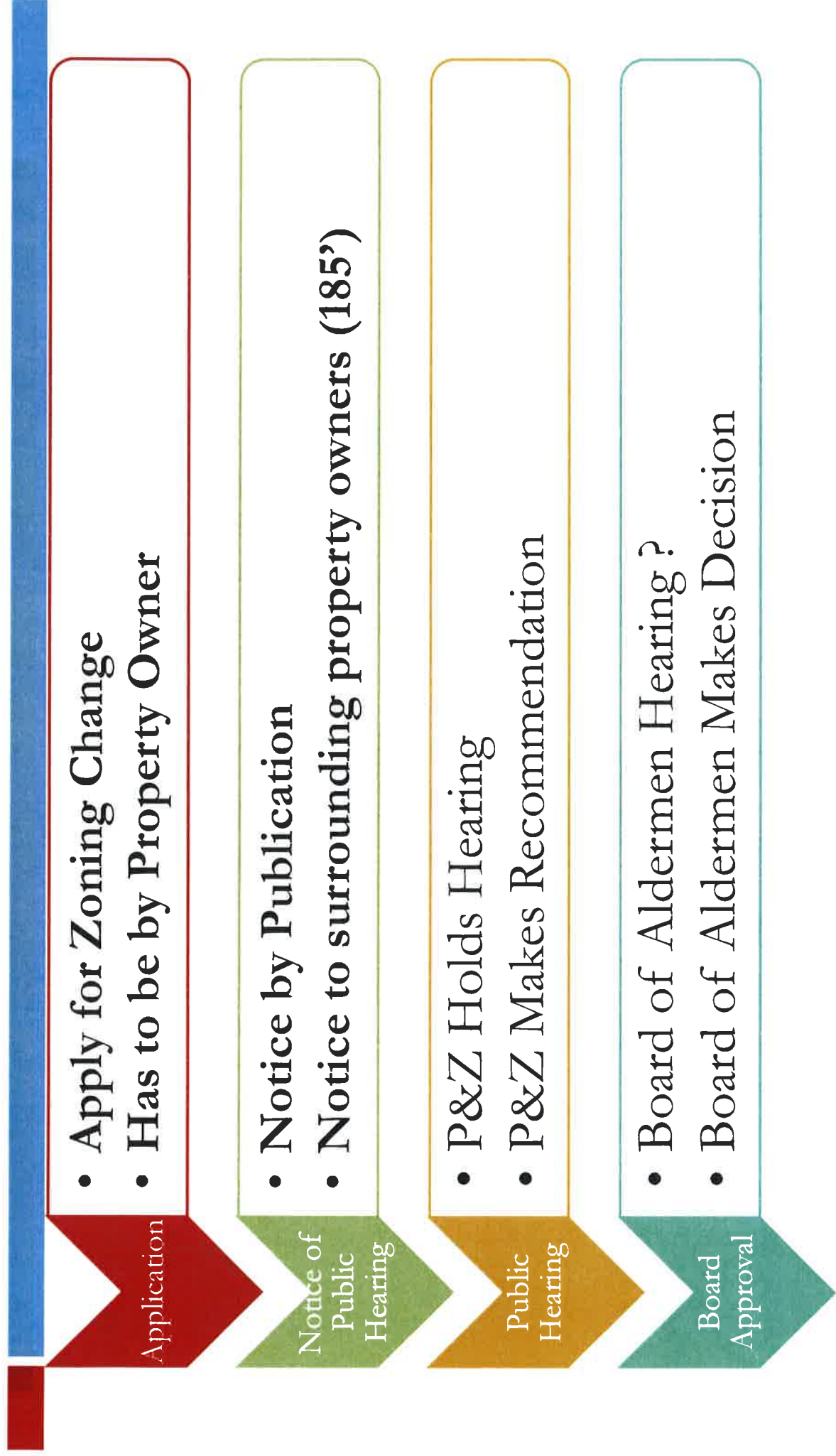


# Role of Commission in Planning, Zoning and Subdivision Decisions

- ④ Recommending body
  - ④ Zoning requests
  - ④ Zoning regulations
  - ④ Subdivision regulations
- ④ Adopt Comprehensive Plan
  - ④ Public hearing
  - ④ By resolution
- ④ Review and approve all plans for new public infrastructure and facilities
  - ④ In case of disapproval, Governing Body can overrule disapproval by two-thirds vote



# Zoning Process in a Nutshell



# Subdivisions and Plats

- ④ Planning Commission also reviews proposed subdivision plats (§ 89.410)
- ④ City can establish requirements for subdivisions
  - Requirements for the posting of bonds to ensure infrastructure is constructed
  - Requirements regarding the construction standards for streets and installation of utility facilities
- ④ Plat Approval- 89.420
  - Plats are subject to the rules of Chapter 445, RSMo
  - Must approve plats within 60 days of application or deemed approved



# Discretion in Zoning Decisions



Ⓜ Zoning decisions generally\* fall into two categories:

## Ⓜ Legislative

- Defined by the police power
- Done by elected officials
- Examples: Aldermen enact or amend zoning, rezone an area, or set the standards for exercising discretion

## Ⓜ Quasi-judicial

- Defined by State statutes and/or local ordinances
  - Key point is that the officials **only have the power outlined in the statute**
- Done by officials appointed to perform a statutory function
- Example: Board of Adjustment makes a decision regarding how the application of a legislative decision has affected an individual



# Little or No Discretion in Platting Decisions

- Platting approval is the ministerial application of zoning requirements, uniformly, to all particular parcels within the zoned area
- When considering plat applications, the Planning Commission and Governing Body act in an administrative capacity and not in a legislative capacity.
- No arbitrary and subjective authority in whether to approve or deny a plat application – only determine whether a plan meets the subdivision requirements

*Furlong Companies, Inc. v. City of Kansas City, Missouri*



# Constitutional Limitations



- Ⓜ If an ordinance goes “too far” it will be declared void as a taking of property without just compensation. 5th Amend. U.S. Const.
- Ⓜ As a result, the Enabling Act provides for the Board of Adjustment to act as a safety valve to provide for relief when the application of an ordinance would be unreasonable on a particular property.

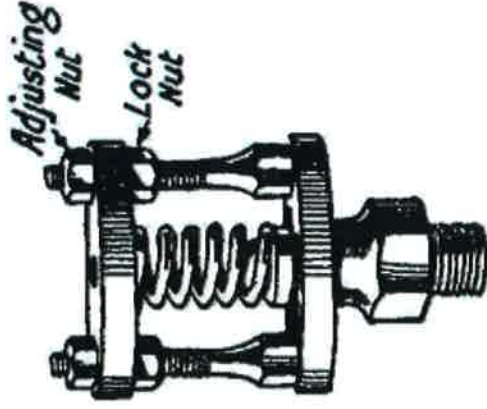


Fig. 89.—Safety valve.

# Briefing on Path of a Land Use Application From Filing to Ordinance

- Pre-Application Meeting (If necessary)
- Application Filed
  1. Checked for Completeness
  2. Checked for Supporting Documentation
  3. Fee is Paid
- If Plan Review is needed, plans are examined and comments returned to applicant with request for resubmittal. Many Applications do not require this process, for example Conditional Use Permits.

# Briefing on Path of a Land Use Application From Filing to Ordinance

- When Case is Ready for Planning Commission Review, the Public Noticing Phase begins:
  1. Case placed on agenda
  2. Applicant schedules a Neighborhood Meeting date and location and informs staff
  3. Mailing Address Information for all property owners with 185 feet of the boundary of the property is provided to the applicant along with an invitation letter for the Neighborhood Meeting and scheduled public hearings before Planning Commission and Board of Aldermen
  4. Public Hearing Notice is Mailed to a local Paper for Publishing

# Briefing on Path of a Land Use Application From Filing to Ordinance

- Following Publication and Notification:
  1. Applicant picks up Public Hearing yard sign from City and posts on property
  2. Applicant holds Neighborhood Meeting without City Staff present
  3. Applicant provides synopsis of Neighborhood Meeting discussion items and sign in sheet to staff.

# Briefing on Path of a Land Use Application From Filing to Ordinance

- Meeting Preparation Stage:
  1. Staff gauges Commission attendance for upcoming meeting to determine if a quorum will be present and notifies video streaming service
  2. Planning Commission Staff Reports are Prepared for each case and the Full Packet put together
  3. Full Packets are distributed to Commissioners and key staff by email with paper copies available for pickup at City Hall
  4. Meeting Agenda is posted on meeting board in City Hall and Website is updated with both Agenda and Full Packet

# Briefing on Path of a Land Use Application From Filing to Ordinance

- Planning Commission Meeting Day:
  1. Staff Prepares Council Chamber for meeting with proper setup including nametags, seating, microphones, staff tables, cameras and display projectors.
  2. Sign in sheets and Meeting Agendas placed by entrance
  3. Backup DVD disks placed in recorders in IT office
  4. Front door electronic lock timers set to facilitate public access for meeting

# Briefing on Path of a Land Use Application From Filing to Ordinance

- After Planning Commission Meeting:
  1. Staff collects all notes and documents for preparation of Meeting Minutes
  2. Requests for Board Action and accompanying Ordinances for each case heard by the Planning Commission are prepared and sent to City Attorney for review
  3. Upon approval, RBA's, Ordinances, and accompanying documents are provided to the City Clerk for scheduled Board of Aldermen Public Hearing date.

# Briefing on Path of a Land Use Application From Filing to Ordinance

- Board of Aldermen holds Public Hearing following First Reading of Ordinance on scheduled Hearing Date. May or may not suspend rules to perform second reading of ordinance on same night.
- Board of Aldermen has Second Reading of ordinance at next meeting date.
- Final Action taken on Ordinance by Board of Aldermen. Mayor has timeframe afterward within which to sign or veto Ordinance.